

North York Moors National Park Authority

Parish: Hawsker-Cum-Stainsacre

App No. NYM/2020/0731/FL

Proposal: change of use of and alterations to workshop to form holiday letting accommodation

Location: Wildgoose Cottage, Hawsker

Applicant: Mr Cliff Wildgoose
5 Throstle Nest, Off, Old Mount Road, Marsden, Huddersfield, HD7 6DU

Agent: BHD Partnership
fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Date for Decision: 19/11/2020

Extended to:

Director of Planning's Recommendation

Refusal for the following reason(s):

1. The building proposed for conversion is not considered to be of architectural or historic importance and does not make a positive contribution to the landscape of the National Park and is not worthy of retention in the landscape through conversion to an alternative use. The proposal is therefore considered to be contrary to the requirements of Policy CO12 of the North York Moors Local Plan. Furthermore, the proposed change of use would introduce a level and form of tourist activity which would represent an overly intensive form of commercial development within the open countryside to the detriment of the character of the area.
2. If approved the development would encourage other applications for the conversion of poor quality outbuildings to tourist accommodation which would lead to a change in the character and appearance of the National Park and introduce a level and form of tourist activity which would be inappropriate within the open countryside contrary to Strategic Policy A of the North York Moors Local Plan.

Consultations

Parish -

Highways – 19 October 2020 - The access to the site is along a public right of way (bridle way). It is not anticipated that the proposed changes would not have a significant change in the amount of traffic using the bridleway. The applicant has not shown that the proposed holiday makers would have a vehicular right of access to the site and it is assumed that the applicant currently holds such a right for the current use.

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Consequently, on the clear understanding that the resident(s) will have a vehicular right of access from Hawsker Lane to the application site, there are no highway objections to the application.

Environmental Health Officer -1 October 2020 - I have some concerns about the proposal due to the size and construction of the proposed accommodation however; if the sole use is as holiday accommodations then I have no objections providing any permission is conditioned to limit the use accordingly.

Site Notice Expiry Date – 23 October 2020



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**Background**

This application relates to a small timber workshop/garage building located in the open countryside and accessed along a bridleway which leads to the Whitby Foghorn Station (now a private dwelling) and the Lighthouse.

The building doesn't appear to have any planning history or the benefit of planning but there appears from aerial photographs that a building has been on site here for more than 10 years, although it appears to have been more recently re-clad.

The building is in the same ownership as the adjacent barn conversion holiday cottage which was converted in around 2013, but not in the same ownership as the dwelling to the rear.

This application seeks permission to convert this existing timber building into a one bed holiday let.

In terms of external alterations it is proposed to replace the existing garage door with glazing, and utilise the existing window openings.

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Main Issues**Local Plan**

Policy CO12 - Conversion of Existing Buildings in Open Countryside - seeks to permit such development only where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park; is structurally sound and capable of conversion without substantial rebuilding, is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings; has reasonable access to necessary infrastructure, services and facilities; is of a high quality design retaining existing external features which contribute significantly to the character of the building including original openings and roofing materials; does not lead to changes in the building's curtilage or in relation to any new vehicular access or parking area that would adversely affect the character and appearance of the building or the surrounding landscape; is located within an existing group of buildings that have a close physical and visual relationship to each other; and the proposed use is compatible in nature, scale and level of activity with the surrounding locality and any neighbouring buildings.

Material Considerations

The application site is situated in an isolated location within the open countryside, albeit adjacent a separate residential property and a converted barn providing holiday accommodation.

The building which is proposed for conversion is of modern construction and of no historic or architectural merit and is constructed of lightweight materials. It is not considered that a building of such poor architectural or historic quality should be converted into holiday accommodation which would introduce a level and form of tourist activity which would be inappropriate within the open countryside and detrimental to the character of the area.

Conclusion

The proposal is therefore contrary Policy CO12 and Strategic Policy A of the North York Moors Local Plan and refusal is recommended.

Pre-commencement Conditions

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Refusal (No Amendments Requested/Departure from Development Plan)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.