

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Fylingdales	App No. NYM/2018/0005/FL
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Proposal: variation of condition 1 of planning approval NYM/2013/0753/FL to allow the building to be used as living accommodation for the owners of Stoupe Brow Farm for two 6 month periods (April – Sept 2018 and April – Sept 2019)

Location: Stoupe Brow Farm, Browside, Ravenscar

Applicant: Mr & Mrs Steven & Dawn Totty, Stoupe Brow Farm, Browside, Ravenscar, Scarborough, North Yorkshire, YO13 0NJ

Date for Decision: 02 March 2018

Grid Ref: NZ 496660 502149

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME00 The permission hereby granted for the use of the building as living accommodation is valid only until 1 October 2019 and following that the use shall be discontinued and the building subsequently used as an ancillary store and outbuilding as shown on floor plan titled "Agricultural Timber Outhouse/Store/Ancillary Domestic Building" submitted with the application on 20 November 2013 and in accordance with Condition 2 below.
2. RSU003 The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.

Informative

The applicant is advised that a further grant of consent for use of this building to provide living accommodation is unlikely to be granted and alternative ways of providing any ancillary living/annex accommodation will need to be investigated.

Consultations

Parish – Object because it is a repeat application which has been going on for too long

EHO –

Water – No comments

Natural England – No objection

National Trust –

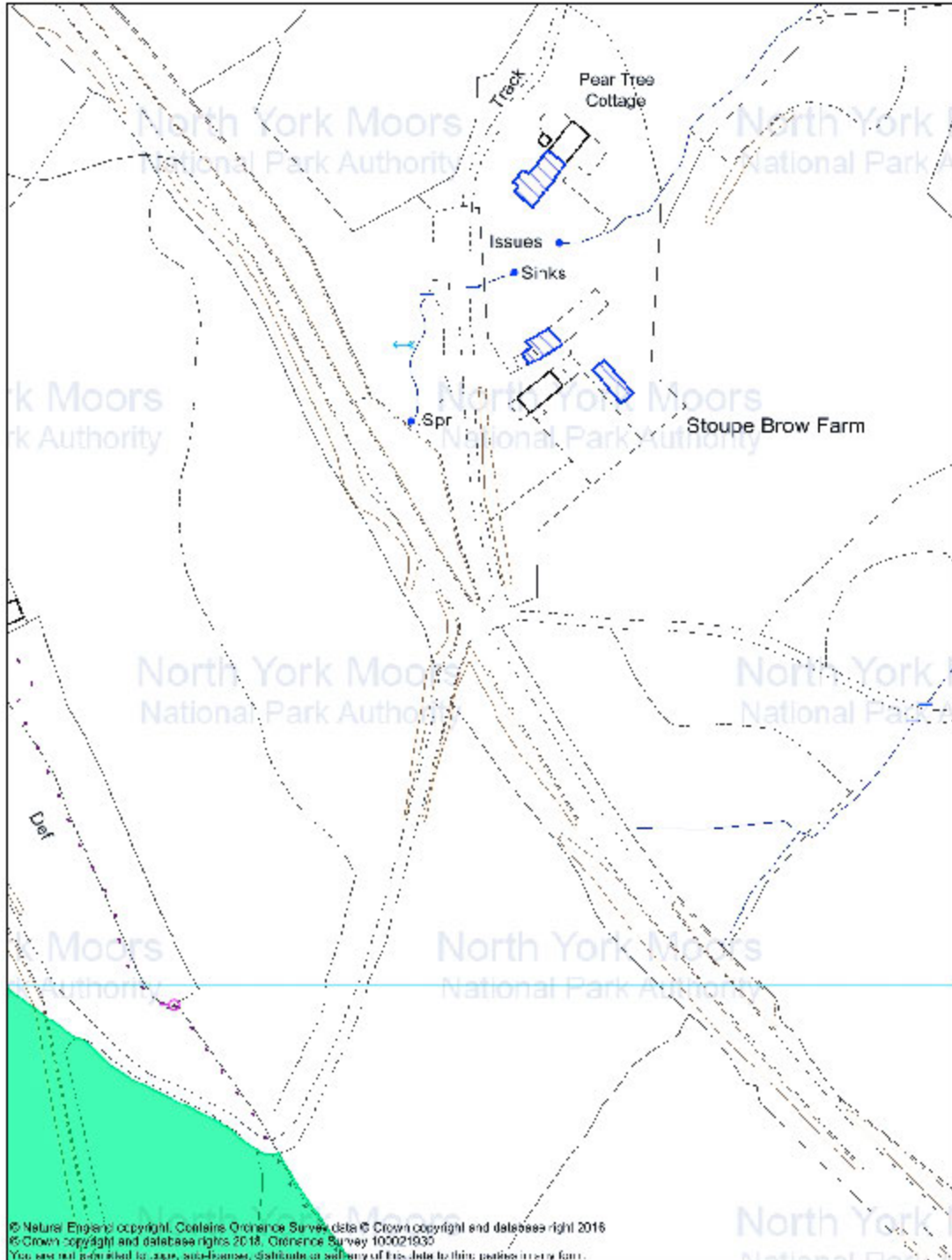
Site Notice Expiry Date – 31 January 2018



