

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0705

Development description: conversion of barn to one annexe with associated parking, amenity space and installation of package treatment plant

Site address: Partridge Hill, Ugglebarnby Lane, Sneaton

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Miss Lucy Gibson

Applicant: Mr and Mrs Helen and Trevor Hodges

Partridge Hill, Ugglebarnby Lane, Sneaton, Whitby, YO22 5HT

Agent: Bell Snoxell Building Consultants

fao: Mr Louis Stainthorpe, Mortar Pit Farm, Sneatonthorpe, YO22 5JG

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	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><thead><tr><th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>1002 01 Rev A</td><td>26 October 2023</td></tr><tr><td>Amended Block Plan</td><td>1002 03</td><td>05 December 2023</td></tr><tr><td>Proposed Elevation B (amended)</td><td>N/A</td><td>05 December 2023</td></tr><tr><td>Proposed Elevation D (amended)</td><td>N/A</td><td>05 December 2023</td></tr><tr><td>Proposed Roof Plan (amended)</td><td>N/A</td><td>05 December 2023</td></tr><tr><td>Proposed Elevation C & A (amended)</td><td>N/A</td><td>05 December 2023</td></tr></tbody></table>	Document Description	Document/Drawing No.	Date Received	Location Plan	1002 01 Rev A	26 October 2023	Amended Block Plan	1002 03	05 December 2023	Proposed Elevation B (amended)	N/A	05 December 2023	Proposed Elevation D (amended)	N/A	05 December 2023	Proposed Roof Plan (amended)	N/A	05 December 2023	Proposed Elevation C & A (amended)	N/A	05 December 2023
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		Email from agent to case officer dated 05 December 2023.
3	PDR01	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H; Schedule 2, Part 2, Classes A to F and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4	UOR11	The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Partridge Hill.
5	MCO0	No work shall commence on the installation of any doors or windows 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 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 windows and doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6	MCO0	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 have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity.
7	GPMT15	The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity.
8	GPMT20	External trickle vents shall not be incorporated into any new

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		windows hereby approved and shall not be installed thereafter.
9	GPMT11	All new window frames, glazing bars and doors shall be of timber construction and no other materials shall be used.
10	MC00	The mitigation and enhancement measures shall be carried out as outlined in the bat, breeding bird and barn owl survey dated 10 October 2023, page 14.
11	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.
12	LD25	Prior to the development being brought into use full details of any proposed boundary treatment to the site, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity.
13	MC00	There access or egress between the highway and the application site at Partridge Hill shall provide visibility splays, giving clear visibility for drivers, of 45 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. These visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
14	MC00	Prior to the development being brought into use, full details of the proposed package treatment plant and soakaway shall be submitted to and approved in writing by the Local Planning Authority.
15	GPMT27	All flues associated with the proposed development shall be coloured matt black and 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 PD01	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.
4	RSN UOR09	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.
5-8	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.
9	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.
10	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.

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11	RSN AC01A	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 North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development. that does not detract from the quality of life of local residents.
12	RSN MISC00	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable boundary treatments.
13	RSN MISC00	In the interests of highway safety and the amenity of the area.
14	RSN DR01	To avoid pollution of watercourses and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
15	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.

Informative(s)

Informative number	Informative code	Informative text
1	MC INF00	The applicant is advised that the domestic use of the static caravan at the site should be abandoned and the structure removed following the occupation of the annexe.
2	MC INF14	With reference to condition no. 11 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's web site or by contacting the Authority at planning@northyorkmoors.org.uk . Further general information on lighting can be found on the International Dark-Sky Association web site together with more detailed information about outdoor lighting .

Informative number	Informative code	Informative text
		This is to protect the nocturnal wildlife and the quality of the dark night skies above the National Park in accordance with Policy ENV4 of the North York Moors Local Plan and to support the North York Moors National Park's Management Plan Objective 9 - 'Increase the intrinsic darkness of the National Park International Dark Sky Reserve by expanding the current dark sky core zone by twenty percent by 2027'.

