

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Suffield-Cum-Everley

Application No. NYM/2018/0673/FL

**Proposal: conversion of garage to annexe/holiday letting cottage**

**Location: Northfield Cottage, Suffield**

**Decision Date: 13 December 2018**

## Consultations

**Parish** – No objections.

**Highways** – No objections. The application proposes to convert an existing garage into an annexe or holiday letting unit and there is a constructed access to the highway. The application states that there will not be a consequential loss of parking but drawings have not been submitted to show the existing or proposed parking layout however from a site inspection there is sufficient space within the site to accommodate the proposed off highway car parking spaces.

**Environment Agency** – No objections.

**Yorkshire Water** –

**Environmental Health Officer** – No objections subject to the accommodation being limited to annexe/holiday cottage.

**Site Notice Expiry Date** – 27 November 2018

## 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.	RSUO00	The dwelling unit hereby approved shall not be used for residential purposes other than as either annexe accommodation for members of the family of the occupier of the main dwelling known as Northfield Cottage or for 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.	RSUO00	The accommodation hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Northfield 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.

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5.	MAST56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
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**Informative(s)**

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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**Reason for Condition(s)**

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	RSNRSUO09	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.	RSNMATS02	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.



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**Background**

This application relates to one of a pair of stone and slate semi-detached cottages in the hamlet of Suffield. Both properties occupy substantial plots extending back from the road frontage and the application property has a large stone and slate built garage to the side linked by a small flat roof extension.

Planning permission is sought for the conversion of the garage into a one bedroom residential annexe or holiday cottage along with the rebuilding of the small link between the main house and the garage.

**Main Issues**

The relevant policies of the Core Strategy and Development Policies Document (CSDPD) are Development Policy 3 (Design), Development Policy 14 (Tourism and Recreation) and Development Policy 19 (Householder Development).

Development Policy 3 seeks to ensure that a high standard of design detailing is used whether traditional or contemporary which reflects or complements that of the local vernacular.

Development Policy 14 supports the provision of new tourist accommodation in the Park whether it makes use of an existing building and is unlikely to generate an increased level of activity which would be detrimental to the quality of life of local residents.

Development Policy 19 supports proposals for annexe accommodation where it would be ancillary to the main dwelling in terms of scale and specification.

The proposal would make good use of an existing building within the domestic curtilage of the host property to provide a one bedroom unit of accommodation for use as either a residential annexe for family members or for short term holiday letting purposes. The proposed alterations reflect its utilitarian form and character, with the large openings treated with glazing and timber boarding and the number of new openings limited to a small window and rooflight. The likely activity levels generated by such a small unit of accommodation will be very low and as such the proposal is unlikely to adversely impact on the amenity of neighbours or the local area.

In view of the above it is considered that the proposal accords with Development Policies 3, 14 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.