

Annex to South Beck Cottage, Hackness Road, Scarborough Planning statement

1: Proposal

- 1.1 The proposal is to change the use of the annex section of South Beck Cottage from ancillary residential accommodation to use as a holiday cottage. The proposal does not involve any alteration or extension to the existing annex section. It does not involve any alteration or addition to the existing parking provision. The application relates solely to its planning use and hence, permitted occupation.

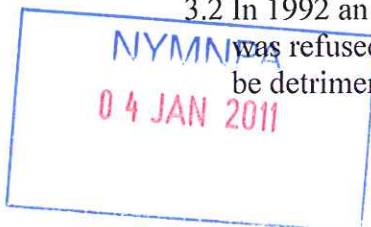
2: Description

- 2.1 South Beck cottage is a detached house, occupying a large linear site of approx 0.27ha (0.68 acres), towards the western end of a residential cul de sac, on the western edges of the village of Scalby, some 3 miles north of Scarborough.
- 2.2 The cul de sac serves 5 large detached residences and a former lodge house at the entrance. The properties are located on the south side of the road, with large sites running away to the south down towards the overflow channel, known as Scalby Beck. All of the properties are at the northern end of their sites. The whole cul de sac and surrounding area are in the North York Moors National Park. The building is not in a Conservation Area and is not a Listed Building.
- 2.3 South Beck Cottage is occupied as a single residence. The eastern section has planning consent to be used as a family annex (see 3). This portion of the building is two storeys in height, with a single storey extension. The annex is fully separated from the main house accommodation and has its own separate entrance on its eastern side. The accommodation comprises:
 Ground floor: entrance hall, kitchen, lounge and sun room with patio door access to garden
 1st floor; Bedroom and bath room/wc
 The accommodation has a gross internal floor area of 60 sq m.
 Access from the sun lounge leads onto a private patio area, with views south over the main garden. The garage to the main house is attached to the eastern side of the annex. Parking for the annex is provided in the reasonably large parking and turning area to the north of the main house. The presence of this parking space does not obstruct access to the garage nor does it limit any turning area.

3: Planning considerations

- 3.1 The original property was granted planning consent in 1987 (NYM4/018/782/PA) to provide a self contained annex for a parent and additional living accommodation and garage for family. Condition 4 of the consent restricted occupancy of the annex to 'only members of the family of the occupier for the time being of the dwelling known as South Beck Cottage'

- 3.2 In 1992 an application to remove Condition 4, to allow independent occupation was refused on the grounds that the creation of a separate second dwelling would be detrimental on amenity grounds (NYM4/018/0782C/PA)



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- 3.3 In 1996 planning consent was granted (NYM4/018/0782D/PA) for the erection of a single storey sun room to the annex. The consent reimposed occupancy conditions (Condition 5).
- 3.4 The Core Strategy and Development Policies affecting the North York Moors National Park were adopted on 13th November 2008. The proposal is covered under Core Policy H, which deals with the rural economy, and Development Policy 14
- 3.5 Core Policy H deals with strengthening and supporting the rural economy. One part of this is to promote sustainable tourism, based on recreational activities and tourist development related to an understanding and enjoyment of the Park. Policy 14 advocates support for new tourism development where:
- 1: Proposals will provide opportunities for visitors to increase their awareness, understanding and enjoyment of the Park in a way that does not undermine the qualities of the Park.
 - 2: The development can be satisfactorily accessed from the road network
 - 3: Development does not generate increased levels of activity, including noise, which would be likely to detract from the experience of visitors, and the quality of life of local residents.
 - 4: It will make use of existing buildings.
- The justification for Policy 14 indicates that new tourist accommodation will only be permitted where scale and design of the development will not have an adverse impact on the character of the local area. The proposal should be in a location that is readily accessible by public transport, cycling and walking and should not result in the generation of increased traffic levels.
- 3.6 Core Policy J deals with housing in the Park, but this is primarily related to new housing development and the requirement for occupancy restrictions on such development. Development Policy 19 does deal with householder development, including annexes, but again relates to the creation of new residential space both in existing and new extensions. It is our opinion, therefore, that these two policies do not directly relate to the proposal.

4: The Proposal.

- 4.1 The main building of South Beck Cottage already provides substantial 4 bed residential accommodation, with full garage and parking facilities and occupying a large site. The annex accommodation was used for immediate family occupation. The arrangement of the accommodation meant that, whilst it could only accommodate two people at most, it was completely separate from the main building, had its own entrance door and its own access door to the south patio area.
- 4.2 Over time the need for the annex accommodation has diminished. The main building has more than enough room to provide for family needs, and the annex has been used, from time to time, to accommodate no more than 2 non-family occupants at any one time.

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- 4.3 The proposal is therefore to change the use of the annex from accommodation with occupancy related to family, to a holiday cottage, so that better use of the annex can be made. The proposal involves an existing building, which benefits from a relatively recent planning consent, with no alterations or additions. As such the scale and design of the annex has already been deemed to not have an adverse impact on the character of the local area.
- 4.4 The annex is readily accessible from the road network. The main A171 Scarborough to Whitby road is within 800 metres, whilst the centre of Scalby village is within 400 metres. Both of these areas have bus routes. The village has a limited range of shops, a café/restaurant and 2 public houses. Further facilities, including banks, a branch library, 2 doctors surgeries and a local supermarket occur at Newby, some 1000 metres away. In effect a reasonable range of retail and service facilities are within walking distance. Public footpaths occur along Scalby Beck, giving ready walking access from the property into the National Park landscape.
- 4.5 The limited accommodation means that, as a holiday cottage, it can only cater for up to 2 people. As visitors, it is highly unlikely that the vehicle traffic to the property will exceed 1 vehicle. Traffic movements are therefore anticipated to be very limited.. In fact traffic movements are likely to be less (eg not all year round; less frequent during the period of occupancy) than would be anticipated when the accommodation is in its current use. As an on site parking space already occurs for the annex, there will be no problems of obstruction from on road parking.
- 4.6 The adjacent property to the east (The Dower House) is nearly 20 metres away from the annex. The boundary between the two properties comprises of a large mature hedge. The existing window to the landing does have an easterly aspect, but the window has obscure glazing, thus there is no overlooking from the annex towards the Dower House. It is therefore felt that the proposal would result in no significant diminution in the amenity of the Dower House.
- 4.7 The use of the annex as a holiday cottage is also unlikely to have any adverse effect on the amenity of the occupiers of South Beck Cottage. The holiday accommodation occupation will be under their control and such occupation by the same visitors is unlikely to be for more that 2 weeks at any one time.
- 4.8 It is our opinion, therefore, that the change of use proposed meets the criteria of the relevant core and development policies and that there are no other material factors that would support a refusal of the application.

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