

Item Number: 13
Application No: 22/00552/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr & Dr M Stebbing & Dunk
Proposal: Change of use and alteration of agricultural buildings to form 1no. one bedroom holiday cottage and 1no. two bedroom residential annexe with associated parking
Location: Spring View Keld Head Pickering North Yorkshire YO18 8LL
Registration Date: 19 October 2022
8/13 Wk Expiry Date: 14 December 2022
Overall Expiry Date: 8 February 2023
Case Officer: Emma Woodland **Ext:** 43324

CONSULTATIONS:

Pickering Town Council	No objections overall but share neighbours' concerns regarding loss of privacy
Highways North Yorkshire	No objections – no conditions imposed.
Pickering Town Council	No objections (initial response)
Yorkshire Water Land Use Planning	
NYCC Natural Services	Comments and suggested conditions
Representations:	Mrs Vivienne Hartley, Mrs Susan Dawson, Mrs Shirley Hall,

Site:

Spring View, Keld Head is a Grade II listed building located within the Keld Head conservation area and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed building and its setting and the preservation or enhancement of the conservation area. The barns, the subject of this application, are considered to be curtilage listed by virtue of their age and associations with the principle listed building. The majority of the site is located within the Development Limits of Pickering.

Spring View is a small farm holding located to the western edges of Pickering to the northern side of the principle thoroughfare of the A169. The farmhouse is located directly on the back edge of the pavement with the 2 farm buildings located to the rear. Vehicular access is currently from the A169 to the western side of the property. The barns are traditional stone and pantile buildings which make a positive contribution to the setting of the listed building and the conservation area.

Proposal:

The application proposes the change of use and alteration of agricultural buildings to form 1no. one bedroom holiday cottage and 1no. two bedroom residential annexe with associated parking. Barn 1 to the south of the site and visible from public vantage points, is proposed to be converted into a Holiday let. Barn 2 located to the north within the depth of the site is proposed to be a residential annex. Both barns are physically attached to the neighbouring property to the west.

The application has been revised to address concerns regarding neighbouring privacy and overlooking.

Relevant Property History:

10/00627/FUL-Change of use and alteration of former agricultural buildings to form 2 no. one bedroom holiday cottages together with alterations to storage building and erection of single storey extension to north elevation of Barn 2 to form garaging and storage- Approved

10/00229/LBC-Conversion and alteration of former agricultural buildings to form 2 no. one bedroom holiday cottages together with alterations to a storage building and erection of single storey extension to north elevation of Barn 2 to form garaging and storage- Approved

An application for conversion of both of the barns to holiday accommodation was approved in 2010 however the application was never commenced. This application broadly follows the principles of the approved application with the significant difference of the proposed residential annex accommodation to Barn 2 as opposed to holiday let.

22/00553/LBC Conversion and alteration of agricultural buildings to form 1no. one bedroom holiday cottage and 1no. two bedroom residential annexe with associated parking- approved under delegated powers.

The above application does not cover the wider planning considerations (such as residential amenity) of the planning application. It was therefore approved under delegated authority.

Policies:

Local Plan Strategy - Policy SP8 Tourism

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy – Policy SP18 Renewable and Low Carbon Energy

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP21 Occupancy Restrictions

National Planning Policy Framework

Appraisal:

The key considerations concerning this application are:

- Policy principle
- Residential amenity
- Design and impacts on the Listed Buildings
- Site specific matters

Policy Principle

The application seeks the conversion of barn 1 into holiday accommodation which is supported in principle by Policy SP8. Visually, the proposed accommodation is little different to the 2010 approved application with the exception of inserted windows into the small ground floor lean-to extension to the north looking into the Spring View farm courtyard. It is considered that in the application of Policy SP21 concerning occupancy conditions, in necessary, to ensure that barn one is not used as a residential dwelling. The earlier, 2006, planning permission also imposed occupancy conditions. This is a new permission, and so is considered in accordance with the Ryedale Plan- Local Plan Strategy, and so the occupy conditions imposed reflect this.

Barn 2 is now proposed as a 2 bedroom self-contained residential annex in association with Spring View utilising the existing historic building and incorporating a recently built extension. The buildings were previously considered for a holiday let use in conjunction with the main house. The buildings are

within the established curtilage of the main house, the access is shared, as well as amenity space.

Residential Amenity

Neighbours to the immediate west, which adjoin barn 1 have objected to the proposal due to impact on privacy with regard to the ground floor western opening to barn 1. The application has been subsequently revised to address these concerns. This specifically relates to an existing ground floor door on the western elevation that was proposed to be glazed (and approved under the original permission and part implemented). The application now proposes an inward opening glazed window with fixed external vertical slanted timber slats angled in such a way to obscure views into the neighbouring property. It is considered by officers that the revised plans adequately address neighbour concerns given the presence of an existing door in that location, the proposed restricted view and inability of the door operating as an access route due to the fixed timber fins. Revised plans to address this have been re-consulted however no updated consultation responses regarding this have been received.

Neighbours to the East have expressed concerns regarding impact on privacy and the first floor eastern gable window to barn 2. This has resulted in the submission of detailing through the application of a window film, previously agreed on the previously approved applications, which has been suggested as a condition in order to protect the amenity of the occupants of neighbours and reduce the perception of overlooking.

Pickering Town Council originally had no objections, but then advised that whilst they had no objections overall, they share neighbour's concerns regarding privacy. Officers are satisfied with the revised plans and conditions, and consider that the scheme can afford acceptable levels of residential amenity for the surrounding properties, and complies with Policy SP20.

