

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2020/0781/FL

Development description: conversion of redundant buildings to form 3 no. holiday cottages and conversion and alterations to roof of building to form 2 no. units of staff/owners annexe accommodation together with associated parking

Site address: Sandfield House Farm, Sandsend Road, Sandsend

Parish: Newholm-Cum-Dunsley

Case officer: Miss Megan O'Mara

Director of Planning's recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text															
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>															
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location and Block Plan</td><td>D11412-08 Rev B</td><td>20 January 2021</td></tr><tr><td>Building A Plans and Elevations</td><td>D11412-05 Rev G</td><td>21 May 2021</td></tr><tr><td>Building B Plans and Elevations</td><td>D11412-06 Rev B</td><td>5 October 2020</td></tr><tr><td>Building C Plans and Elevations</td><td>D11412-13 Rev E</td><td>21 May 2021</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location and Block Plan	D11412-08 Rev B	20 January 2021	Building A Plans and Elevations	D11412-05 Rev G	21 May 2021	Building B Plans and Elevations	D11412-06 Rev B	5 October 2020	Building C Plans and Elevations	D11412-13 Rev E	21 May 2021
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Document title

3	RSU000	<p>The occupation of Building C (as shown on the Block Plan) shall be limited to:</p> <ul style="list-style-type: none"> i. a qualifying person; and ii. a wife or husband (or person living as such), licensee, dependant or sub tenant of a qualifying person. <p>For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she has satisfied the Local Planning Authority that he/she was in need of local needs housing in term of the criteria set out in Policy CO13 of the adopted North York Moors Local Plan, namely that he/she is:</p> <ul style="list-style-type: none"> 1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; or 2. Currently in employment in the National Park; or 3. Having an essential need to live close to relative(s) who are currently living in the National Park; or 4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or 5. Former residents whose case for needing to return to the National Park is accepted by the Authority. <p>Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 to 5 above.</p> <p>Note A: For the purpose of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.</p> <p>Note B: For the purpose of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions:</p> <p>Allerston; Beadlam; Burniston; East Harlsey; Ebberston and Yedingham; Great Ayton; Great and Little Broughton; Great Busby; Guisborough; Irton; Kirkby in Cleveland; Kirkbymoorside; Lockwood; Nawton; Newby; Pickering; Potto; Scalby; Snainton; Sutton under Whitestonecliffe.</p>
4	RSU000	<p>Building A and Building B (as shown on the Block Plan) 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.</p>

5	RSU000	The holiday units (Buildings A and B) and local occupancy unit (Building C) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Sandfield House Farm.
6	MATS03	Stonework to Match All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
7	MATS09	Brickwork to Match All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.
8	MATS13	Roof Tiles to Match Existing The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
9	MATS30	Doors - Details of Construction to be Submitted No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10	MATS40	Detailed Plans of Window Frames Required 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. 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.
11	MATS54	Trickle Vents Shall Not be incorporated into Windows 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.

12	MATS55	<p>Rooflight Details to be Submitted</p> <p>No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
13	MATS61	<p>Windows and Doors - Submit Details of Colour/Finish</p> <p>No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
14	MATS72	<p>Black Coloured Rainwater Goods</p> <p>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.</p>
15	MATS73	<p>External Fixtures</p> <p>No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.</p>
16	MISC00	<p>The mitigation and compensation measures for bats and nesting birds must be in accordance with Section 7 of the Bat Survey report dated January 2021.</p>
17	MISC00	<p>A copy of the required European Protected Species mitigation licence must be submitted to the Local Planning Authority prior to works covered under that licence commencing.</p>
18	LNDS01	<p>Landscaping Scheme Required (insert)</p> <p>Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of any existing hedges and trees to be retained on the site</p>

		together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. In addition, details should be submitted regarding any proposed hardstanding or hard surfaces, together with samples if necessary. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
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Reason(s) for condition(s)

Reason number	Reason code	Reason text
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 Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU000	In order to comply with Strategic Policy M of the North York Moors Local Plan which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality.
4	RSU000	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.
5	RSU000	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.
6	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
8	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
9	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
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15	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
16	MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to protect species

		protected under national and international legislation.
17	MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to protect species protected under national and international legislation.
18	LNDS00	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Consultation responses

Parish: No objections – 19 November 2020

Highways: No objections – 3 December 2020

Environmental Health: No objections – 18 November 2020

Publicity expiration

Advertisement/site notice expiry date: 16 December 2020



This photograph shows the west elevation of Building A.



