

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2018/0680/FL

Proposal: conversion of former gnome wood carvers workshop to holiday letting accommodation

Location: The Old Mill, Littlebeck, Sleights

Decision Date: 12 December 2018

Extended to:

Consultations

Parish -

Highways - The blue line plan shows that this application is for a 4th holiday cottage in addition to the main dwelling on land in the ownership of the applicant. Section 5.6 of the Planning Statement states "adequate on-site parking provision is proposed." Can the applicant provide information showing where the onsite parking will be so that I can comment on whether the local Highway authority agrees with this statement.

Additional comments - On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

Natural England – No objection.

Environmental Health Officer – No objection on housing or environmental health grounds.

Site Notice Expiry Date – 14 November 2018

Others – Mrs S Willington, Red Barn, Littlebeck Lane, Sneaton

This building has already been prepared without planning permission.

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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Plans Sheet 01</td><td>1403 P100</td><td>12 October 2018</td></tr><tr><td>Proposed Plans Sheet 02</td><td>1403 P101</td><td>12 October 2018</td></tr><tr><td>Proposed onsite Parking</td><td>n/a</td><td>12 November 2018</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed Plans Sheet 01	1403 P100	12 October 2018	Proposed Plans Sheet 02	1403 P101	12 October 2018	Proposed onsite Parking	n/a	12 November 2018
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Proposed onsite Parking	n/a	12 November 2018												
3.	RSUO12	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.	RSUO15	The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as Mill House, Littlebeck as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.												

Application Number: NYM/2018/0680/FL

Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN 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 & 4.	RSN RSUO13	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.



Application Number: NYM/2018/0680/FL

Background

Mill House, Littlebeck is a house and holiday cottage business which comprises the main house and three further holiday cottages located close to the Beck in Littlebeck, close to the centre of the settlement. This application relates to the conversion of an existing single storey building located adjacent to the road as you come down into Littlebeck from the West formerly known as the Gnome wood carver's workshop. Due to the land levels only the roof of the building is visible as you pass. The boundary of the site is surrounded by a close boarded fence along the roadside giving very limited views of the structure.

The application stated that from 1994 to 2012 the applicant has gradually replaced the timber and artificial stone in the building with herringbone stone and the building was reroofed in the last two years with a pantile roof. The building now has a much more solid construction than formerly, however these works have been carried out as "repairs" over time and therefore are now authorised.

The building is currently used as a workshop/storage area and has a ceiling internally. It is proposed to convert the space into a two bedroom holiday cottage using all of the existing openings with the addition of three rooflights on the rear elevation which faces the road as there are no windows on this elevation as it looks into the retaining wall.

A small sitting out area has been created on a gravel area to the front of the property. Parking will take place at the bottom of Littlebeck, inside the curtilage of Mill House itself. There is an existing footbridge over the beck up to the workshop/proposed holiday cottage.

No external building works are proposed as part of the application other than changing windows and insertion of rooflights. A bat scoping survey has been submitted which stated that due to the condition of the building there are no cracks or crevasses which would accommodate bats and no evidence of them was found.

Main Issues

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 change of use of this building will not have any impact on the setting since the external alterations are minimal. The site is already used for holiday accommodation and there is plenty parking on site and therefore the proposal will not have any adverse impact on the amenity of any of the surrounding properties.

Due to the current condition of the building it is unlikely that the development will have any adverse impact on any protected species and the Authority's Ecologist is happy with the proposed method of dealing with the foul drainage from the site due to the proximity of the river and therefore the proposal is considered to be acceptable.

Application Number: NYM/2018/0680/FL

The proposal is considered to accord with the requirements of Development Policy 14 as the expansion of an existing tourism business which will not have an adverse impact on the wider setting and therefore approval is recommended.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.