

North York Moors National Park Authority

Plans list item 5, Planning Committee report 22 July 2021

Application reference number: NYM/2020/0623/FL

Development description: removal of steel portal frame agricultural building and erection of replacement building in revised location, conversion of barn to form 1 no. holiday letting cottage together with construction of single storey extensions to existing dwelling

Site address: Tofta Farm, Brown Rigg Road, Staintondale

Parish: Staintondale

Case officer: Mrs J Bastow

Director of Planning's recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	Standard three year commencement date
2	PLAN01	Strict accordance with the documentation submitted or minor variations - document no's specified
3	RSU011	Use as holiday accommodation only – outside villages
4	RSU014	Holiday unit not sold or leased separately – outside villages
5	RSU000	<p>The storage building hereby approved shall only be used for purposes incidental to the occupation of the main dwelling on the site known as Tofta Farm and shall not be let off or used for any other purpose including for the manufacture of goods for sale or storage in association with any commercial business.</p> <p>Furthermore there shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation. Any change of use or alteration will require a separate grant of planning permission from the Local Planning Authority.</p>

6	MATS03	Stonework to match
7	MATS28	Timber cladding samples
8	MATS13	Roof tiles to match existing
9	MATS19	Roof colouring
10	MATS60	Windows and doors – timber
11	MATS47	Window frames in reveals – specify set back
12	MATS74	Flues to be coloured matt black
13	MISC02	Bat survey submitted