This photograph shows the north elevation of Building B.



This photograph shows the south elevation of Building C.

Background

Sandfield House Farm is an established caravan park. The site comprises the main farmhouse, various traditional outbuildings and facility buildings for the caravan park. The outbuildings are mix of stone and brick construction under pantile. Planning permission was granted in 2004 for the conversion of one of the outbuildings to form a holiday let.

The application relates to the conversion of 3 of the traditional outbuildings on the site. It is proposed that Building A will be converted to provide two independent holiday let units. The scheme also proposes the conversion of Building B to allow for a studio style holiday let. Finally, the application also seeks permission to convert Building C to provide a two bedroom local occupancy property that will remain tied to the main Sandfield House.

Relevant Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Strategic Policy J relates specifically to tourism and recreation. The policy states that development will be supported where it is consistent with the principles of sustainable tourism.

It must not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset and where it provides and protects opportunities for all people to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the enjoyment of those qualities by other visitors or the quality of life of residents. The development should be of high quality, scale and design that takes into account and reflects the sensitivity of the local landscape. The development must not compromise the enjoyment of existing tourism and recreational facilities or Public Rights of Way and must not lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.

Strategic Policy M relates to Housing within the National Park. To help meet the needs of local communities a minimum of 551 new homes (29 per year) will be completed over the period of this Plan. The Authority will support proposals for a variety of tenures, types and sizes of dwellings within the National Park, including accommodation for older people and those needing special facilities, care or support at home. Schemes will be expected to meet the need for smaller dwellings. All proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.

Policy CO12 relates specifically to the conversion of existing buildings in the open countryside. The policy states that development will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park. The building must be structurally sound and capable of conversion without substantial rebuilding and the building must be appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings. The development must be of high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Main issues

The initial scheme submitted with the application proposed a variety of alterations and extensions to Building A and Building C that were considered to be inappropriate. The alterations to Building A including the introduction of two cat slide dormer windows on the west elevation; dormer windows are not a typical feature of traditional rural buildings such as those at Sandfield House Farm and as such their introduction would be harmful to the character and form of the original building. In addition, the conversion of Building C also proposed the introduction of four gabled dormer windows, which would result in an overall domestic appearance, harming the utilitarian character of the building and as such the applicant was advised that the proposed dormers on both Building A and Building C could not be supported.

Together with the dormer windows, the initial proposals for Building C also included extensions on both gables and also a raised roof height in order to provide additional accommodation. The proposed alterations would significantly alter the original character and form of the proposed building and as such were considered to be contrary to the Authority's adopted policies and Design Guidance. The applicant was advised that the conversion could not be supported if extensive rebuilding, alterations and extensions were required in order to make it a useable space, in accordance with Policy CO12.

Following constructive discussions between the Authority, applicants and agent, a revised scheme was produced which proposed more sympathetic alterations, retaining the original character and form of the rural outbuildings. The dormer windows and extensive extensions were omitted from the scheme in line with the Authority's Design Guidance and policies. One element that does divert from the guidance and policy is the small extension on the east gable of Building C. Although considered to be an extension, this element does reinstate a historic aspect of the building, with the outer walls still in situ and will be utilised in the development. It is not considered that reinstating this element of the building will be harmful as it retains the linear form and respects the scale and materials of the original building.

In regard to the use of the proposed buildings, it is considered that the scheme is in accordance with the Authority's adopted policies as set out within the Local Plan. The site is an established caravan park and as such the use of Building A and B as holiday accommodation is appropriate. There is sufficient parking on site and all facilities required are provided within the conversion. Building C will provide accommodation for family members of the management of the site and as such has been conditioned to be Local Occupancy accommodation.

Overall, following amendments to the overall design of the scheme, it is considered that the development is in accordance with the Authority's Policies and Design Guidance. As such, the application is recommended for approval.

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 proposal including omission of dormer windows and extensive alterations and extensions, so as to deliver sustainable development.