

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2017/0558/FL

Proposal: change of use of and alterations to garage to form office

Location: Carr Croft
Suffield Hill
Scarborough

Decision Date: 02 October 2017

Consultations

Parish – No objections

Highways – No objections

Environmental Health Officer – No comments

Site Notice Expiry Date – 19 September 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.
3.	RSU00	The premises shall not be used other than as an office ancillary to the use of the main house known as Carr Croft and shall not be used for any other purpose (including any other purpose in Class B1 & B8 of the Schedule to the of the Schedule to the Town and Country Planning (Use Classes) Order 2010 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, or within Schedule 2, Part 3, Classes A-V of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order).
4.	RSU002	There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.

Signature:



Date:

2/10/17

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Informative(s)

1.	MISC INF01 Bats	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.	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.
3.	RSU01	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4.	RSU02	In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18, which seek to protect the amenity of local residents and conserve and enhance the special qualities of the NYM National Park.

Signature:



Date:



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Background

The application site lies to the north of Suffield Hill within a small group of dwellings on the outskirts of Scalby. It is a former smallholding with a detached dwelling set back from the main road and a range of outbuildings. The site occupies an open hillside position with the land falling to the north.

The applicant currently operates a business from home, with two people employed in the business. The business currently operates from a single office area at the side of the existing domestic garage building. The building is located to the rear of the house and is accessed by a stoned track. A hard surfaced parking area is also situated adjacent the building.

This application seeks permission to convert the double garage into additional office space to enable a small meeting room to be provided, a small lobby area and storage space in the roof.

External alterations proposed include replacing the garage doors with glazing, inserting 3 roof lights and new windows in the west, east and north elevations.

Main Issues

Core Policy H of the Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways, including allowing new employment development in Whitby Business Park, service villages and local service villages.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 of the LDP states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

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The proposal relates to an existing rural business and does not result in more people being employed at the site. The proposal results in improved office space which will provide better facilities for meetings. However, it is not considered that this will result in a significant number of visitors which would result in harm to local amenities, and ample parking space is provided.

It is considered that the proposal is in accordance with Core Policy H which seeks to support rural businesses and the alterations would be in accordance with DP3 and DP19.

Consequently, approval is recommended.

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.

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