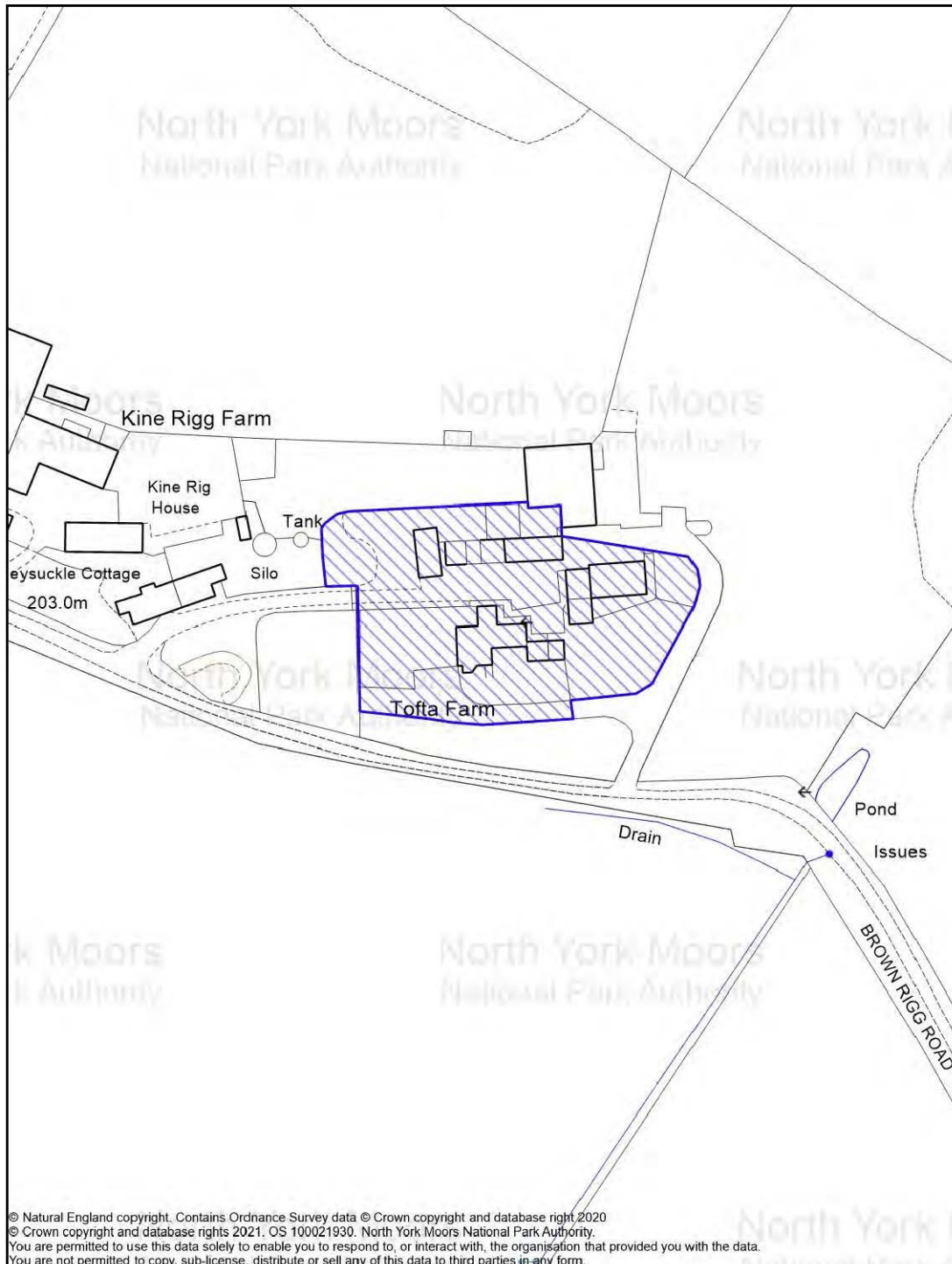
Map showing application site



North York Moors
National Park
Authority

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Scale: 1:1250



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NYM/2020/0623/FL

Front elevation of main dwelling



Proposed site of replacement storage building



Proposed outbuilding for conversion into holiday accommodation



Consultation responses

Parish

No objection

Highways

No objection to the re-location of the barn or to the extensions to the existing dwelling, there are concerns about the conversion of the barn to a holiday let. Although this is only a one bedroom holiday let it will increase the number of vehicles which will be using the existing access which has very limited visibility. The available visibility at the access is approximately 8 metres to the west and 15 metres to the east and is compromised by the overgrown vegetation which covers a stone boundary wall. The required visibility is 33 metres in either direction. It is difficult to determine how much the visibility could be improved due to the vegetation which is covering the stone wall. Brown Rigg Road is narrow, in the vicinity of the access it is undulating and twisting and does not have any formal passing places, although it is used by limited traffic, any increased traffic from the additional holiday let accommodation would be unfamiliar with the road and the access. Consequently, recommend refusal

Environmental Health Officer

No objection

Third party responses

Dan Cooper on behalf of the Cooper family and Adrian Cooper, Kine Rigg Farm, Staintondale

Wish to make the following comments:

The plans submitted on behalf of the applicants are incorrect in that the land directly behind the proposed barn is not owned by Tofta Farm but by Kine Rigg Farm.

Whilst there is no opposition to the shed being relocated, however the use of said building should be as proposed i.e. for the storage of vehicles, as the neighbouring field is used for livestock and in particular for lambing. Should the building be used for anything other than storage this could potentially distress the livestock.

Consultation expiry

9 October 2020

Background

Tofta Farm occupies an elevated and isolated position above Brown Rigg Road to the west of Staintondale. It comprises the main dwelling, three holiday cottages which have been created through the conversion of a range of traditional stone farm buildings and a range of modern sheds and a further stone outbuilding.

Planning permission is sought for single storey extensions to the front and rear of the main dwelling comprising a timber clad cloakroom extension to the rear elevation and a fully glazed garden room extension to the front elevation under a slate roof. In addition planning permission is sought for the conversion of a small, single storey stone outbuilding into a one bedroom holiday letting cottage. However to improve the outlook from this unit it is proposed to remove the adjacent steel portal storage building and reposition it with the addition of a lean-to extension to the rear of the main dwelling and to the west of the holiday cottages on an area of hardstanding where there is already a small storage building.

Main issues

Relevant planning policies

The relevant policies of the adopted Local Plan are Strategic Policy C (Quality and Design and Development), Strategic Policy J (Tourism and Recreation), Policy UE1 (Location of Tourism and Recreation Development), Policy CO12 (Conversion of Existing Buildings in Open Countryside) and Policy CO17 (Householder Development).

