

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2018/0776/FL

Proposal: conversion of outbuildings to form residential annexe accommodation

Location: Beacon Farm, Beacon Brow Road, Burniston

Decision Date: 22 April 2019

Extended to:

Consultations

Parish – No objections

Highways – No objections

Environmental Health – No objections

Site Notice Expiry Date – 9 April 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location and block plan	---	9 October 2019
Proposed drawing	---	9 October 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. **Withdrawal of all PD Parts 1 & 2 and 14 Classes A to I**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. **Family Annexe - Outside Villages (insert)**
The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Beacon Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.

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5. External Lighting - Submit Details
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6. Conversions - Extent of Rebuilding/Repair Work (inserts)
This permission has been granted in accordance with the details specified in the survey prepared by Alan Wood & Partners received on 25/02/2019. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
7. The roof of the glazed link hereby permitted shall be clad in laminated or toughened glass and not with polycarbonate sheeting and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. Stonework and Roofing Tiles to Match
All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
9. Pointing - New Development - Standard Mix
All pointing in the development hereby permitted shall accord with the following specification - a lime mortar mix of 1:21/2 (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
10. Excluding the glazed link, all new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity and trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
11. All new window frames, glazing bars, and external door frames of the glazed link hereby approved shall be of powder coated aluminium construction coloured dark grey or black and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. Guttering Fixed by Gutter Spikes
The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
13. Black Coloured Rainwater Goods
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
14. Windows - Lintels and Cills in Stone to Match Existing
The lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be of natural or reclaimed stone to match the existing in terms of dimension, tooling, shape, colour and texture and shall be maintained in that condition in perpetuity.

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15. **Window Frames in Reveals to Match Existing**
The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
16. **Bat Survey Submitted**
The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 7 of the submitted Bat Survey dated July 2019.
17. **Prior to the development hereby approved being first brought into use, details of either birds bricks incorporated into the building, or bird boxes external to the building shall be submitted to and approved in writing by the Local Planning Authority. The boxes shall be installed in accordance with the approved details within six months of first occupation of the annex and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.**

Informatives

1	If swallows have used the barns for nesting then the applicant should ensure that alternative open sided buildings/structures remain available within the farm curtilage to provide alternative locations.
2	If guttering is directed into the soakaway/surface water mains the applicant must ensure that this is directed away from the farmyard to the north west to prevent it from picking up contaminants.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
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6. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
7. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.

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8. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
9. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
10. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
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19. To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
20. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.



Beacon Farm comprises a traditional farm house with a range of traditional and modern farm buildings, located in an isolated location on Barmoor Lane, just outside the village of Scalby.

This application relates to the conversion of two outbuildings to form residential annexe accommodation. The two outbuildings are linked to the host dwelling, creating a U shaped development and currently provide storage.

The proposal is to provide a 2 bed annex to provide ancillary accommodation for the main house.

The application is supported by a structural survey and good use would be made of existing openings.

A glazed link is proposed on the inner courtyard to enable access to and from the northerly range of buildings. Negotiations have been undertaken in relation to this element of the scheme, with a suggestion that a small lean-to could be constructed in the North West corner. However, the applicant has advised that the reasons for the link are as follows:-

- The pig feeding slots on the original building are beginning to be badly weathered and part of the reason for the corridor was to protect them from the weather
- The corridor also enables easier access to the bedrooms on the pigsty wing
- If we were to put the extension in the corner as you preferred it would mean constructing the outbuilding in this area and there is a power pole that is too close to this extension according to northern power.
- If we put the extension where you prefer it would mean forming a corridor within the pigsty building and this would reduce the size of the first bedroom from the kitchen entrance whereas with the initial scheme the corridor would allow for a bedroom the full width of the pigsty
- The bat survey indicated that the bats were roosting in the area where you wanted the extension to go and this is another reason why it would be preferable not to construct in that position.

The design of the link building has however been substantially amended, from a glazed structure with dwarf wall and a lean to pantile roof, to a more contemporary and light weight structure which would almost entirely be of glass.

Main Issues

Development Policy 3 of the NYM Local Development Plan states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Development Policy 8 of the Local Development Plan seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self-catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a

positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not require changes to the buildings curtilage or new vehicular access or parking areas. In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.

Development Policy 19 of the Local Development Plan relates to development within residential curtilages and requires that proposals for annex accommodation should either be in the form of an extension to the main dwelling or through the conversion of existing buildings within the curtilage.

The development would provide ancillary living accommodation and the proposed alterations to the existing buildings would retain their existing character. Whilst extensions are not usually supported, it is considered that the glazed link, which would have a lightweight appearance, would in this instance be acceptable as it is not providing additional living accommodation and would protect an element of interest in the original building.

The necessary bird and reports have been issued relating to birds and bats and the Authority's Ecologist has no objections to the proposals.

In view of the above considerations approval is recommended.

Draft Local Plan

Draft Policies CO17 and 18 – Householder Development and Residential Annexes can be given some weight and allow the re-use of existing buildings to provide annex accommodation

Pre-commencement Conditions

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the design of the glazed link, so as to deliver sustainable development.