

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Hawsker-Cum-Stainsacre	App Num. NYM/2011/0230/FL
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Proposal: Change of use, alterations and extensions to two agricultural storage barns to form 2 no. holiday letting units

Location: Sea & Abbey View, Hawsker

Applicant: Mr Tim Cole, 77 Saxon Road, Whitby, Whitby, North Yorkshire, YO21 3NU

Date for Decision: 08 June 2011

Grid Ref: NZ 492426 510138

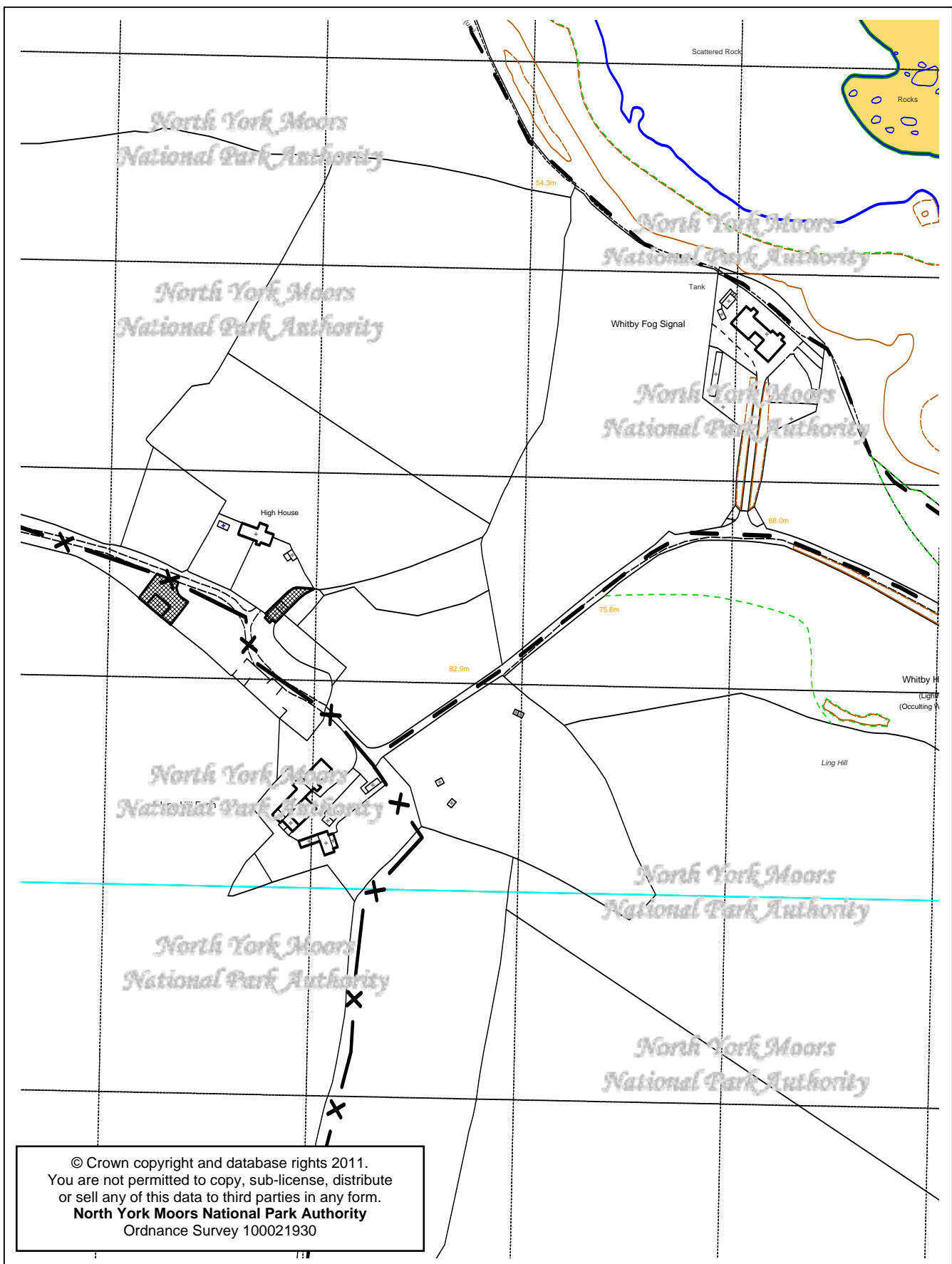
Director of Planning's Recommendation

Approval subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on 27 April 2011
3. RU11 Use as holiday accommodation only - outside villages
4. GA07 External lighting - submit details
5. DE05 Conversions - extent of rebuilding/repair work
6. MT04 Stonework and roofing tiles to match
7. MT54 Conservation rooflights only
8. MT60 Windows and doors - timber
9. MT52 Windows – lintels and cills in stone to match existing
10. MT70 Guttering fixed by gutter spikes
11. MT72 Black coloured rainwater goods
12. LS09 Details of boundary treatment to be submitted
13. LS10 Details of hard surfacing to be submitted
14. MIS3 Bats

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. The site is in a location where new residential development would be contrary to NYM Core Policy J but permission for holiday accommodation has been permitted to ensure that a traditional rural building is conserved in line with NYM Development Policy 8.
4. In order to comply with the provisions of NYM Core Policy A which seeks to protect the residential amenities of adjoining occupiers.
5. In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5.
6. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.




