

## North York Moors National Park Authority

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

Application No. NYM/2017/0425/CU

**Proposal: change of use from dwelling to Guest House together with paved patio and alterations to fenestration**

**Location: Fern Leigh  
Mount Pleasant South  
Robin Hoods Bay**

**Decision Date: 07 August 2017**

### Consultations

**Parish** – Supports this application because it upgrades the property and improves its appearance.

**Highways** – No objections

**Environmental Health Officer** -

**Site Notice Expiry Date** – 27 July 2017

### Director of Planning's Recommendation

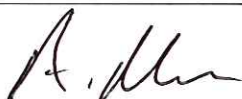
**Approval** subject to the following condition(s):

|    |        |  |
|----|--------|--|
| 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. |

#### Reason for Condition(s)

|    |        |   |
|----|--------|---|
| 1. | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.   |
| 2. | 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. |

Signature:



Date:

31/7/17

---

**Application Number: NYM/2017/0425/CU**

---

**Background**

Fern Leigh is a substantial Victorian semi-detached property, located at the top part of the village of Robin Hood's Bay, outside the Conservation Area. The property has small gardens to front and rear and no off-street parking.

The property currently operates as a bed and breakfast, with four letting bedrooms and three private family bedrooms. This is more than is permitted without the need for a change of use, but change of use application has not previously been submitted.

This application seeks permission to change the internal layout of the building to provide only 2 private bedrooms and four larger B&B rooms with 3 of the 4 B&B rooms having ensuite bathrooms. It is also proposed to more formally provide a separate guest breakfast room.

Externally it is proposed to provide a new patio area and to block up a small ground floor window and open up a new glazed doorway into the hall area.

**Main Issues**

The relevant NYM Local Development Plan Policy is Development Policy 14 (Tourism and Recreation) which 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; and where it will make use of existing buildings.

The main issues are therefore considered to be whether the proposed formalised use as a bed and breakfast establishment would have would result in an increased level of activity which would compromise the amenities of neighbouring properties, and whether vehicular access is adequate.

The property has been operation previously as a bed and breakfast without any apparent complaints regarding disturbance from either visitors or vehicles. This proposal would not result in additional bedrooms and therefore would be unlikely to result in any additional levels of noise or vehicular activity.

The Highway Authority has raised no objections to the proposal and the Parish Council have offered support.

In view of the above, approval is recommended.

|  |               |
|--|---------------|
| Signature:  | Date: 31/7/17 |
|--|---------------|

---

Application Number: NYM/2017/0425/CU

---

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

**Approval (No Amendments Required)**

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.

|  |               |
|--|---------------|
| Signature:  | Date: 31/7/17 |
|--|---------------|