

Item Number: 9
Application No: 21/00231/FUL
Parish: Swinton Parish Council
Appn. Type: Full Application
Applicant: Commercial Development Projects Ltd
Proposal: Change of use and conversion of 8no. grain silos to form 1no. two bedroom detached dwelling to include the erection of a single storey extension between silos as link structure and change of use of land within red line to form domestic boundary with associated parking and landscaping
Location: Home Farm Braygate Street Swinton Malton YO17 6QT
Registration Date: 2 March 2021
8/13 Wk Expiry Date: 27 April 2021
Overall Expiry Date: 7 April 2021
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

NYCC Natural Services	Comments
Swinton Parish Council	No response received
Highways North Yorkshire	No objections
Tree & Landscape Officer	No response received
Yorkshire Water Land Use Planning	No response received
Paul Jackson AONB Manager	Comments: 1) Minor suggestions made in my PREAPP comments have been taken on board in places, in relation to glazed links between the bins, and the additional landscaping will help to integrate the existing substantial screening. 2) The retention and re-use of original material can sometimes be difficult, as it wasn't designed for a more substantial purpose or for dismantling and re-use. Should some of the site-original material not be re-useable then comparable materials should be sourced from salvage to ensure that the design ethos of the conversion is maintained.

Representations:

BACKGROUND:

The application is to be determined by Planning Committee following a 'call-in' by an elected member. There are no objections to the application from any consultee or member of the public.

SITE:

The proposed development site is part of a former farmstead situated 1.5 miles south west of Swinton and 2 miles west of Malton. Access is from the south off Braygate Street. The site is within the open countryside and the Howardian Hills Area of Outstanding Natural Beauty. Public footpath number 25.93/6/1 runs south-north along the access road on the eastern side of the site and links to the B1257 to the north. Public Bridleway no. 25.5/7/1 runs south-north approximately 430 metres to the west of the site. The site is within Flood Zone 1.

The proposed development site consists of 4 large grain silos and 4 smaller ones set within a concrete apron and externally comprise curved corrugated steel sheets with a conical roof on which a conveyor is mounted. The silos are bounded by young self-sown tree groups, ruderal grassland, paddock and mature hedgerows. There is a dense woodland belt to the north and north-east of the site. The proposed development site amounts to 0.5 hectares and the development has a gross floor area of 230m². The four smaller silos on the western side have a diameter of 5.5m and stand to a height of 3.6m. The eastern four are larger with a diameter of 6.3m and height of 5.4m.

The wider site is currently being redeveloped under permission ref. 19/00550/MFUL (see planning history below). The silos stand immediately to the west of the renewable energy building which houses the communal heating system to serve the wider residential development at Home Farm. It has previously been established that the model farm buildings represent a non-designated heritage asset due to their age, significance and quality.

HISTORY:

19/00550/MFUL - Works to existing farmhouse to include alterations and extensions to form a five bedroom dwelling to include change of use and alteration of adjacent outbuildings to form a triple garage, stabling, tack room, workshop, summer house and an open sided covered area, amalgamation and alteration of 2no. semi-detached cottages (Anna Cottages) to form 1no. four bedroom dwelling to include erection of part two storey/part single storey rear extension, detached double garage and amenity area, change of use, alteration and extension of detached stable block to form 1no. three bedroom dwelling with attached double garage and amenity area, change of use, alteration and extension of barns grouping to form 2no. four bedroom dwellings, 2no. three bedroom dwellings and 1no. two bedroom dwelling with covered amenity areas, garaging and shared parking, repositioning of agricultural barn partially housing communal heating system controls and ground source heat pumps with photovoltaic array on roof and for storage of land management and grounds maintenance equipment and removal of existing portal frame barns and 8no. metal silos together with use of both the existing eastern site access and the western access adjacent to the reservoir with a new track along the western edge of the site. APPROVED 09.10.2019. The permission has been implemented and works progress on site.

PROPOSAL:

Planning permission is sought for the change of use and conversion of 8no. grain silos to form 1no. two bedroom detached dwelling to include the erection of a single storey extension between silos as link structure and change of use of land within red line to form domestic boundary with associated parking and landscaping.

The proposal comprises the conversion of the existing 8no. silos to form a single storey, two bedroom dwelling with garaging. Part of the existing paddock to the north of the silos would be a private garden (domestic curtilage) to the rear and access would be from the south via a gravel drive off the existing internal road.

