

21st March 2019

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NYMNPA

09/04/2019

Planning Supporting Statement

Property- **The Old Coastguard Lookout, Robin Hoods Bay, North
Yorkshire**

Client- **Mrs Sally Straw**

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1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mrs Sally Straw in relation to the area outlined in red on the attached location plan for the Old Coastguard Lookout, Robin Hoods Bay. There are no physical alterations to the property in relation to this application.
- 1.2 The application is for the local occupancy condition to be varied to allow all year around use as a holiday cottage and or local occupancy dwelling (dual use).
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.

2.0 PLANNING HISTORY

- 2.1 A check of the North York Moors National Park Authorities online planning explorer has revealed the relevant history and consents.
- Application number 40290260- Conversion of disused lookout to Guardian of Wild Flower Gardens Lookout. This application was approved with conditions on the 11.01.1985
 - Application number NYM/2011/0071/FL- Change of use and extension to The Old Coastguard Lookout to form a studio dwelling. This was approved with conditions at committee with the approval dated the 31.05.2011.
 - Application number NYM/2011/0417/FL- Change of use and extension to The Old Coastguard Lookout to form a studio dwelling together with erection of a shed (revised scheme to NYM/2011/0071/FL). This was Approved with Conditions on the 05.09.2011.
- 2.2 It was during the applications in 2011 that a condition was imposed which restricts the occupancy of the dwelling to Local Occupancy i.e. A qualifying person.
- 2.3 The property has been occupied by the applicant's daughter who is a qualifying person for the past few years but she has vacated in the last 6 months. Since this time the property has stood empty and underutilised.

3.0 THE PROPOSAL

- 3.1 The property is situated in Robin Hoods Bay to the east of Coastguard Cottages. Coastguard Cottages are a terrace of red brick-built houses on the western outskirts of Robin Hoods Bay.
- 3.2 The past planning applications in 2011 facilitated an extension together with the erection of a timber shed in the grounds. This created a property with an open plan lounge/bedroom area with separate kitchen and bathroom. The applicant is seeking permission to utilise the building in a manner which would widen its use. This application seeks permission to vary condition number 4 , which currently restricts its use to local occupancy, so it can also be let out as holiday accommodation (dual use). The property is of an adequate size to provide the required accommodation needs of potential holiday guests.
- 3.3 The area is dominated through large parts of the year by tourists given the high quality landscape and coastal scenery plus the concentration of historic buildings and characterful streets. The property is on an elevated site with panoramic views of the coast and could provide high quality accommodation for visitors if the condition was varied as proposed. This will ensure the buildings long-term use without harm to the special qualities of the area or the amenity of adjoining neighbours.

4.0 SITE MANAGEMENT

- 4.1 The site will be managed by Mrs S Straw (owner) who has a long-term commitment to the village of Robin Hoods Bay. Mrs Straw is experienced in running and managing holiday cottage accommodation in the area.

5.0 EMPLOYMENT

- 5.1 The unit will make a small contribution towards the local employment and a larger role in supporting the local tourism economy which the area is heavily reliant upon.

6.0 PLANNING POLICIES

North York Moors National Park Authority- Core Strategy and Development Policies (2008-Local Plan)

6.1 The Local Plan document sets out the policies which guide where new development will take place in the Park and to determine Planning Proposals/Applications. The policies in the plan are still in force but work is continuing on a new Local Plan which will likely be in position from 2020 to 2035. The new plan is currently in its preferred options version. The publication version of the plan is anticipated in April 2019. This will effectively be the authorities draft final plan and will be subject to consultation. It is anticipated this plan will be adopted in March 2020. Relevant policies in the current plan are as follows:-

- Core Policy J (Housing) requires housing in the North York Moors National Park to provide a mix of types and tenures to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable houses. In Robin Hoods Bay this is supported by the development of local needs housing located on infill sites or as a conversion of existing buildings within the main built up area of the village.
- Development Policy 14 (Tourism and Recreation) requires the quality of the tourism and recreation product in the National Park to be maintained and improved through adopting the principle of sustainable tourism. New tourism development and the expansion or diversification of existing tourism business will be supported where (among other things) it will make use of an existing building.

6.2 Core Policy G- Landscape, Design and Historic assets deals with designated conservation areas. Robin Hoods Bay has a designated conservation area in the lower main historic section of the village. The property is outside this designated area.

National Planning Policy (NPPF)

6.3 The National Planning Policy Framework was revised on the 24th July 2018. This was a first revision of the National Planning Policy Framework since 2012.

6.4 A key part of the NPPF is the presumption in favour of sustainable development and with decision making under paragraph 38 that 'Local planning authorities should approach decisions on proposed development in a positive and creative way... to secure developments that will improve the economic, social and environmental conditions of the area.'

6.5 Section 6 of the NPPF- Building a strong, competitive economy, has a number of key paragraphs. Parts of this support a prosperous rural economy. Under paragraph 83 the NPPF states the following-

- Planning policies and decisions should enable:
 - a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

6.6 The proposal in this instance is to give a dual use to enable the building to be used in a much more flexible manner. This would not only protect its long-term viability but also support tourism.

7.0 CONCLUSION

7.1 There have been other examples within the National Park where dual use on conversions has been approved. This is under the same current Local Plan.

7.2 The proposal would enable The Old Coastguard Lookout to be let as holiday accommodation and as a Local Occupancy dwelling, both of which are uses that accord with the Local Plan. The scale of the accommodation is such that it lends itself more towards holiday accommodation as opposed to permanent occupation by a local qualifying person. The past occupant demonstrates this. The property was vacated as the occupant started a family and it was no longer suitable. This significantly restricts its use and desirability for locally qualifying persons.

7.3 The dual use is a sustainable form of development supported by the NPPF. The applicant has considerable experience in managing such properties in the immediate area with no harm envisaged to the amenity of neighbouring residents.

7.4 Taking account of the above, the development is considered to accord with the policies of the development plan and it is requested that planning permission should be granted.

Louis Stainthorpe

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