



Keelham Cottage | Keelham Lane | Todmorden | OL14 8RX  
June 2024

NYMNP

07/06/2024

# PLANNING STATEMENT FOR REMOVAL/VARIATION OF CONDITIONS

**Address:** Becksides, The Bolts, Robin Hoods Bay, North Yorkshire, YO22 4SG

**Application Reference:** NYM4/029/0189F/PA

**Description of original application:** Conversion of attached outbuilding to holiday letting unit at 3 & 4 The Bolts, Robin Hood's Bay.

**Proposal for removal / variation of condition:** The application seeks a dual use, holiday letting accommodation and local occupancy dwelling.

## Introduction

This Planning Statement is submitted on behalf of Mr & Mrs Reed ("the Applicant") in support of an application for planning permission for the dual use of Becksides, The Bolts, Robin Hoods Bay, YO22 4SG ("the Property") as either a holiday let or local occupancy dwelling ("the Development").

## Background

In 1993 an application was approved for conversion of attached outbuilding to holiday letting unit at 3 and 4, The Bolts, Robin Hood's Bay. The application was made with holiday letting unit in mind. Becksides, which is what the dwelling is called, was run as a successful holiday let from 1993 to around 2010. Then between approximately 2010 – 2021 the property was on a long-term tenancy. Since 2021 it has been run as a holiday let.

This application is seeking to vary the condition to dual use to include residential long-term letting. Becksides is a small dwelling but lucky enough to have a small external patio to the side which is accessed directly from the internal dining area. At approximately 31 sqm, Becksides is not the smallest property in Robin Hood's Bay. In fact, there are a few similar-sized properties located close to Becksides that are approximately 32 sqm such as Beadle Cottage, Fieldside Cottage, Bing Cottage and White Rose Cottage to name a few.

## Reason for development

The Applicants wish to gain consent for dual use for holiday let use and residential use to allow flexibility of use of the Property.

## Assessment

Condition 2 of the 1993 Permission states:

'The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purposes of this condition "holiday letting" means letting to the same person or family for periods not exceeding 28 days in any year.'

Permission is sought to vary condition 2 to allow a dual use as either a holiday let or local occupancy dwelling. The use of the Property as a holiday has already been established through the planning history. This application therefore considers the introduction of a second use as a local occupancy dwelling.



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Policy UE3 of the North York Moors National Park Authority Local Plan July 2020 permits the change of previously converted buildings of permanent construction from holiday accommodation to permanent occupation and states that where a holiday letting condition exists, this will be replaced with an occupancy condition in accordance with the spatial strategy set out in Policy SPB.

Policy UE3 states that 'Not all existing holiday accommodation will be suitable for permanent occupation and the acceptability of a proposal will depend entirely on the existing layout and arrangements of the site and the relationship of buildings with one-another. Permanent occupation brings a considerable increased pressure for larger gardens, storage buildings, garages and subdivision of external spaces etc. which were not necessarily needed for buildings in holiday cottage use but if permitted can have a significant impact on the rural character of the landscape.'

The Property has been utilised successfully as a long let property from the period of c.2010 to 2021, and it is deemed therefore as a suitable building for this use. The suitability of the Property is discussed in more detail below however, in summary;

- The Property is located in the heart of Robin Hoods Bay village within walking distance to local amenities (pubs and shops) and public transport (regular bus service to Scarborough and Whitby);
- While the property does not have vehicular access, typical of residences of the Lower Village, Resident Permits are available for parking at Bank Top and Station Car Park, within walking distance; and furthermore the bus service is walkable meaning a resident could occupy the property without the need for a car;
- The Property has existing garden space to the front and rear proportionate to the size of the property.

Policy SPB also seeks to provide additional housing to Larger Villages such as Robin Hoods Bay, and this Development could therefore provide an additional dwelling without the need for increased built form. No alterations would be required to the property. The development therefore supports the aspirations of Policy SPB to deliver housing as well as holiday stays in the National Park.

Examples of approved planning applications with similar request include:

#### Example 1

- Application reference number: NYM/2024/0013
- Development description: variation of condition 4 of planning approval 3/093/0051F to allow a dual use of Mallard Cottage as either a holiday let or dwelling
- Site address: Mel House Cottages, Newton upon Rawcliffe

#### Example 2

- Application reference number: NYM/2023/0858
- Development description: dual use of existing holiday let as either a local occupancy dwelling or holiday let
- Site address: Seaton Court, Seaton Hall, Staithe



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## Amenity

Policy UE3 requires conversions of holiday lets to permanent occupation to demonstrate that the new dwelling and its garden space will provide amenity space and that any necessary alterations would not impose on character and overlooking.

As discussed above the Property has existing garden space to the front (for seating storage and bins) fronting The Bolts streetscape and to the rear for seating or dining. The rear garden benefits from overlooking Kings Beck which acts as borrowed natural landscape with an abundance of birdlife.

The gardens at Beckside have been utilised successfully in their current condition without need for overspilling or alterations and it is foreseen that this situation can continue. There is sufficient space for storage, bins and amenity which is proportional to the size of the property.



Photograph above shows frontage to property, which includes space for seating, storage and bins.



Photograph above shows rear to property, which includes space for seating / dining.



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It is therefore considered that the proposal complies with Policy UE3 of the Local Plan.

## Highways and Parking

The Property will continue to be accessed via foot along The Bolts, with vehicular access to the Public Car Parks at Bank Top and Station Car Park. A Resident's Permit can be obtained for these car parks, as it is currently for holiday guests. It is not anticipated therefore that the development will result in traffic movements which differ from those associated with a holiday let use.

The proposal therefore complies with Policy UE3 of the Local Plan.

## Conclusions

This statement has set out the Development which is for the granting of permission to vary condition 2 of the 1993 Permission to allow a dual use as either a holiday let or local occupancy dwelling. The existing use of the Property (granted in 1993) includes holiday letting accommodation. The proposed development would therefore not be creating any new holiday letting accommodation. The Development includes adding the option for the Property to be a local occupancy dwelling.

NYMNPA policy sets out that conversion of Holiday Let accommodation to permanent occupancy is viable if amenity space is sufficient. This statement has set out that the Property has sufficient amenity space, proportional to the size of the property and which currently functions well for guests as well as previous long let residents. Parking in the Lower Village is limited due to the close knit nature of the buildings within the village and walkable parking can be provided, with the alternative of sustainable public transport.

Finally the ability to utilise the property for permanent occupancy meets the aspiration for providing housing within Larger villages as well as Holiday Let accommodation for the National Park.

It is hoped that NYMNPA can support this application.