

North York Moors National Park Authority

Scarborough Borough Council
Parish: Goathland

Application No: NYM/2017/0040/FL

Proposal: Alterations to dwelling including changes to roof pitches and installation of rooflights together with erection of attached timber store and use of land for the siting of 2 no. glamping pods with associated access/parking

Location: Birch House Farm, Green End, Goathland

Decision Date: 21 March 2017

Consultations

Parish – No objection.

Highways -

Environmental Health Officer – (Residential regulation team) - No objection.

Site Notice Expiry Date – 23 February 2017.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																		
2.	PLAN 01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site location/block plan</td><td>PW/003A</td><td>24 January 2017</td></tr><tr><td>Floor plans</td><td>PW/001</td><td>17 January 2017</td></tr><tr><td>Elevations</td><td>PW/002</td><td>17 January 2017</td></tr><tr><td>Glamping pod photograph</td><td></td><td>17 January 2017</td></tr><tr><td>Tree survey</td><td></td><td>17 January 2017</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Site location/block plan	PW/003A	24 January 2017	Floor plans	PW/001	17 January 2017	Elevations	PW/002	17 January 2017	Glamping pod photograph		17 January 2017	Tree survey		17 January 2017
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3.	RSU0 00	The 2 no. glamping pods 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.	RSU0 00	The 2 no. glamping pods hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Birch House Farm 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 4 above without a further grant of planning permission from the Local Planning Authority.																		

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Conditions (Continued)

5.	GACS 07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
6.	MATS 04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
7.	MATS 56	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.
8.	MATS 74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9.	LNDS 02A	All hard and soft landscape works comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. Any trees or plants planted in accordance with this condition which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
10.	LNDS 04	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
11.	LNDS 00	The car park and path surfacing shall be implemented in accordance with the statement submitted on 17 January 2017 and shall be maintained in that condition in perpetuity.
12.	MISC 00	If the use of the glamping pods for the purposes of holiday accommodation within the unit permanently ceases within five years from the date on which the development was substantially completed, the 2 no. pods shall be removed from the land and the land shall, so far as is practicable, be restored to its condition before development took place unless the Local Planning Authority has otherwise agreed in writing or unless planning permission for change of use has been approved.

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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.
2.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

Reason for Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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 RSU0 11	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 RSU0 09	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 GACS 01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
6.	RSN MATS 01	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.
7 & 8.	RSN MATS 02	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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Reasons for Conditions (Continued)

9.	RSN LNDS 01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
10.	RSN LNDS 02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
11.	RSN LNDS 03	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
12.	RSN MISC 00	In order to comply with the provisions of NYM Development Policy 16 which seeks to ensure that there is a functional requirement for the units in the long term to justify an exception being made to normal planning policies which seek to restrict new development in the open countryside.

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Background

This application is for alterations to dwelling including changes to roof pitches and installation of rooflights together with erection of attached timber store and use of land for the siting of 2 no. glamping pods with associated access/parking at Birch House Farm, Green End, Goathland.

The application site is located in approximately 3 miles due north of Goathland village, and is accessed at Greenend along a narrow rural road. The final part of the access is along an unmade track with a legal agreement in place giving right of access.

The property stands alone in an open countryside location on the valley side and comprises a traditional stone and tile property with attached annexe and 10 acres of grounds including woodland to the north and east together with a large formal garden and curtilage. A timber railway carriage remains on the east part of the site which at present is uninhabitable.

The site has recently changed ownership and the applicant has recently taken a lifestyle change having previously lived in London and wishes to return to the area they were brought up to now bring up their children within the NYM National Park. The applicant is looking to bring in an income from the land and make some relatively small scale improvements to the house. They comprise:

- Utilising the whole house as family living accommodation
- Creating a boiler room with better service links to the main house including raising a small element of roof of an outbuilding to create a stepped appearance
- Removal of 4 no. rooflights, 2 others to be retained to be replaced with a conservation style
- Removal of flue to an existing log burner and restore the roof
- Raise roof of existing porch and add pantiles instead of low level plastic roof
- Replace windows with Yorkshire sliding sash

In addition to the above works it is proposed to add a double bay open store to the end of an outbuilding which would act as a store for garden machinery and log store. The building is to be constructed in wood and Yorkshire boarding and left to weather down over time. The boards are to have a 25mm gap between each board. The structure measures 7 metres long and 3.5 metres wide and physically links to the existing outbuilding/house at 4 metres high. Instead of a stone chimney stack the applicant has opted for a simple matt black flue to serve the proposed wood fuelled boiler.