Principle of development

Policy CO12 supports the conversion of traditional buildings in the open countryside which are of architectural or historic interest and make a positive contribution to the landscape and special qualities of the National Park into a variety of uses including holiday accommodation where there is an existing residential unit within the group of buildings. It is considered that the proposed conversion of the outbuilding at Tofta Farm into a one bedroom holiday letting cottage is therefore acceptable in principle.

Policy CO17 is supportive of development within the domestic curtilage of dwellings 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, and does not adversely affect the residential amenity of neighbouring occupiers. It also requires any extension to be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension.

In this case the main dwelling at Tofta Farm has not apparently been previously extended; as such the proposed extensions, with a total habitable floorspace of approx. 54.sq.m amount to a 21% increase in the total habitable floorspace of the existing dwelling (approx. 260 sq.m) and therefore complies with Policy CO17 in principle.

Policy CO17 also supports the development of new outbuildings where required for purposes incidental to the enjoyment of the dwelling.

In this case the proposal is to remove the existing steel portal frame building which provides ancillary storage so as to enhance the outlook from the proposed holiday cottage and reposition it along with the addition of a lean-to extension to the rear of the

dwelling adjacent to another storage building. It is considered that this also complies in principle with Policy CO17.

Design

With regard to the proposed extensions to the host dwelling, the cloakroom extension is very modest in size, appropriately designed in keeping with the host property, discretely located to the rear elevation and would infill an otherwise rather dank corner of the property. The front extension is much larger, predominantly glazed and would form a feature to the principal façade. However it would infill a gap previously occupied by a farm building of some sort as evidenced by the rendering and would not protrude further forward than the existing bay windows of the main building. Whilst the design guide advises against front extensions as these can be unduly prominent and intrusive, in this case it is felt that given the property is set well back from the road and the proposal is for a single storey extension with a slate roof and dark grey framed glazing, it can be accommodated without harm to the setting of the property or the wider landscape of the National Park.

The proposed conversion of the stone outbuilding into a one bedroom holiday cottage fulfils the criteria of Policy CO12 being a building which makes a positive contribution to the landscape of the National park; is structurally sound and capable of conversion without the need for any rebuilding or significant alterations or extensions; is of a high quality design that reflects the form and character of the building and makes good use of existing openings. There is no change to the building's curtilage and guest parking is available in the main courtyard as with the other three holiday cottages.

The proposed replacement storage building is very similar in form, character and material to the existing building, with timber clad walls under a cement fibre sheeted roof. It will match the existing building on the site where it is to be sited adjacent.

Highway safety

The Highway Authority have commented that the presence of a roadside mirror would confirm that there are already issues with the lack of visibility at the access and although the new proposed holiday cottage would be one bedroom and the increase in traffic would be minimal, the visibility for new and unfamiliar users is below the standard required for highway safety, particularly where with holiday lets, the vast majority of the customers will be new.

In response to the Highway Authority's concerns regarding limited visibility from the access and consequently their recommendation of refusal, it is noted that the level of traffic using Brown Rigg Road serving Tofta Farm is generally low and travelling at a low speed given its narrow, undulating nature. Furthermore in addition to the host dwelling there are already three holiday cottages operated from the site and served by the same access and as such the increase in traffic to and from the site would be minimal.

Whilst highway safety is of course an important material consideration, in this case given the negligible increase in traffic attracted to the site and the nature of the highway it is

considered that the benefits of bringing a redundant stone barn into use or tourism accommodation in support of the applicant's business outweigh those concerns.

Conclusion

In view of the above it is considered that the proposed extensions to the main dwelling, the conversion of the stone outbuilding into a holiday letting unit and the provision of a replacement storage building meet with Strategic Policy C, Strategic Policy J, Policy UE1, Policy CO12 and Policy CO17, and as such approval is recommended.

Pre-commencement conditions

There are no pre-commencement conditions.

Contribution to Management Plan objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure all new development will be of a high quality design and will conserve and enhance the built heritage.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.