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2018/0005/FL

Scale: 1:1250





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Background

Stoupe Brow Farm is located in a prominent and isolated location on Browside and is accessed via a steep concrete track that cuts across the old railway line. It comprises a private dwelling with attached holiday cottage and some traditional stone outbuildings. The property is visible across the valley from the main Ravenscar road.

Planning permission was granted in 2010 for extension to the main dwelling and also to convert an existing small traditional stone and pantile outbuilding to the south of the house, into a 1 bedroom holiday cottage. This proposal has not yet been completed although works are underway.

This current application seeks retrospective permission to retain a timber outbuilding which is situated to the south east of the barn to be converted as ancillary accommodation to the main dwelling. The building measures 12.2m long by 4.58m deep with a height to the ridge of 3.51m.

The long term use of the building is for ancillary storage, to provide additional storage facilities to support the running of the establishment and growing self catering business and provide additional storage for the equipment used to maintain the farms grounds and beekeeping and fruit processing activities. However, since 2013 it was used to provide temporary living accommodation for the owners whilst they rented out the main house to provide funds to continue with the barn conversion.

This applicant seeks permission to vary the time limiting period of the earlier permission, to allow the building to be used for a further year to provide annexe accommodation to the main house.

In support of the proposal, the applicant has submitted supporting justification, setting out the following:-

Due to personal circumstances beyond our control, work on the development of our holiday barn had to be stopped, almost immediately. However, we have now agreed a schedule of work with our local building contractor and have secured the majority of the funding required to complete the outstanding work through 2018 and 2019. This schedule also allows the very necessary support and care we need to provide to our parents – two suffering from dementia and one with cancer.

Our goal is to have two high quality holiday lets. The schedule of works falls into two key phases as follows:

During 2018 and up until September 2019 – complete all of the core structural development work. To commence subject to the variation to planning being agreed and complete first and second fixings.

The above schedule takes into account our financial planning and the increasing care of our parents.

The two 6 month periods would be restricted to April – Sept 2018 and April – Sept 2019.

We believe that this overall 12 month short term period provides us the required time and opportunity (financial and family management) to complete the holiday barn conversion.

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Main Issues

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 Local Development Framework 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.

Core Policy J of the NYM Local Development Framework seeks to ensure the provision of a mixture of housing types and tenure to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This is to be achieved through locating all open market housing, including new build and converted units to the Local Service Centre of Helmsley and the Service Villages, as well as other measures including supporting the development of local needs housing within the main built up area of the local service villages and other villages, and restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities.

The building itself is well related to the host property and existing outbuildings and would meet the requirements of both Development Policies 3 and 19 in terms of its design and ancillary domestic use.

However, its use for domestic purposes would be contrary to both Development Policy 19 and Core Policy J as new build ancillary living accommodation is not permitted and new residential development within the open countryside is restricted to those with an agricultural need.

On balance however, it is considered that it would be reasonable to allow two further six month periods where the building can be used to provide overflow accommodation, to enable space for their elderly parents to stay with the applicant's for longer periods of time. The applicants have been advised by Officers that once the conversion works have been completed, they would need to consider using the holiday accommodation currently being development to provide temporary respite care for their parents.

In view of the above, a final temporary approval is recommended.

Contribution to Management Plan Objectives

There are no relevant Management Plan Policies relevant to this particular proposal.

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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 confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.