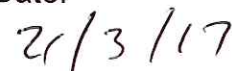
In addition to the above 2 no. glamping pods are proposed to the north of the site on land within established woodland. The site is divided into two main areas, one which comprises a small recent plantation and the second and larger area is designated ancient woodland unaffected by this proposal.

Each pod would sleep two people and will be aimed towards couples. No children or parties will be permitted. The site has been chosen for the close links and existing path network and easy access to the main house.

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Each pod measures 5.2 metres wide and 5.2 metres long and would be of wooden construction with oak windows and doors. The roof is clad with split logs to encourage moss and lichen. The organic half round shape keeps a low level.

A tree survey has been submitted as part of the application which identifies the overall layout of the established woodland and each site has been chosen so minimal trees would need to be removed. A total of five trees will be removed at Site 1 to accommodate the pod and no trees will be removed from Site 2.

Waste and foul water will be dealt with by a small sewage package treatment plant also within the wooded area. Water supply and electricity will come from the main dwelling. Supplies will be hand dug around trees and will be routed along existing pathways.

A small low key parking area for unloading etc for two cars and turning is to be created on the applicants land to the north west of the house with direct access off the unmade access track. The parking area would measure 10 by 6 metres. The area would be surfaced in a permeable aggregate i.e. 20mm gravel with a hard core and type 1 base. The area and paths will be lit by low powered, low energy, low level lights and would be on an automatic timer. Existing paths will reinforced with a permeable base and finished with bark chippings.

The site will be run and managed by the full time residents of the main dwelling known as Birch House Farm.

Main Issues

The relevant policies to this application are Development Policy 3 and Development Policy 19. Development Policy 3 relates to the design of new development and states that development will only be allowed where it is considered to respect or enhance the character of the surrounding landscape and that it is of a high standard of design. The detailing should reflect or compliment the traditional detailing of local buildings and the building materials should be appropriate to the locality. Development Policy 19 of the NYM Core Strategy and Development Management Polices state that proposals for development within the domestic curtilage will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

Utilising the house in the manner explained and making internal changes do not require planning permission. The works to the house and the small extension to provide a domestic boiler room and log store and external works to roof profiling however will require consent.

The existing wrap around porch is of a non-traditional form, design and construction and under today's current policies would generally not be encouraged because of the form and forward projection beyond the front build line. It is however intended to retain the structure as valuable floor space and to re-profile the roof to enable pantiles to be introduced. Officers raise no objection to this element of the scheme.

With respect to the alterations to the roof profile of the outbuilding and outbuilding extension consideration has been given to the scale, building materials and design of the proposed structures and it is deemed unlikely to impair the setting of the main dwelling and will be used to create an attractive usable outdoor workspace.

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Development Policy 14 and Development Policy 16 refer to the development of tourism and recreation and are the main policies to deal with the 2 no. glamping pods and associated landscaping and amenity areas. The current policy this application will be considered against is Development Policy 16, which seeks to permit proposals for the provision of small scale new caravan, camping and chalet sites only where the site is located within an established area of woodland or forest; where the site is physically and functionally linked to an existing business and can be managed without the need for additional permanent residential accommodation; where the site is in close proximity to the road network and would not result in an increase in traffic that would be harmful to the area; the scale of development would not be out of character with the area and the proposals should be designed in such a way as to minimise the level of permanency so that buildings can be removed when they are no longer required.

The site is located in an area of relatively new planted woodland close to ancient woodland. Existing hedges and landscaping within the site means that the 2 no. pods would integrate well into the surrounding landscape and would not be seen easily from outwith the site. In view of the existing screening and low level usage, controlled by way of condition, the lack of harm to the visual character of the National Park and the change the use to introduce the pods is considered acceptable. The timber exterior of the pods is considered to be sufficiently appropriate for this location.

The site would be adequately managed from the main house and existing screening is retained and a condition requiring the ownership ties between the site and the adjacent house are recommended.

The proposals have no impact on any neighbouring property and the alterations proposed to the house and the land will have a negligible impact to the overall site appearance.

On balance the overall development proposed does not pose a threat to the designated landscape of the NYM National Park and in the wider scene will be well screened and in context with the main house. A landscaping plan showing the planned routes around the site i.e. from the car park to the woodland pods, albeit with the removal of 5 no. trees is not considered to be sufficiently harmful to the area character and the remaining screening.

The proposed accommodation pods are considered to have been designed to fit in with the contours of the landscape and allow the statutory duties of the Authority to be maintained. The proposal is considered to accord with Development Policies 3 and 19 and 14 and 16 of the NYM Core Strategy and Development Management Policy Documents. 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 confirm that the development is likely to maintain the economic, social and environmental conditions of the area and delivers a sustainable development.

Signature: 	Date: 21/3/17
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