The conversion would involve the removal of the overhead conveyor and conical roofs to allow the formation of insulated concrete bases and the insertion of insulated timber frame linings. Internally the silos would have timber roofs at low level (all single storey). The outer skin (corrugated mild steel sheet to be painted dark grey) and conical roofs will be retained and the roof mounted conveyor re-installed to house services and the Mechanical Ventilation with Heat Recovery (MVHR) system linked to the adjacent renewable energy building. The external ladders on the smaller silos would also be retained. The recessed link elements would be steel framed, full height glazed and with flat roofs with a GRP covering.

There would be a single window in the southern elevation of the silo forming the studio. The window would incorporate grey horizontal louvres to the outside to maintain an agricultural appearance. The two south eastern most silos would be garages with openings on the southern elevation with curved and sliding garage doors.

The north elevation would incorporate full height clear double glazing curved to the radius of the existing silos to provide light to the bedrooms; kitchen and dining area. In the north west corner the lower part of the silo would be removed to allow for a cantilevered canopy beyond the glass wall of the dining area.

The supporting details explain that the buildings will perform to Passivhaus standards with what little heat demand required provided for by means of the communal renewable energy centre in the building adjacent to the silos.

The boundary treatment to delineate the domestic curtilage would comprise hawthorn hedgerows planted on the northern, eastern and southern boundaries. In addition painted black metal railings would flank the driveway on the southern side of the silos. There would be additional and replacement landscape screen planting on the field boundary to the west of the silos and an extension to the existing woodland to the north west. Surface water would drain to soakaway located to the north west of the proposed dwelling and foul water to a package treatment plant.

The application is accompanied by a Design and Access Statement; Planning and Heritage Statement; Landscape and Visual Impact Assessment; Arboricultural Report; Ecological Report; and a Viability Assessment.

POLICIES:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy -Policy SP9 The Land-Based and Rural Economy

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP21 Occupancy Restrictions

Material Considerations

National Planning Policy Framework 2021 (NPPF)

National Planning Practice Guidance (PPG)

APPRAISAL:

Principle of development

The site is within the open countryside and therefore Local Policies SP1 and SP2 apply to new residential development in such locations. Policy SP2 states that in the open countryside new housing can take the form of the '*Conversion of redundant or disused traditional rural buildings and where this*

would lead to an enhancement to the immediate setting for Local Needs Occupancy'. The silos are considered to fall within the definition of redundant or disused traditional rural buildings and therefore the principle of development is supported by Policies SP2 and also SP9 (The Land-Based and Rural Economy). However, as a result of the open countryside location under Policy SP2 Local Needs Occupancy restrictions would be applied to the dwelling. In this case the application is made on the basis of the occupancy restriction not being imposed which is discussed later in this report.

Policies SP1 and SP2 seek to promote development in sustainable locations therefore the Market Towns are a focus for growth. It is acknowledged that the proposed development is within the open countryside but the wider site has been deemed acceptable for the conversion of existing buildings for residential use and the site is in a sustainable location situated 2 miles from the Malton (Principal Town) allowing access to local services and facilities.

The Local Plan Strategy (Policy SP4) identifies that the provision of an appropriate mix and choice of new homes to address a range of housing requirements is central to the stability and sustainability of local communities and the District's economy.

At the national level paragraph 80 of the NPPF notes that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more specific circumstances apply. The relevant part of that policy is (c) '*the development would re-use redundant or disused buildings and enhance its immediate setting*'.

The principle of the regeneration of the site also aligns with paragraph 120 of the NPPF which promotes and supports the development of under-utilised and previously developed land and buildings.

Design

Policy SP16 (Design) of the RPLPS states that to reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings.

At the national level paragraph 134(b) of the NPPF states "*significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*" Similarly, paragraph 130 of the NPPF supports developments which "*are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*".

The proposed change of use relates to a relatively large quantum of agricultural built form. It was initially envisaged that the silos would be demolished as part of the wider redevelopment of the Home Farm site. However, the proposal seeks to preserve and re-purpose the structures. Externally, it is apparent that the metal outer skin of the four smaller silos has rust staining but there is no evidence of deformation, water penetration or structural distress and all eight silos are judged to be structurally sound; in good condition; and capable of a scheme of conversion which retains the original structures.

The existing external skin (to be painted dark grey) would be retained and an internal timber frame insulated wall structure introduced. The conical roofs would be removed to allow for this before being reinstated. The roof mounted conveyor would be re-purposed for services connection to the communal heating system.

