

Item Number: 13
Application No: 21/01496/FUL
Parish: Sheriff Hutton Parish Council
Appn. Type: Full Application
Applicant: Miss Justine Warner
Proposal: Change of use of detached artist studio for personal use to allow the public to attend art workshops and open studio events
Location: Laburnum Cottage West End Sheriff Hutton North Yorkshire YO60 6SH

Registration Date: 1 December 2021
8/13 Wk Expiry Date: 26 January 2022
Overall Expiry Date: 7 January 2022
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Environmental Health
Sheriff Hutton Parish Council Objects
Highways North Yorkshire Recommends Conditions

Representations:

SITE:

Laburnum Cottage is a medium sized traditional cottage, located on the northern side of West End, in Sheriff Hutton. The property is located within the development limits of Sheriff Hutton.

The property is constructed from white rendered brick under a clay pantile roof. The property benefits from a modern, detached outbuilding to the rear, which is currently used as a private art studio.

PROPOSAL:

This application seeks permission for the change of use of the detached artist studio, to allow members of the public to attend art workshops and open studio events.

The applicant has indicated that the capacity of the studio would be approximately 4-6 students per session, to allow adequate table and equipment space for each student. The proposed workshops and open events would happen on an infrequent basis; with workshops 1-2 times per month, and events approximately 4 times a year. The applicant also intends to sell art work created at the site.

There are no proposed changes to the building.

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 relevant Development Plan policies for the determination of this application are:

The Ryedale Plan - Local Plan Strategy (2013)

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

Local Plan Strategy - Policy SP7 Town Centres and Retailing

Local Plan Strategy – Policy SP11 Community Facilities and Services

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

REPRESENTATIONS:

A brief summary of the position of statutory and non-statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All consultation responses are available for Members to view in full on the public access webpage, and referred to in the report accordingly. The application has undergone three consultation processes; following the change in the description of development, and some further amendments to the fenestration detailing on the building.

Sheriff Hutton Parish Council was consulted on the application and has objected to the proposal, stating that it does not believe that there is adequate parking at the site to serve this proposed use.

The Local Highway Authority (LHA) has been consulted on this application, and have confirmed they are satisfied with the amount of parking provided at the site, as indicated by the proposed parking plan. The LHA has raised no objections to the proposal, but have recommended a condition to ensure the parking is retained at the site.

The Environmental Health Officer has also been consulted and has raised no objection to the proposed development.

PLANNING HISTORY:

19/01014/HOUSE: Planning permission was granted for the Erection of replacement outbuilding to form artists studio for personal use of applicant.

18/00407/HOUSE: Planning permission was granted for the alteration and refurbishment of detached outbuilding to form an artists studio for personal use of applicant to include raising of roof height.

15/01051/HOUSE: Planning permission was granted for the erection of replacement front entrance porch and rear single storey extension.

APPRAISAL:

The main issues relating to the consideration of this application are:

- The principle of the development
- Impact on Neighbouring Amenity
- Parking and Highway Safety

Principle of the Development

The application site is within the Development Limits of Sheriff Hutton, and is located in close proximity to the centre of the village, with a public house, café and store all within walking distance.

The proposed use of the art studio for art workshops and open events will provide a new cultural offering within the village, which is an identified Service Village, albeit on a very limited scale. The proposed sale of art work created at the site would be ancillary to its existing private use and proposed workshop use. It is considered that the proposed workshop/ open studio/ leisure use and ancillary sale of art work created at the site are acceptable in principle in this service village and rural village location, and that the proposal would not conflict with policies of the development plan which seek to steer larger scale leisure or retail activity to Town Centre locations.

On this basis, it is considered that the principle of the proposed development is acceptable, as it complies with Policies SP1, SP7 and SP11 of the Ryedale Local Plan Strategy.

Impact on Neighbouring Amenity

The artist's studio is situated to the rear of the principal dwelling on the site, with neighbouring residential dwellings situated to the north and west.

The applicant has indicated that the proposed workshops and open events would happen on an infrequent basis, and it is understood that these events would only be open to small groups of people. The art studio building is not large in scale, and it is not considered it would be able to accommodate large groups of people and as such it would be unlikely that the development proposed would result in significant levels of noise or disturbance, that would be harmful to the amenities of neighbouring properties.

The Environmental Health Officer has been consulted, and has raised no objections to the proposed development.

Notwithstanding this, the studio is within a residential garden and wider residential area and there is the potential for guests and visitors to congregate outside of the studio building at events. This could result in additional disturbance, especially in the evenings. For this reason a condition restricting the timing of events is recommended.

Parking and Highway Safety

The main issue that has been raised in relation to this application is the amount of parking that is available at the site, and the potential impact on on-street parking in this location.

The applicant has provided a proposed parking plan, which shows that there are 4 parking spaces available at the site. The Local Highway Officer has confirmed that the expected parking arrangement for a proposed venue of this size would be approximately 1.74 parking spaces. As a 3-bed property, the principal dwelling on the site requires 2 parking spaces for its own occupants. As a result, the proposed parking arrangement at the site (4 spaces) is considered to provide adequate parking for both the dwelling and the proposed art studio venue.

The Local Highway Authority has recommended a condition to ensure that the proposed parking facilities must be maintained clear of any obstruction and retained for their intended purpose at all times. With the addition of this condition, it is not considered that the proposed development would result in any detrimental impacts on highway safety, or a significant increase in the level of on-street parking experienced in this location.

Conclusion

The proposed change of use will provide an additional, small-scale cultural facility within the village. With the conditions proposed, it is not considered that the proposed development would result in a detrimental impact on the amenity of neighbouring properties, or highway safety. The proposed

development is considered to comply with the relevant policy criteria set out in policies SP1, SP7, SP11 and SP20 of the Ryedale Local Plan Strategy and the NPPF. On this basis approval is recommended subject to the following conditions:

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):

- Site Location Plan (scanned to file on 8.12.2021)
- Proposed Outbuilding Plans and Site Plan (scanned to file on 8.12.2021)
- Proposed Parking Plan (scanned to file on 20.12.2021)

Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP1 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 All related parking facilities shown on 'Proposed Plans - Parking' must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development, and to comply with Policy SP20 of the Ryedale Local Plan Strategy.

4 The uses hereby permitted shall only operate within the period 08:00am-20:00pm hours.

Reason: To protect the residential amenity of the occupiers of surrounding properties and to comply with Policy SP20 of the Ryedale Local Plan Strategy.