

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0253

Development description: conversion of and extension to outbuilding to create holiday let with associated amenity space and parking

Site address: North Moor Cottage East, North Moor, Wykeham

Parish: Wykeham

Case officer: Mrs Jill Bastow

Applicant: Mr Steve Hutchinson
North Moor Cottage East, North Moor, Wykeham, Scarborough, YO13 9QH

Agent: Victoria Wharton Architectural Design
fao: Miss Victoria Wharton, 7 Red Scar Lane, Newby, Scarborough, YO12 5RH

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.												
2	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans: <table border="1"><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site Location Plan</td><td></td><td>24 April 2023</td></tr><tr><td>Site/Roof Plans</td><td>23/08 01</td><td>24 April 2023</td></tr><tr><td>Proposed Arrangements</td><td>23/08 03 A</td><td>26 July 2023</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Site Location Plan		24 April 2023	Site/Roof Plans	23/08 01	24 April 2023	Proposed Arrangements	23/08 03 A	26 July 2023
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3	UOR12	The accommodation hereby approved shall not be used for residential purposes other than holiday letting purposes. For												

Document title

		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.
4	UOR15	The unit of holiday letting accommodation hereby permitted shall form and remain part of the current planning unit presently known as North Moor Cottage East as shown edged red on the site location plan dated 24 April 2023. The holiday unit shall not be let out or used in any way if the holiday letting unit is functionally separated (either Freehold or Leasehold) from the main dwelling and shall at all times remain together in the same overall planning unit.
5	MC02	The development hereby permitted shall be carried out in accordance with the mitigation and compensation measures set out in the Bat Survey by Wold Ecology Ltd dated June 2023.
6	AC20	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7	BC06	This permission has been granted in accordance with the details specified in the updated structural survey (MGC/PAA/JC/49160 RPT-001 Revision A) prepared by Alan Wood and Partners received on 28 July 2023. More extensive works of demolition, alteration or rebuilding that does not accord with these details will render the permission invalid and will require a further grant of planning permission from the Local Planning Authority.
8	GPMT03	All new external materials used in the development hereby permitted shall match that of the existing building including the use of traditional, non-interlocking non-pre-coloured natural red clay pantiles and the method of coursing and pointing of the stonework.
9	BCMT09	No work shall commence on the installation of any fenestration element in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall

		fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
10	GPMT11	All new window frames, glazing bars, external doors and door frames shall be of timber construction and no other materials shall be used.
11	GPMT20	External trickle vents that are not concealed shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.
12	GPMT21	No work shall commence on the installation of any rooflights in the development hereby approved until full details have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be fixed or top-hung metal conservation style and shall be installed in accordance with the approved details and maintained in that condition in perpetuity.
13	GPMT23	The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.
14	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	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	RSN UOR12	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	RSN UOR12	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.
5	RSN MISC06	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
6	RSN AC01	In accordance with Policy ENV4 which seeks to protect dark night skies.
7	RSN BC02	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of North York Moors Local Plan Policy UE4 and Policy C012.
8	RSN GPMT01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
10	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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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Consultation responses

Parish

No comments received

Highways

No objection

Environment Agency

No comments received

Environmental Health

No objection

Forestry Commission

No comments received

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 10 August 2023

The stone outbuilding to be extended and converted into holiday letting accommodation



Background

North Moor Cottage East is one of a pair of semi-detached stone cottages lying to the north of the small hamlet of North Moor approx. 1.5 km to the northeast of Sawdon. The main dwellings have been extended in the past and there are a number of domestic outbuildings within the curtilage to the south. Immediately to the north lies a modest stone and pantile outbuilding.

Planning permission is sought for the conversion and extension of the stone outbuilding into a small studio of holiday accommodation comprising a living/bedroom area, dining kitchen area and bathroom. It is proposed to extend the existing outside WC and store forward, maintaining a lower eaves and ridge height than the main building to accommodate a small entrance lobby.

The application is accompanied by a structural survey and bat survey.

Main issues

Local Plan

The relevant policies of the Local Plan against which to assess this application are considered to be Strategic Policy A - Achieving National Park Purposes and Sustainable Development; Strategic Policy C - Quality and Design of Development; Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity; Policy ENV4 - Dark Night Skies; Policy UE4 - New Holiday Accommodation Within Residential Curtilages and Policy CO12 - Conversion of Existing Buildings in Open Countryside.

Discussion

The principle of the conversion and modest extension of this stone outbuilding within the domestic curtilage into short-term holiday letting accommodation is acceptable in principle under Policies UE4 and CO12. The building is of architectural and historic interest and makes a positive contribution to the landscape and special qualities of the National Park such that it is worthy of retention.

The building is structurally sound as demonstrated by a structural report and capable of conversion without the need for substantial rebuilding. A modest extension of the existing outside WC and store to form the bathroom is proposed, and whilst the loss of the double step in the ridge is regrettable, the extension will retain a single step in the ridge and eaves level so as not to adversely affect the overall character or appearance of the building.

The scheme of conversion is considered to be of a good quality design that reflects the form and character of the building, making use of existing openings and limiting the number of new openings.

It is not considered that such a small unit of holiday accommodation within the large domestic curtilage would have an adverse impact on the residential amenities of the host dwelling or the neighbouring to the west in terms of noise and activity. Adequate parking is also available within the curtilage to serve the accommodation.

In conclusion it is considered that the proposed conversion of this traditional stone outbuilding into holiday letting accommodation is of a good standard design that retains much of its character and appearance and preserves its setting in the wider landscape as required by the policies of the Local Plan. As such approval is recommended.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

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.