The silos have a strong cylindrical form and this would be maintained as part of the conversion. The design seeks to limit the number of openings in the silos. This is illustrated by the proposed southern elevation which has solid metal curved garage doors and grey horizontal louvres to the outside of the single window. The limited alterations to this elevation would be effective in disguising the use of the building on the public-facing side. External features such as the overhead conveyor and the external ladders would be retained.

The inner link extensions and door openings between the individual silos are to be full height glazed and recessed in the gaps between the silos. These interventions are lightweight in appearance and would not disrupt the visual coherence or enclosed nature of the cylindrical silos. The junction between the two garage ‘bays’ is to be opaque glass.

The north-western silo at the rear of the site would have a dining area with a square footprint with glazed walls recessed under the original curved outer skin of the silo which would overhang to create a sheltered outdoor area.

There would be minimal changes to the overall scale and cylindrical form of the silos. The new openings incorporate horizontal elements and the link extension are recessive. The limited alterations and additions would not be detrimental to the character of the silos and retain the utilitarian appearance of these agricultural structures. The provision of garaging would mean that external parking should not detract from the appearance of the site.

The dwelling would access the existing services for the adjacent barn conversions and make use of sustainable drainage systems. In addition the dwelling is to be thermally efficient and designed to Passivhaus standards. It would benefit from the ground source heat pump coils installed under the paddocks to the north of the renewable energy building. The solar voltaic array on the roof of the adjacent building generates power for the ground source pumps which provides a communal heating system for all the residential units at Home Farm including the proposed silo conversion. The design also incorporates electric car-charging points with the garages and overall incorporates levels of sustainability which align with the aims of Policy SP18.

The silos are a prominent part of the model farmscape. The proposed development is considered to be innovative and the conversion sympathetic in that it allows the original structures to continue to be read alongside the former model farm complex. The overall design approach complements the traditional character and appearance of the buildings in accordance with Policy SP16. It is considered prudent to remove permitted development rights by condition to ensure the form and appearance is not diluted by later additions and alterations.

Landscape, heritage and visual impact

The site is within the Howardian Hills AONB. The Countryside and Rights of Way Act 2000 places a statutory duty on authorities to have regard to the purpose of conserving and enhancing the natural beauty of the AONB when exercising or performing any functions affecting land in the AONB.

National planning policy (paragraph 176 of the NPPF) states that “*Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues*”.

The application is accompanied by a landscape and visual impact assessment which assesses the impact from nearby public viewpoints and informs the proposed landscaping scheme. The silos are relatively prominent features in the landscape and there are views of the site available on Braygate Street to the south west of the site, where there is a vista when travelling east.

The additional screen planting proposed for the field boundary is welcomed and would continue to provide enclosure on the western side of the site and reduce light spillage from inside the dwelling. The land immediately to the south and west of the silos is densely overgrown and the area will benefit from thinning and general management. The necessary tree removals are informed by the arboricultural report which concludes that the existing trees should not be a constraint on developing the site as they can be replaced with more appropriate native species of an eventual mature size in scale with the proposed development. The works to remove trees and vegetation will be timed to minimise the impact on nesting birds. The landscaping scheme will be secured by condition should permission be granted.

The design of the site layout recognises the importance of the space around the converted silos and seeks to ensure that the landscape character is not eroded by excessive enclosure or domestic paraphernalia. The external amenity space is limited to the rear (north) of the site and is relatively tight to the silos. The

parking provision takes the form of garages created in two of the silos to minimise the visual intrusion of vehicles. The site layout combined with the landform and existing and proposed landscape planting would ensure that it does not reveal the domestic land use associated with the dwelling and minimises the effects on landscape character and nearby visual receptors.

The land immediately adjacent to the silos is overgrown and the disused silos appear to be in a neglected and weathered condition. It is also the case that, when considered in isolation, the silos are of limited value in heritage and architectural terms. However, they are distinctive structures of some historic merit in the model farm context and make a positive contribution towards the traditional farming landscape as a whole. The proposed conversion would improve the visual appearance of the site; reinforce local distinctiveness and enhance the setting of the former model farm complex which is recognised as a non-designated heritage asset.

It is clear that careful consideration has been given to the design components of the proposed scheme. There would be minimal changes to the overall dimensions and cylindrical form of the silos. There is a sensitive approach to the construction methodology; the siting and treatment of windows and new openings; and the retention of distinctive features which currently form part of the silos exterior. As a result the functional appearance of the silos would not be eroded by built additions or excessive or unsympathetic openings.

