

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0607

Development description: change of use of annexe to one local needs dwelling

Site address: Northfield Granary, Suffield

Parish: Suffield-Cum-Everley

Case officer: Mr A Muir

Applicant: Mrs Christine Maw
Northfield Granary, Suffield, Scarborough, YO13 0BJ, United Kingdom

Agent:

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	PLAN00	<p>The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.</p>
3	RSU000	<p>The occupation of the dwelling hereby permitted 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 National 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> <p>Note C: Mortgagee in possession. A mortgagee of the owners exercising its statutory power of sale, a receiver appointed thereby, or a successor in title thereto is not bound by the provisions of this Condition (provided always that any such mortgagee must be a body corporate registered with and regulated by the Prudential Regulation Authority (or any successor body whose function is to regulate mortgages and loans)).</p>
4	WPDR	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the property known as Northfield Granary shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
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 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.
3	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 to provide facilities for visitors in line with Policy UE2 of the Local Plan.
4	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.

Consultation responses

Highways

No objection

Environmental Health

No objection

Third party responses

None received

Publicity expiry

Site notice expiry date 04 October 2022



Rear Elevation of Existing Annexe and attached Barn



Rear Elevation of Existing Annexe



Front Elevation of Existing Barn with Modern Barn Attached and Covering a Proportion of the Building

Background

Northfield Farm is a Grade II listed building located in the settlement of Suffield which is in the open countryside and approximately 2km northwest of Scarborough's suburbs.

The existing group of buildings comprise the main traditional farmhouse, and a range of traditional outbuildings and more modern agricultural buildings. Two of the traditional buildings, of which Northfield Granary is one, have previously been converted into residential annexes incidental to the main farmhouse.

This application relates to Northfield Granary, a traditional stone and pantile outbuilding to the southeast corner of the traditional group, with a modern group of agricultural buildings further to the east and an existing modern agricultural building attached to the west elevation.

This application seeks planning permission to convert this building into a local occupancy dwelling. The original scheme for conversion to form annexed accommodation was granted in 2005 and the scheme was completed in 2007. The development made good use of existing openings retained its architectural and historic significance.

Main issues

Local Plan

Strategic Policy M – Housing – seeks to help meet the needs of local communities housing with a minimum of 551 new homes (29 per year) to be completed over the Plan period. To be delivered through the development of sites allocated in the Helmsley Local Plan and in Policy ENV13, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plan approved by the National Park Authority. 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 CO10 - Housing in Open Countryside - seeks to maintain the quality of the National Park landscape, housing development in Open Countryside will only be permitted in the following circumstances:

1. Where there is an essential need for a dwelling in the proposed location to support established farming, forestry or other essential land management activities.

2. Where an existing dwelling is to be replaced in accordance with Policy CO14, Replacement Dwellings;

3. Where a rural building is of architectural or historic interest and is converted in accordance with Policy CO12, Conversion of Existing Buildings in Open Countryside.

Dwellings that are not of a high quality or that have a harmful impact on the landscape will not be permitted.

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.

New uses for rural buildings that may be permitted under this policy are employment, education or training; holiday accommodation or permanent local occupancy residential use; tourism facilities; community facilities (in exceptional circumstances) and purposes incidental to the residential use of the dwelling.

Policy CO13 - Local Connection Criteria for Local Needs Housing - The occupancy of local needs dwellings will be restricted to those:

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.

Applications to remove a local connection condition will only be permitted if it is clearly demonstrated that the property has been adequately marketed at a suitable price and

for an appropriate period of 12-18 months. In such circumstances, the Authority will apply a principal residence condition.³

The building has previously been sympathetically converted to an annexe to support the extended family of the farm owner and continue to allow them to live and work on the farm. This former development has ensured that the traditional character of the host building is maintained. The annexe has been used as a dwelling for many years by the applicant. Due to the legal nature of the annexation should anything occur in the future the whole farm would need to be sold and the applicant would have to leave their home. In order to overcome this the applicant has submitted this application. It is considered that the conversion from annexe to local needs dwelling would not be detrimental to the character of the original building being one with listed status or the locality and would be in accordance with current policy.

No objections have been received and it is considered that the details of the scheme would be in accordance with Strategic Policy M and Policies CO10, 12 and 13 of the NYM Local Plan. Consequently, approval is recommended.

Pre-commencement conditions

N/A

Contribution to Management Plan objectives

Approval is considered likely to help meet Objective 21 which seeks to increase the delivery of affordable housing above 2010-2020 levels to build at least 100 affordable homes in villages across the National Park by 2027

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 considers the application to deliver sustainable development.