

PROPOSED USE OF HOLIDAY LETTING ACCOMMODATION AS
DWELLINGHOUSE AND RESIDENTIAL ANNEX
AT BICKLEY SCHOOL HOUSE, BICKLEY SCARBOROUGH

SUPPORTING STATEMENT

Background

Conditions on the permission for conversion of this property to a holiday let (application ref. NYM/2009/0272) restrict the use to holiday accommodation. The applicant has found it uneconomic to use the property in this way and the application to use this dwelling without restriction would normally be dealt with as the simple removal of a condition but, in this case, the description of the proposal on the notice granting permission is "change of use of school holiday outdoor pursuits centre to holiday letting accommodation" so, this application has to be framed as a change of use of the property to an open market house and annexe.

Planning Policy

When the property ceased to be used as a pursuits centre, the Local Planning Authority restricted the use to maintain its tourism use. However, since the grant of permission in 2009, the planning policies have changed with the adoption in 2020 of a new Local Plan for the National Park. included a new policy which allows for conversion of buildings to houses, in open countryside, provided the building is "of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park."

Clearly, this former school; house is of some historic interest (despite not being "listed" as such) and contributes to the character of the locality and the National Park. As such, its use as a dwelling is acceptable under current policy.

Justification

As stated above, the use of the property as a holiday let has not proved viable due to the upkeep costs and the configuration of the accommodation. An attempt has been made to increase the holiday offer by providing additional accommodation by way of holiday chalets but this failed to secure planning permission.

It is important to ensure that the building is retained and thus it requires a viable use. Thus the applicants seek to remove the holiday restriction which will ensure the building is retained and contributes to the housing stock available to the local population.

Design

No changes to the external appearance of the host building and outbuildings are proposed. The proposal will not impact, in any way, on the character of the building or the landscape.

Roger Yarwood, DipTP, MRTPI

October 2023