The site sits within the AONB, and with this in mind, the proposed development is considered to provide an opportunity to convert unusual rural buildings and structures into dwellings, where the character of the original structure can largely be maintained. The setting within a protected landscape encourages the highest standards of design. The AONB Managers has no objections and it is considered that the change to the public perspective will be minimal and there would be no adverse impact on the natural and scenic beauty of the AONB.

The silos contribute positively to the legibility of the model farm and are interesting forms within the landscape. The LVIA supports the conclusion that the removal of the structures would weaken the longer distance views of the collection of farm buildings, rather than enhance it. The proposed conversion is an imaginative way of making beneficial use of these redundant structures. The resultant dwelling will continue to represent an important component in terms of understanding the narrative of the site's history.

The proposed development is design-led and seeks to conserve the designated landscape and the setting of the non-designated heritage asset. It is considered that the design of the development and associated landscaping is acceptable and would ensure that the redeveloped site would not be visually prominent in the open countryside and designated landscape area in compliance with the NPPF and Policies SP12, SP13, SP16 and SP20.

Local Needs Occupancy (LNO) restriction and viability

Policy SP2 states that in the open countryside new housing can take the form of the '*Conversion of redundant or disused traditional rural buildings and where this would lead to an enhancement to the immediate setting for Local Needs Occupancy*'.

Policy SP21(a), in relation to local needs occupancy, states: "*To meet local housing need in the non-service villages the occupancy of new market housing will be subject to a local needs occupancy condition where this accords with Policy SP2, and will be limited to people who:*

- *Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or*
- *Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or*

- *Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or*
- *Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years”.*

The application is proposed on the basis that the local occupancy restriction is not imposed in this case contrary to Policies SP2 and SP21.

It is acknowledged that due to the unusual nature of the buildings and the inherent additional costs in the innovative conversion methods a viability exercise is necessary. The applicant has submitted supporting statements and a viability assessment to make the case for allowing the development without the local occupancy restriction.

The RICS define financial appraisals for planning purposes as ‘*An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to a developer in delivering a project.*’

In simple terms, if the value generated by a proposed development is less than the costs of development, and the residual value of a proposed scheme is below an appropriate viability benchmark sum, it is unviable to pursue such a scheme, and the scheme is unlikely to proceed.

The applicant’s viability assessment analysis for the proposed development with a LNO condition (based on a conservative 15% reduction off open market value) shows a significant negative difference between the Residual Land Value and Benchmark Land Value. Therefore the inclusion of a LNO condition would render the scheme unviable.

The land value, the high build costs, external works (involving site clearance, new driveway, paving, fencing, landscaping, drainage and utilities connections) and also the abnormal costs associated with the specialist conversion of the silos are noted as is the overall risk to the developer. Furthermore, notwithstanding the local occupancy restriction, it is considered that demand in the sales market could potentially be further limited by virtue of the nature; style and shape of the silos; the distinctive appearance; and layout only appealing to a relatively small section of the market in terms of taste and affordability.

The Officer appraisal set out earlier in this report considers that the conversion of the silos to residential use is permissible when considered against national and local planning policy and their retention and re-use can be regarded as desirable in heritage and landscape terms. It is considered that the proposed development represents a clear opportunity to achieve sustainable development which is afforded significant weight in the decision making process and the absence of a LNO condition would facilitate viability in this case.

Residential amenity

Policy SP20 (Generic Development Management Issues) requires that the development should respect the character of the area without having a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community. Policy SP20 also requires that the proposed development is compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The proposed development forms part of a wider site being redeveloped from its former agricultural use to residential use.

The silos are to the north west of the central range of barns conversions and the proposed change of use would not present any issues with loss of light, privacy or overshadowing to any neighbours. It is

considered to be a compatible land use which would not give rise to any unacceptable nuisance, disturbance or pollution to any occupants of neighbouring dwellings at Home Farm.

The principal openings which would serve the dwelling face away from the communal heating building which is on the east boundary. No noise disturbance from the operation of the communal heating building is anticipated and any impact on the amenity of the occupants would be negligible. The occupants of the proposed dwelling would have sufficient levels of amenity in terms of natural light to habitable rooms, privacy, outdoor space and parking areas and they would not be affected by any disturbance or pollution associated with any neighbour land use.

