

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Newholm-Cum-Dunsley

Application No. NYM/2019/0458/FL

Proposal: conversion of barn to holiday letting cottage

Location: Field House Farm, Newholm

Decision Date: 01 October 2019

Extended to:

Consultations

Parish – No objection but made the comment that there should be parking provision within the boundaries of the building in order to avoid parking on the road side.

Highways –The details show a designated parking place and the access from the public highway is included in the area under the applicants control as demonstrated by the blue line plan. On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no local highway authority objections to the proposed Development.

Environmental Health Officer - With reference to the above planning application, I confirm that the residential regulation team has no objections to the granting of planning consent, providing escape windows are fitted to both bedroom 1 and 2.

Yorkshire Water – Recommend Conditions to be added to any approval granted to ensure that the site is developed with separate systems of foul and surface water drainage.

Site Notice Expiry Date – 5 September 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. **Strict Accordance With the Documentation Submitted or Minor Variations – Document No.s Specified**
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Location Plan	01067 Dwg no. 001	20 September 2019
Proposed Block Plan	01067 Dwg no. 002	20 September 2019
Proposed Plans and Elevations	(20)011 Rev P02	20 September 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. **Use as Holiday Accommodation Only – Inside Villages**
The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

Application Number: NYM/2019/0458/FL

4. **Holiday Unit Not Sold or Leased Separately – Inside Villages (insert)**
The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as Field House Farm as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
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. **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.
7. **Windows and Doors – Timber**
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 unless otherwise agreed in writing with the Local Planning Authority.
8. **No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. Windows to each of the bedrooms hereby approved shall be escape windows. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.**
9. **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.
10. **The development hereby permitted shall be carried out in accordance with the mitigation measures set out in Section 5 of the revised Bat Survey carried out by Naturally Wild ref: Reed-19-01 and dated Sept 2019.**
11. **No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of disposal of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.**

Application Number: NYM/2019/0458/FL

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.
3. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.
4. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.
5. 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.
6. 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.
7. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
10. 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.



Application Number: NYM/2019/0458/FL

Background

This application is for the conversion of a barn within the rear yard of Fieldhouse Farm, Newholm into a 2 bedroomed holiday cottage. The application site is accessed through a covered arch which has the farm house to the right hand side and an annexe to the left hand side. Parking for the annexe exists to the front of the property and the main house uses space within the existing garage and outbuildings for parking.

The application has been amended during determination of the application and now proposes the conversion of the existing structure rather than redesigning the roof. The proposal makes good use of the existing openings and parking is provided within the existing yard area to the east of the proposed building.

Main Issues

Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

Now that the proposal has been amended to retain the shape of the original structure the design and principle are considered to be acceptable. There is considered to be sufficient parking within the yard area to serve the main house, annexe and proposed holiday cottage and all will be tied in the same ownership moving forward.

The application has been submitted with a bat report which the Yorkshire Wildlife Trust and the Authority's Ecologist are happy with provided that works are carried out as per recommendations within it. This should include the removal of roof tiles by hand, preferably in November and February when bats are less likely to be present within a roost. At any time should a bat be identified works must stop immediately and professional advice sought. They have suggested that the applicant should be encouraged to install a sensitive lighting scheme and installation of bat and bird boxes as per manufacturers guidance and therefore this has been conditioned.

The EHO has stated that the residential regulation team has no objections to the granting of planning consent, providing escape windows are fitted to both bedroom 1 and 2. This is considered to be achievable and the submission of details has been conditioned prior to installation.

The Parish Council and Highway Officer wanted confirmation that parking could be accommodated within the existing site, however they have raised no further concerns once this was clarified. The application will be conditioned to be retained in the same ownership as Field House Farm and the attached annexe.

Application Number: NYM/2019/0458/FL

The application will make good use of an existing building and plenty others are retained on the site to serve the remaining properties. Parking can be accommodated on site and therefore the proposal is not considered to have an adverse impact outside of the site and therefore the application is considered to accord with the requirements of Development Policy 14 and therefore approval is recommended.

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

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