Consultation responses

Parish

No objections with the caveat it must be a local occupancy clause – 04 December 2023

Highways

The design standard for the site is the Design Manual for Roads and Bridges and the required visibility splay is 2.4 metres by 45 metres. This visibility is achievable as long as the hedges are maintained to be clear of overhanging the highway verge.

Environmental Health

My only concern is that the escape route from the first floor in case of fire is through the kitchen/lounge which is a high risk room. Consideration should be given to an alternate means of escape in case of fire; escape windows from each of the bedrooms is a possible option. I have no other comments or objections to the proposals.

Third party responses

None received.

Publicity expiry

Advertisement/site notice expiry date: 21 November 2023

This shows the front elevation of the barn/outbuilding at Partridge Hill and the proposed parking spaces for the annexe within the courtyard.



This shows the rear elevation of the barn/outbuilding at Partridge Hill and the proposed amenity area on the existing hardstanding.



Background

Partridge Hill Farm is located to the south of the road from UGGLEBARNBY to SNEATON and on a raised area of land. The farmstead comprises a range of traditional buildings and smaller barns and larger modern barns to the right hand side of the access track which are visible from the surrounding area.

Planning approval was granted in 2021 for the erection of a lean to agricultural building on the site.

As originally submitted, this application sought planning permission for works to convert a barn on the site to form a separate local occupancy dwelling. However, the case officer cited concerns in relation to the proximity of the barn to the main dwelling and the lack of storage/amenity space for use as a separate independent dwelling. As such, the proposed use was amended to an annexe.

As such, this application seeks planning permission for the conversion of a barn to one annexe with associated parking, amenity space and package treatment plant.

Main issues

Local Plan

Strategic Policy C (Design) seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

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.

Policy CO18 (Residential Annexes) seeks to permit residential annexes only where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use; a clear functional need for the ancillary accommodation is demonstrated; and in the case of a new build annexe, it is physically attached to the main dwelling with an interconnecting door. All proposals should also meet the requirements of Policy CO17, Householder Development. Where permission is granted a condition will be applied to ensure that the annexe remains under the control of the occupier of the main dwelling.

Discussion

The barn is attached to the rear of the main farmhouse and bounds a small courtyard. The barn is considered to be of a relatively traditional construction with a stone/brick construction and a new pantile roof. The structural engineers report submitted in support of this application has shown that the building is capable of conversion to residential use without requiring substantial rebuilding or alterations.

The proposed conversion would create a 2 bedroom annexe, to be used by members of the family, who currently live on the site in a static caravan.

Whilst no formal storage area for use by the occupiers of the annexe has been included in the scheme, the agent has clarified that as members of the family, they share the existing storage provision at the site. This arrangement is considered to be acceptable given the proposed ancillary use of the building. It is for this reason that it is also not anticipated that there would be any unacceptable impact on neighbouring amenity.

The proposed works would also include the establishment of a very modest amenity space to the rear of the barn, on the existing area of hardstanding. Whilst Policy CO12 does not support changes to a building's curtilage which would be harmful, it is considered that this modest amenity space is appropriately sited so to not adversely affect the character and appearance of the building or surrounding landscape.

The amended plans show a reduced number of rooflights and make use of the existing openings with proposed replacement timber windows and doors, which are sympathetic to the rural character of the buildings and wider site. In line with the comments submitted by the Environmental Health Officer, the applicant has been advised that the rooflights should provide adequate escape in case of fire. The works also include the provision of a package treatment plant, details of which have been conditioned, as requested by the Authority's Ecologist.

Parking provision would be within the existing courtyard and the annexe would share the existing access.

The Local Parish Council have no objections to the scheme, however caveat that the local occupancy clause must be enforced. These comments were received prior to the submission of the amended plans, which revise the proposed use to an annexe. It is not considered that the annexe use would be contrary to the Parish Council's requirements and as such, they were not reconsulted.

As outlined above, the proposals are considered to accord with the relevant policies contained within the NYM Local Plan and the principles recommended within Part Four of the NYM Design Guide by adopting a sensitive approach to the conversion of the agricultural building.

Therefore, this application is recommended for approval.

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.

Pre-commencement conditions

Not applicable.

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 the proposed use of the building and a reduction in rooflights, so as to deliver sustainable development.