Design and Impacts on Listed Buildings

Conversion of these outbuildings to a form of domestic use has been previously established and considered acceptable in terms of the design and impacts on the setting of the Listed Buildings. New additions include Solar Slates, which are proposed on the roof of the recently constructed cart shed and whilst slates are not typically an agricultural vernacular in this location, the open fronted shed is newly built and not visible from any public areas. It is considered that the beneficial energy production of solar slates would outweigh the small degree of harm to the setting of the listed building and conservation area.

To ensure a sensitive surface treatment to the access through the site is implemented a condition securing the type and nature of the gravel surface is imposed.

It is considered that the application maintains the agricultural character of the buildings and preserves the listed building and conservation area, in accordance with Policy SP12. It also provides a sensitive response to the securing of decentralised renewable technology on this site, and is therefore also in compliance with Policy SP18.

Site Specific Matters

The Local Highway Authority have no objections and have not sought to impose any conditions around parking. The plans show the route of the access through the site and the parking provision. With five parking spaces present. The proposal therefore complies with Policy SP20.

The ecology considerations focus on bats and birds who focus on older buildings for their source of nesting. Appropriate surveys have been completed and four bat day roosts were identified in Barns 2 and 3, each occupied by one or two individuals. While all bat roosts are protected by law, these types of roost are of minor conservation significance and their loss can be compensated for through standard mitigation measures. The proposed development therefore meets the 'favourable conservation status' test set out in the Conservation of Habitats & Species Regulations 2017.

- The conditions are recommended to ensure that the loss of these roosts could be compensated for by installing integral or externally-mounted bat boxes on the renovated buildings, and this has been agreed this should be three boxes.
- The applicant should adhere to the recommendations regarding nesting birds set out in section 8.5 of the bat survey report, including the installation of 2 Swift boxes.
- A condition to adhere to the Method Statement set out in sections 7.3 to 7.8 of the survey report (*Spring View, Pickering – bat survey, August 2022* by Wold Ecology Ltd, dated October 2022)
- No bat roosts were found in Barn 1. Work to these buildings should follow the precautionary method statement set out in section 7.11 of the bat survey report.

With the recommended conditions the proposal complies with Policy SP14.

Conclusions

The developments are considered to be acceptable in principle concerning their use, and are considered to result in development which is compatible with the listed building and its setting. The proposals raise no issues regarding highways and ecology. The presence of existing windows, submission of revised plans and agreed window detailing, address concerns raised concerning overlooking, and demonstrate that the application would now not have a material adverse impact on the residential amenity of the occupants of neighbouring properties.

The application is considered therefore to comply with Policies SP8, 12, 14, 16, 18, 20 and 21 of the Ryedale Plan and NPPF. In accordance with the Presumption in Favour of Sustainable Development (Policy SP19), subject to the conditions set out below, the recommendation is 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 plans: 301B, 302B, 303, 304, 305, 306, 307, 308, 309, 310

Reason: For the avoidance of doubt and in the interests of proper planning, and to address identified concerns regarding the residential amenity of neighbouring properties, in accordance with Policy SP20.

3 The development hereby permitted (barn 2) shall be used only insofar as it forms self-contained annexe accommodation to the dwelling currently known as Spring View Keld Head, and shall at no time be sold or let as a separate, self-contained dwelling unit.

Reason:- The site is considered unsuitable for the establishment of a separate self-contained dwelling unit because of the degree of detriment to the amenities of surrounding residential properties that would arise.

4 The accommodation hereby approved in Barn 1 is occupied for holiday purposes only; and not as a person's sole, or main place of residence; and It shall be available for commercial holiday lets for a least 140 days a year and no let must exceed 31 days; and

The owners/operators shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason:- It is not considered that the application site is suitable for permanent residential use because of the impacts on residential amenity and to comply with Policy SP20 of the Ryedale Plan.

- 5 The recommendations in the Ecological Method Statement set out in sections 7.3 to 7.8 of the survey report (Spring View, Pickering - bat survey, August 2022 by Wold Ecology Ltd, dated October 2022) should be adhered to but with no.3 bat boxes provided as mitigation.

Reason: To comply with Policy SP14 of the Ryedale Plan

- 6 Work to Barn 1 should follow the precautionary method statement set out in section 7.11 of the bat survey report (Spring View, Pickering - bat survey, August 2022 by Wold Ecology Ltd, dated October 2022) given that no bats and roosts were found.

Reason: To comply with Policy SP14 of the Ryedale Plan

- 7 The applicant should adhere to the recommendations regarding nesting birds as set out in section 8.5 of the bat survey report (Spring View, Pickering - bat survey, August 2022 by Wold Ecology Ltd, dated October 2022), including the installation of 2 Swift boxes.

Reason: To comply with Policy SP14 of the Ryedale Plan

- 8 The stair window on the south-eastern elevation (plot 1) shall be hinged on the northern side

Reason: In order to protect the residential amenity of the adjoining neighbours and comply with Policy SP20 of the Ryedale Plan.

- 9 The eastern first floor gable window to Barn 2 shall be detailed according to Drawing No. 309 'Glass balustrade Detail' dated 29/04/22

Reason: In order to protect the privacy of the occupants of neighbouring properties and comply with Policy SP20 of the Ryedale Plan

- 10 The holiday accommodation relating to Barn 1 shall not be sold off separately from the property known as Spring View.

Reason: It is considered that the property should remain connected to operate alongside the principle dwelling to mitigate the potential impacts on residential neighbour amenity and to comply with Policy SP20 of the Ryedale Plan.

- 11 The vehicle access and hard standing ground surfacing materials shall be 20mm angular limestone gravel

Reason: To protect the setting of the listed building and comply with Policy SP12 of the Ryedale Plan