

North York Moors National Park Authority

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

Application No. NYM/2016/0368/FL

Proposal: conversion of outbuildings to form 4 no. en-suite holiday letting bedrooms
with dining facility

Location: Spring Farm, Littlebeck

Decision Date: 21 October 2016

Consultations

Borough/District -

Parish – No objection

Highways – No local Highway objections

NY Fire & Rescue Service – No objection/observation

Environmental Health Officer – No objection to the application on Environmental Health grounds
No objections to the application on housing grounds.

Site Notice/Advertisement Expiry Date – 30 September 2016

Signature:



Date:

16/Aug/17

Application Number: NYM/2016/0368/FL

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="0"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Drawings</td> <td>16/058/02B</td> <td>29 March 2017</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 Drawings	16/058/02B	29 March 2017
Document Description	Document No.	Date Received						
Proposed Drawings	16/058/02B	29 March 2017						
3.	RSUO00	The holiday letting units 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 6 months 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 Spring Farm, Littlebeck 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.	CDLB05A	This permission has been granted in accordance with the details specified in the survey prepared by Close Granger Gray & Wilkin received on 6 June 2016. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.						
6.	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.						
7.	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						
8.	MATS00	Notwithstanding the annotations on the approved plans, all new window frames, glazing bars and external door frames and doors shall be of timber construction, painted Farrow and Ball "Railings" within six months of the date of installation and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.						
9.	MATS47	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 unless otherwise agreed in writing with the Local Planning Authority.						
10.	MATS00	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.						

Signature:



Date:


11

Application Number: NYM/2016/0368/FL

11.	MISC00	The development hereby permitted shall be carried out in accordance with the Recommendations and Enhancements suggested on page 12 of the submitted Bat Survey dated June 2017 and carried out by DWS Ecology.
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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.	RSN 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.	RSN 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.	RSN CDLB02	In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
6 & 7.	RSN MATS01	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 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.
8 - 10.	RSN 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.
11.	RSN MISC04	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

Signature:		Date:	11
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Application Number: NYM/2016/0368/FL

Background

Spring Farm, Littlebeck used to be a working farm with a dairy herd and is now a domestic small holding. This application relates to the conversion of the run of traditional stone buildings to the rear of the dwelling which are presently under used and require a new use to justify investments being made to repair them. The buildings are largely in tacked and a structural survey has confirmed this.

The scheme proposed looks to convert the outbuilding into 4 bedrooms all with ensuites and a dining room to provide bed and breakfast accommodation to serve passing walkers on the Coast to Coast route or workers in the area who need accommodation during the week before retuning home at weekends. One of the rooms has been designed to accommodate disabled guests.

Although it is considered that most guests will arrive on foot off road parking space is available within the yard associated with the dwelling.


The building is well served by existing openings and therefore no new openings are proposed under this application. All existing openings will be fully glazed to allow the maximum light possible into the rooms without the need for new openings.

Main Issues

This application is for a barn conversion to holiday accommodation and therefore the most pertinent policies are DP8 and DP14.

Development Policy 8 of the Local Development Framework seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not required changes to the buildings curtilage or new vehicular access or parking areas.

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.

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Application Number: NYM/2016/0368/FL

The building proposed to be used as bed and breakfast rooms is closely associated with the dwelling at Spring Farm and will use the existing access and yard area for parking, but is sited next to the Coast to Coast route and therefore it is envisaged that the majority of occupants will be walkers. The Building has a traditional form, but its appearance could be improved through investment in this scheme to remove inappropriate white upvc windows and a metal sheeted roof which have been installed over recent years.

The proposal can be accommodated without any new openings or extensions and is therefore considered to be appropriate for the setting and is considered to accord with the requirements of Development Policies 8 and 14 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 recommended changes to the window design proposed, to improve the final appearance and to deliver sustainable development.

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