

North York Moors National Park Authority

Parish: **Staintondale**

App No. **NYM/2020/0609/FL**

Proposal: change of use of residential annexe accommodation to holiday letting cottage (no external alterations)

Location: Island Farm Cottage, Staintondale

Applicant: Mr Paul Richings, Island Farm Cottage, Staintondale, Scarborough, North Yorkshire, YO13 0EB

Agent: C A Hall Architectural Services, fao: Mr Christopher Hall, 64a Nelson Street, Scarborough, North Yorkshire, YO12 7SZ

Date for Decision: 16 October 2020

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 **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. PLAN02 **Strict Accordance With the Plans/Specifications or Minor Variations**
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. RSUO11 **Use as Holiday Accommodation Only - Outside 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.
4. RSUO14 **Holiday Unit Not Sold or Leased Separately - Outside Villages (inserts)**
The holiday unit hereby permitted shall form and remain part of the curtilage of the existing dwelling known as **Island Farm Cottage** and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition **3** above without a further grant of planning permission from the Local Planning Authority.

Application Number: NYM/2020/0609/FL

Reasons for Conditions

1. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. PLAN00 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policies A and C which seek to conserve and enhance the special qualities of the NYM National Park.
3. RSUO00 The site is in a location where new residential development would be contrary to Strategic Policy M of the North York Moors Local Plan but permission for holiday accommodation has been permitted in accordance with Policy UE4 and to ensure that a traditional rural building is conserved in line with Policy CO12.
4. RSUO00 The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors Local Plan.

Consultations

Parish - No objection.

Highways - No objection.

Environmental Health Officer - No objection on environmental health or housing grounds.

Site Notice Expiry Date - 23 September 2020.



Application Number: NYM/2020/0609/FL

Background

Island Farm Cottage is located in a relatively isolated position in Staintondale, in a valley bottom. There is one other dwelling, known as "Island House", immediately to the north-west. The property is partially visible from the road and is accessed via a long, private track which is also a designated Public Bridleway.

Island Farm Cottage comprises a 3 bed detached farmhouse with a range of traditional and modern outbuildings. Those which are attached to the house have been altered and converted into ancillary living accommodation, comprising a residential annexe which was approved in 2009 and 2no. one-bed holiday cottages which are also part of a conversion scheme granted in 2016 for the re-use of a building which previously housed a swimming pool.

This application seeks full planning permission for the use of the residential annexe to provide an additional unit of holiday accommodation. There are no external alterations proposed, the application simply refers to the use.

Main Issues

The relevant NYM Local Plan Policy to consider with this application is considered to be Strategic Policy J (Tourism and Recreation) and Policies UE1 (Location of Tourism and Recreational Development) and UE4 (New Holiday Accommodation Within Residential Curtilages).

Strategic Policy J is supportive of tourism and recreational development where it is consistent with the principles of sustainable tourism; it does not lead to unacceptable landscape harm; it provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the National Park, without detriment to the enjoyment of the Park's quality's by other users or residents; it is of an appropriate quality and scale; accommodation is only used for short-term stays; it does not compromise the enjoyment of existing facilities and Public Rights of Way; and, it does not lead to unacceptable harm in terms of noise and harm to the immediate neighbourhood.

In the open countryside, Policy UE1 only permits tourism and recreational based development where it involves a small-scale conversion of an existing building. New build accommodation will only be permitted in exceptional circumstances.

Policy UE4 requires the development of new holiday accommodation within residential curtilages to: make use of an existing building which is of architectural merit; be compatible with and not detract from the character or appearance of the area; be of an appropriate scale; and, not result in unacceptable harm in terms of noise and activity on the amenity of the neighbourhood.

The application site is an existing residential annexe which is attached to a private dwelling, from which two small units of holiday accommodation are currently managed. The existing holiday lets are located at the eastern end of the site, whereas the annexe is located to the north. The buildings are all attached; forming a large 'L' shaped property with a courtyard in the interior angle of the property (bound to the north by modern agricultural buildings) and further gardens extending to the south-west.

Application Number: NYM/2020/0609/FL

It is understood that the neighbouring property is currently offered as a large holiday house, following a grant of planning permission in 2018 to allow its use to change from an agricultural workers dwelling to holiday let.

In view of the existing uses at the site and immediately next door, the use of the existing annexe as an additional unit of holiday accommodation is not considered to result in an unacceptable increase in activity in this location of unacceptably harm existing residential amenities.

The site itself is well located in relation to footpaths, cycle routes and the coast and it is considered that the provision of holiday accommodation here is well located and would not lead to an unacceptable increase in users. The proposal is therefore considered to be in accordance with the aims of Strategic Policy J.

The proposal continues to make use of an existing building and by virtue of the fact it has previously been converted (in accordance with previous planning policies) and the scheme does not proposal any further alterations, it is considered acceptable under the requirements of policies UE1 and UE4.

The Parish Council, Highway Authority and Environmental Health Officer have all returned a response of 'no objection and no other representations have been received.

In view of the above it is considered that the use of the site for holiday accommodation is considered to be generally compatible with National Park policies as the site will be managed by the owners who also live in the property. The scale of development proposed is not considered to be detrimental to either the special qualities of the National Park, nor the residential amenity of the neighbouring occupiers.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.