

## **SUPPORTING STATEMENT FOR CHANGE OF USE OF REDUNDANT OUTBUILDING A TWO BEDROOM HOUSE**

This application is brought to you in compliance with the NPPF and the adopted Local Plan Strategy. This building has twice previously had planning permission passed for letting rooms and has not been converted confirming that on two separate occasions over the last 12 years it has not been viable a option. It is on this basis that we bring this proposal forward at a time when re-use of rural buildings, affordable housing and housing for the elderly (a category we fall into) is in desperate need.

### Ryedale Local Plan

As previously stated letting rooms have been granted permission twice and most recently offered on the open market. As previously confirmed they have not received any interest whether it is due to the non viability of the site or down to the high conversion expense, fitting out and operating costs in relation to the low level of potential income. This is supported by the decision of the planning inspectorate, Mr R McCoy, 10<sup>th</sup> October 2012. Section 9 "As for change of use to a dwelling, in relation to saved LP policy AG6 I am satisfied that it has been demonstrated that a business use would be at odds with the predominantly residential character of the area and several businesses units are available in the local area showing a low demand. Furthermore the holiday lets viability test demonstrates that a holiday let is unlikely to prove viable given the likely investment costs and income from revenue.)"

### Ryedale Plan : Local Plan Strategy

#### Policy SP2 – Delivery and Distribution of New Housing

The policy states *'the sources of new housing that will contribute to the supply of new homes across the District are as follows:*

#### *Wider Open Countryside*

- *Conversion of redundant or disused traditional rural buildings and where this would lead to an enhancement to the immediate setting for Locals Needs Occupancy.'*

#### Policy SP16 – Design

#### Policy SP20 – Generic Development Management Issues

#### Policy SP21 – Occupancy Restrictions

The proposed development involves minimal alterations to the existing building. The existing building is readily convertible and the important traditional elements of the existing building would be retained and more importantly improved. The appearance of the street scene following the conversion of this disused derelict rural building would be dramatically more appealing and therefore only add to the essential street scene.

The NPPF, Section 6, Delivering a wide choice of high quality homes and Section 7, Requiring good design, provides guidance on a number of important policy areas including in terms of

this proposal, matters of sustainable development and design. The guidance states that planning should encourage sustainable development. It is maintained that this objective is satisfied by the development for a number of reasons. Firstly the proposal involves the redevelopment of a previously developed brownfield site. Secondly the proposal involves the conversion of an existing rural building. In terms of design the guidance recognises that good design can in its own right achieve a sustainable form of development. Importantly the guidance promotes new developments to contribute positively to the local environment promoting or reinforcing local distinctiveness in design where possible. In this respect the scheme of conversion has been formulated to be sympathetic to the character of the host building maintaining its essential traditional quality along with having more than adequate private parking along with sufficient garden and outdoor space therefore, continuing to be in keeping with the relevant planning policies.

So far as government guidance on housing is concerned proposals are in accord with the aims and objectives of the NPPF. Whilst this guidance is largely strategic it seeks, inter alia, to achieve sustainable development, improved housing choice and good quality design. The Local planning authorities should identify and bring back into residential use empty housing and rural buildings in line with the local housing and empty homes strategies. It is therefore maintained that these objectives are satisfied by the proposed development.

The NPPF also provides guidance on sustainable development in rural areas and includes the objectives of raising the quality of the environment in the rural areas, ensuring people have decent places to live, promoting good quality development that respects the local distinctiveness. It is maintained that these objectives are met by the proposed development.

Ryedale District Council appointed consultants in September 2006 to undertake a housing assessment for the Ryedale District with the overall objective to provide a clear understanding of existing and future housing requirements in Ryedale. The study sought to identify areas where there were imbalances in the provision of general market accommodation for current residents. In summary analysis of general market supply and demand suggested that there is market pressure in Malton, Pickering, Kirbymoorside and some rural wards including Derwent and Thornton Dale, Low Marishes itself being situated in the Thornton Dale ward. Shortfalls in property size and type vary across the district. The study established that the delivery of market housing should be influenced by household aspirations and mismatches in supply and demand at the local level. It is clear therefore that the Councils housing needs assessment establishes there to be particular market pressure for new housing in the Thornton Dale ward, with demand exceeding supply. As such it is considered that that the proposed development would help to contribute to an identified housing need.

The proposed physical scheme of conversion of the building clearly has the potential to improve its character, appearance and setting of the building. The proposals also represent sustainable development by developing on a brownfield site and reusing an existing rural building.

The NPPF repeatedly states that an emphasis is put on the supply of new housing to support local

need and the requirements for the elderly (we unfortunately now fall within this category). A single dwelling on this site would have far less impact of urbanising this site than the three letting rooms already passed. It would attract fewer vehicles into the area and it has already been accepted by the council with the previous permission for 3 letting rooms and the associated vehicles these would have brought to the site that there is therefore more than ample private and communal parking for one dwelling. There is also substantial outside space to provide for a good garden area, sufficient for anybody's requirements.

Although this application is for a dwelling it is in no means over urbanising this site. It complies with many policies and needs that Ryedale district council are attempting to address. It is a separate dwelling with communal facilities. It will be in keeping with the locality and undoubtedly improve the appearance of a deteriorating rural outbuilding.