

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2017/0113/CU

Proposal: Change of use ground floor shop (Use Class A1) to form part of dwelling
(Use Class C3) (retrospective)

Location: Wortley Cottage, Chapel Street, Robin Hoods Bay

Decision Date: 10 April 2017

Consultations

Parish – No objection.

Fylingdales Village Trust -

Natural England – No objection

Site Notice Expiry Date – 29 March 2017

Director of Planning's Recommendation

Approve

Signature:



Date:

3 April 2017

Application Number: NYM/2017/0113/CU

Background

Wortley Cottage is a mid-terraced property located on the east side of Chapel Street in the heart of Robin Hoods Bay old town. It is a grade II listed building, constructed in render on stone. It was formally a dwellinghouse with the front room used as a shop with the benefit of planning permission granted in 1983. However the shop ceased trading in 2007 and since then the property has been occupied as a single dwellinghouse but without the benefit of planning permission for that change of use.

This application seeks retrospective planning permission for the change of use of the former shop to form additional living accommodation for Wortley Cottage.

Main Issues

The relevant planning policies of the Core Strategy and Development Policies Document (CSDPD) are Core Policy A (Delivering National Park Purposes and Sustainable Development) and Core Policy I (Community Facilities).

Core Policy I seeks to resist the loss of community facilities such as village shops so as to maintain their role in supporting sustainable communities. However in this case it is not considered that the former shop provided an essential facility to support the local community and that the loss of the shop has not had an adverse impact on the vitality and viability of Robin Hoods Bay. The proposal has seen the property revert back to its original use as a single dwellinghouse and given the adjoining residential properties, it is considered that this would be keeping with the character of the area. As such approval of the application 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.

Signature:



Date:

3 April 2017