Highways

The proposed development is served by an existing access to the public highway and the change of use incorporates sufficient parking to serve the dwelling. The highways officer has confirmed that the proposed change of use would not generate conditions which would be considered to be detrimental to highway safety and there are no objections.

Ecology

There are no statutory or non-statutory designated nature conservation sites within the development site or within the immediate surroundings that would be impacted directly or indirectly by the proposed development.

The applicant's ecological report confirms that the silo buildings presented no roosting opportunities for bats in their current condition. In addition to the lack of suitable roost sites, during the course of the survey no evidence of bats was observed. The County Ecologist has confirmed that as the silos have negligible potential to support roosting bats there is no requirement for further survey and no specific mitigation is required. Similarly, there was no evidence of barn owls recorded during the survey and no other bird nests were observed within the silos.

The County Ecologist notes that habitats surrounding the silos and the application site are considered to provide suitable foraging and commuting habitats for bats in the surrounding landscape. The County Ecologist states that where possible, care should be taken to ensure that these habitats are not illuminated. A condition will be imposed to control external lighting should permission be granted.

The proposed planting of native hedgerows and new copse planting linking with existing tree belt will complement and enhance the habitats surrounding the site for a variety of species including bats and birds. The ecological report also makes recommendations on the timing of selected buildings works and removal of vegetation and for the inclusion of a variety of nest boxes. The recommendations will be secured by condition should permission be granted.

CONCLUSION

The proposed development involves the conversion and re-use of redundant traditional rural buildings, and the redevelopment of under-utilised land and buildings which aligns with the general aims of Policies SP1, SP2 and SP9 of the RPLPS and the NPPF. The proposed development also provides the opportunity to enhance the setting of the adjacent non-designated heritage asset (model farm) without having an adverse impact on the scenic beauty of the designated landscape, local amenity or highway safety in compliance with Policies SP12, SP13 and SP20.

It is acknowledged that the conversion of silos for residential use is a novel idea which in many cases would be impractical or undesirable in planning terms.

In this case the proposed conversion is imaginative and innovative and represents a sustainable alternative to the demolition of these otherwise redundant structures which contribute to understanding the site's agricultural history. The character and appearance of the original structures will be largely maintained and the design adopts a sympathetic approach to the position and size of openings/glazing

and retains the cylindrical form and functional appearance particularly on the southern, public facing side of the site.

Taking account of the site context and recent and ongoing redevelopment at the former farm site the location and siting is considered to be sustainable. The proposed dwelling incorporates a high standard of sustainable energy efficient construction which benefits from renewable sources of energy in the form of solar panels, ground source heating and also includes an electric car-charging point all which align with the aims of Policy SP18.

It is considered that additional benefits which weigh in favour of the proposed redevelopment coming forward include the benefits of adding to the supply and choice of housing in the area; the visual enhancement arising from the redevelopment of the land and buildings and associated landscaping which preserves the scenic beauty of this designated landscape; and the ecological enhancements that will result in a net gain in biodiversity on the site.

There is an absence of any specific demonstrable harm and there are no objections from any consultees or third parties.

The proposed development would result in the creation of an open market dwelling without a local occupancy restriction in conflict with the requirements of Policies SP2 and SP21.

In heritage and landscape terms it has been established that it is desirable to retain and sustainably repurpose the silos which positively contribute to the agricultural character of the designated landscape and the setting of the non-designated heritage asset. With this in mind the ability to ensure the scheme is financially viable is an important element of the proposal.

The viability assessment process illustrates that, with the LNO imposed, there is clearly a deficit associated with bringing the structures into a residential use. A capital receipt must be freed to ensure the viability of the development and the assessment identifies that this can be achieved without the LNO condition.

It is considered that the proposed development proceeding without the LNO restriction represents the only viable long term solution to ensure the structures have a sustainable future and continue to make a positive contribution to the designated landscape and the setting of the non-designated heritage asset. When assessed against the NPPF and Development Plan policies as a whole and, being mindful of the presumption in favour of sustainable development, it is considered that the benefits identified above demonstrably outweigh the disbenefits of departing from the Development Plan policies in relation to the local occupancy restrictions.

The proposal represents redevelopment and repurposing of under-utilised land and buildings in a location which lends itself to an innovative approach. The protected landscape also encourages a high standard of design. The proposed development would result in an unusual, distinctive and energy efficient house and one which will also preserve the AONB landscape and maintain a link with the former use/history of Home Farm, a non-designated heritage asset.

