

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Staintondale

Application No. NYM/2016/0866/FL

**Proposal: change of use of and alterations to pool house to form 2 no. holiday cottages with associated amenity space**

**Location: Island Farm Cottage  
Staintondale**

**Decision Date: 03 March 2017**

## Consultations

**Parish – No objections**

**Highways – No objections**, there will be little or no impact on the highway from this conversion. Island Farm is located some way off the highway and is accessed via a private drive, with adequate on-site parking available.

**Environmental Health Officer – No objections on housing grounds**

**Site Notice Expiry Date – 14 February 2017**

## Director of Planning's Recommendation

**Approval subject to the following condition(s):**

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	RSUO11	The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For 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.	RSUO14	The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Island Farm Cottage and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 3 above without a further grant of planning permission from the Local Planning Authority.
5.	MATS00	All new window frames and glazing bars shall installed in accordance with the details submitted on 14 December 2016, and the external face of the frame to all new windows shall be set in reveals to match those of the existing windows. The windows shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

*A. Allen* 3/3/17

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**Application Number: NYM/2016/0866/FL**

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**Reason for Condition(s)**

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3.	RSUO11	The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4.	RSUO09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
5-7	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.

**Background**

Island Farm Cottage is located in a relatively isolated position in Staintondale, in a valley bottom. There is one other dwelling, known as "Island House", immediately to the north-west.

Island Farm Cottage comprises a 3 bed detached farmhouse with a range of traditional and modern outbuildings. Those which are attached to the house have been altered and converted into ancillary living accommodation, comprising a residential annex and a small swimming pool.

This application seeks full planning permission to convert the part of the building which currently contains the swimming pool into two small one bed holiday cottages. External alterations proposed would comprise the removal of the poor quality window and door arrangement on the front elevation with two larger glazed cart shed type door openings. On the rear elevation it is proposed to insert one new window and door.

It is proposed to use flush fitting upvc windows which would be coloured a pale green/grey colour.

*A plan 8/8/17*

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Application Number: NYM/2016/0866/FL

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### Main Issues

The main pertinent Local Development Plan policies are Core Policy A and Development Policies 3 and 14.

Core Policy A of the Local Development Plan seeks to ensure that new development conserves and enhances the Park's special qualities; with priority being given to ensuring development does not detract from the quality of life of local residents and supports the character of a settlement.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

The current application includes alterations to fenestration details but these are considered to result in an improvement to the existing window arrangement. There are no other external alteration proposed and it is considered that the alterations would be in accordance with DP3.

The application property is an existing private dwelling, and it is not considered that the level of activity that the proposed two, one bed holiday cottages would generate would have a detrimental impact on the amenities of the adjacent dwelling.

The site itself is well located in relation to footpaths, cycle routes and the coast and it is considered that the provision of holiday accommodation here is well located and would be in accordance with the aims of DP14.

In view of the above it is considered that the use of the site for holiday accommodation is considered to be generally compatible with National Park policies as the site will be managed by the owners who also live in the property. The scale of development proposed is not considered to be detrimental to either the special qualities of the National Park, nor the residential amenity of the neighbouring occupiers. The development, whilst generating a very small amount of additional traffic in the area, is not considered to have a detrimental impact on road safety in the area.

The proposed development is therefore considered to be compatible with the requirements of Core Policy A and Development Policy 14 and approval is recommended.

*A. Mar* 3/3/17

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Application Number: NYM/2016/0866/FL

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**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

*A. Khan* 3/2/17