

North York Moors National Park Authority

Parish: Sneaton

App No: NYM/2020/0911/FL

Proposal: variation of conditions 3 and 4 of planning approval NYM/2016/0745/FL to allow use as either holiday letting unit or additional living accommodation to dwelling (no internal/external alterations)

Location: The Cottage, Sneaton Hall, Sneaton

Applicant: Mrs Jeanette Waller-Dawe
The Cottage, Sneaton Hall, Sneaton, Whitby, North Yorkshire, YO22 5HP

Agent:

Date for Decision: 19/01/2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. 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.
2. The accommodation hereby approved shall not be used for residential purposes other than as either holiday letting purposes or as annexe accommodation ancillary to the use of the main dwelling known as The Cottage, Sneaton Hall. 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 and annexe accommodation means used only for members of the family of the occupier of the main dwelling.
3. The holiday unit/annexe accommodation hereby permitted shall form and remain part of the curtilage of the main dwelling known as The Cottage, Sneaton Hall 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.
4. The holiday let shall not be occupied until the related parking facilities (located off Beacon Way) are available in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times. The occupier of the main dwelling shall take all necessary steps to ensure the traffic associated with the holiday let is not allowed to park in the area accessed off Sneaton Lane. There shall be no letting of the holiday let unless the necessary arrangements are in place to ensure holiday let traffic do not utilise the Sneaton Lane access.

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Reason(s) for Condition(s)

1. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
2. The site is in a position where the 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 annexe and main dwelling in accordance with Policies CO17 and CO18 of the North York Moors Local Plan.
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 in accordance with Policy UE4 of the North York Moors Local Plan.
4. In accordance with Policy CO2 of the North York Moors Local Plan and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

Consultations

Parish – 5 January 2021 - Due to the new Covid19 lockdown missive issued last night, this means the parish council will not meet next week and hence is unable to respond to this planning application.

Highways – 18 December 2020 - On the clear understanding that condition 5 of planning approval NYM/2016/0745/FL will still apply allow parking for occupiers of the property, there are **no local highway authority objections** to the proposed development.

Environmental Health Officer – 30 November 2020 – No objections to the proposal of housing or environmental health grounds.

Site Notice Expiry Date – 5 January 2021



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Background

The Cottage originally formed part of the curtilage of Sneaton Hall which is a Grade II Listed Building. This range of buildings at the rear of the Hall was converted in the 1980's into residential units. The cottages are accessed directly from the main road through a narrow access, and there is a limited amount of amenity space for each unit at the rear.

Planning permission was granted in 2016 to sub-divide an existing dwelling to create an additional unit of accommodation to provide a holiday cottage. No external alterations were proposed and internally a ground floor wc was created by partitioning off the hall and a partition at first floor was created in order to create an ensuite bathroom. These were also granted a separate listed building application.

This application seeks permission to allow flexibility of that use, so the accommodation can either be rented out as a holiday let or simply be used as part of the main dwelling as a single residential unit.

No further internal or external alterations are proposed and the approved parking arrangements would be retained.

Main Issues**Local Plan**

Strategic Policy I - The Historic Environment - seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

Strategic Policy J - Tourism and Recreation - seeks to support such development where it is consistent with the principles of sustainable tourism, does not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset; provides opportunities for people to increase their awareness, understanding and enjoyment of the special qualities of the National Park; is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape; any accommodation is used only for short term holiday stays; it does not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way.

Strategic Policy M - Housing – seeks to ensure the delivery of new homes to help meet the needs of local communities.

Policy CO2 – Highways - only permits new development where it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.

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Material Considerations

The previous use of this property was as a single dwelling, until the 2016 permission which allowed an element to be rented as a holiday let. It is considered that the ability to use the property either as it was previously, that is a single dwelling, or to use part as a holiday let would be in accordance with both tourism and housing policies contained in the NYM Local Plan.

The parking and access arrangements would remain as previously approved and the Highway Authority have no objections.

In view of the above approval is recommended.

Pre-commencement Conditions

N/A

Decision under the Temporary Scheme of Delegation

N/A

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.