In weighing the planning balance it is concluded that despite conflict with an element of Policy SP2, overall the proposal is acceptable and the benefits outweigh the policy conflict and the development complies with Policies SP1, SP4, SP9, SP12, SP13, SP14, SP16, SP17, SP18, SP19 and SP20 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The recommendation to Members is one of conditional approval.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Location Plan ref. EX10 01 Rev B, dated 29.12.2020
Proposed Plans ref. AR50 01 Rev A, dated 22.12.2020
Proposed Elevations ref. AR50 02
Landscape Masterplan ref. 163.3, dated 04.02.2021

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Unless otherwise approved in writing by the Local Planning Authority all external constructional materials and colour finishes to be used for the buildings shall be in accordance with those identified in the application as shown on the approved elevation drawings. Any external materials due to be temporarily removed for refurbishment or to allow the installation of the internal frames shall be carefully dismantled and set aside for re-use in the construction work for the development hereby permitted. Details and samples of any new replacement materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason: The use of reclaimed materials will enable the new building to blend in with its surroundings in a satisfactory manner and to ensure an appropriate external appearance in accordance with the requirements of Policies SP13, SP16 and SP20.

- 4 The landscape planting scheme as shown on the approved Landscape Masterplan ref. 163.3, dated 04.02.2021 shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and to achieve a high standard of landscaping in accordance with Policies SP16 and SP20.

- 5 No trees, shrubs, or hedges within the site that are shown to be retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without prior written agreement with the Local Planning Authority. Any trees which require removal in accordance with prudent arboricultural management shall be replaced within the next planting season by trees of suitable species and in appropriate numbers in mitigation of any losses.

Reason: In the interests of visual amenity and to achieve a high standard of landscaping in accordance with Policies SP16 and SP20.

- 6 Prior to the installation of boundary fences and means of enclosure full details of the location; materials; design; and height shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of the dwelling.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20.

- 7 No external mechanical extraction and ventilation units, other than those shown on the plans hereby approved, shall be installed without the prior submission of details for approval in writing by the Local Planning Authority.
- Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP13, SP16 and SP20.
- 8 The overhead roof mounted conveyor; external ladders and horizontal louvres to windows as shown on the approved elevation drawings shall be retained and maintained throughout the lifetime of the development.
- Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP20.
- 9 Unless otherwise agreed in writing with the Local Planning Authority the construction phase shall proceed in accordance with that outlined in Section 3 of the Design and Access Statement dated 18.01.2021.
- Reason: In the interest of limiting the development to conversion only and for general amenity of the development in compliance with Policy SP20.
- 10 The development hereby approved shall proceed in accordance with the recommendations contained within Section 8.5 of the Preliminary Bat Roost Assessment produced by Wold Ecology Ltd, dated 01.03.2021.
- Reason: In the interests of habitat protection and enhancement in compliance with Policy SP14.
- 11 Full details of any new or additional external lighting at the site, including lighting for site security purposes, shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The details shall include the position, height, angle of lighting, illuminance level and hours of operation. All lighting shall be installed and maintained in accordance with the approved details.
- Reason: In the interests of the reduction of light pollution in this rural location in compliance with Policies SP14 and SP20.
- 12 Prior to the occupation of the dwelling one of the garages shall be fitted with an electric vehicle charging point.
- Reason: To promote sustainable transport and in accordance with the development principles for the site in compliance with Policy SP18.
- 13 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- Reason: In accordance with Policies SP13, SP16 and SP20; and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.

- 14 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order revoking, re-enacting or amending that Order), no windows, other than those shown on the plans hereby approved, shall be formed in the walls, doors or roof of the dwelling hereby permitted without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason: To ensure that the appearance of the buildings are not prejudiced by the introduction of unacceptable materials and/or structure(s) in accordance with Policies SP13, SP16 and SP20.

- 15 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or other alteration of a dwellinghouse

Class B: Additions etc to the roof of a dwellinghouse

Class C: Other alterations to the roof of a dwellinghouse

Class D: The erection or construction of a porch outside any external door of a dwellinghouse

Class E: Buildings etc incidental to the enjoyment of a dwellinghouse

Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse

Class G: Chimneys, flues etc on a dwellinghouse

Class H: Microwave antenna on a dwellinghouse

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s) in compliance with Policy SP20.

INFORMATIVE:

Condition 3- Should any of the site-original material not be re-useable then comparable materials should be sourced from salvage to ensure that the design ethos of the conversion is maintained.