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Scale: 1:2500 



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Reasons for Conditions (continued)

- 7 to 11. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
12. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
13. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
14. In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

Consultations

Parish - Object as Councillors require this application to be residential. Holiday lets have reached saturation point.

Highways - On the clear understanding that this application will be conditioned to remain ancillary to the main residence and to restrict use to holiday accommodation only there are no highway objections

Yorkshire Water - Water supply can be provided under the terms of the Water Industry Act and the site is not served by the public sewerage system so Environmental Health or the Environment Agency should be consulted.

Environmental Health Officer - No objections in principle, providing only used as holiday accommodation due to internal arrangements and assume that Building Regulations will ensure that appropriate fire precautions are met.

Site Notice Expiry Date - 11 May 2011.

Background

This application relates to a pair of unlisted traditional stone and pantile barns, located in an isolated location and accessed along a bridleway which leads to the Whitby Foghorn Station (now a private dwelling) and the Lighthouse. The larger barn is located on the opposite side of the track to a private dwelling which is in separate ownership and the smaller barn is located adjacent to the separate dwelling.

Planning permission was refused earlier in the year to convert the larger of the stone barns into a two bedroom private dwelling. In support of that application it was stated that the accommodation was required as the proposed occupant assisted his elderly uncle on his farm, which included five acres of land on Bay Lane at Hawsker and 26 acres at High Laithes, close to the application site. It was stated that the farm had a beef herd of 150 calves, which are mainly grazed at High Laithes and that the applicant wished to convert the building into a dwelling in order to save time, cut fuel costs and enable him to be closer to his uncle and his work and keep an eye on the cattle.

That application was refused as the applicant didn't meet the criteria as set out in Core Policy J in terms of being an essential agricultural worker, mainly employed in agriculture and nor did he comply with the local occupancy restriction as required in Development Policy 8 as the applicant lives in Whitby.

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Background (continued)

Following this refusal, planning permission is now sought to convert both the barns into two small units of holiday accommodation, in order to find a way of increasing the applicant's income.

It is proposed to utilise existing openings, with the insertion of three rooflights in the roofslope, as well as two solar panels on the larger barn. With regards to the larger barn, it is also proposed to slightly alter the pitch of the cat-slide roof at the rear in order to get a better fit of pantiles and slightly improved headroom. With the smaller stone barn, it is proposed to remove the timber building at the side to reveal a stone building at the side and to change the pitch of the roof of this building from a mono-pitched roof to a gabled pitched roof.

The accommodation that the proposed conversions would provide would comprise a two bed unit with kitchen/lounge area and ground floor and first floor bathrooms and a one bedroom unit, with a combined lounge/kitchenette area and bathroom.

In support of the application the applicants have confirmed that they will manage the holiday cottages from their home in Saxon Road, Whitby

Main Issues**Policy Context**

Development Policy 8 of the NYM Local Development Framework seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance and makes a positive contribution to the character of the area; is structurally sound; is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions; is compatible in nature, scale and levels of activity with the locality; is of a high quality of design and does not require changes to the building's curtilage or new vehicular access or parking areas that would be visually detrimental.

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.

Suitability for Conversion

The buildings are both small and compact. However, they are both traditional stone and pantile buildings of character and both are structurally sound. Both conversions are proposed within the existing footprint, with some minor alterations to rooflines (but not the overall height of the buildings) so their existing modest character will be retained.

It is considered that the buildings could be converted without detracting from their character and they are located within a loose group of domestic buildings, with the house opposite and other houses and holiday cottages scattered further up and down the track.

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Design and Materials

The design of the proposed conversions is simple and takes into account the existing openings within the building, with any repairs being proposed in stone and pantile to match. Consequently it is considered that the design and materials proposed are appropriate and in keeping.

Public Right of Way

A Public Right of Way comprising a bridleway which further down the track joins up with a public footpath, runs between the two buildings, but would be unaffected. However, this also means that the proposed developments would have immediate access to the Public Right of Way network, which is in accordance with Development Policy 8 of the NYM Local Development Framework.

Impact on Neighbouring Properties

The residential property adjacent to the buildings would be unaffected by the development in terms of loss of privacy, although there would be some additional levels of activity. However, this dwelling is set back from the track and the levels of activity are unlikely to have a significant or detrimental impact.

Parish Councils Concerns

The Parish Councils views are noted, however, there is no provision within the adopted planning policy preference to negotiate "local occupancy letting" accommodation in preference to "holiday letting accommodation". The Local Development Framework recognises the benefits both can have to help diversify the rural economy and provide rental incomes. If there is, as the Parish Council suggests an over provision of holiday letting units in the locality, the free market will determine which will succeed and which will not and there are alternatives under the current adopted development plan to seek beneficial re-use of the buildings.

Recommendation

In view of the above considerations, approval is recommended.

Reason for Approval

The proposed traditional rural buildings are structurally sound and the proposed conversions would maintain their existing character. Furthermore, the proposed holiday cottages would be managed from the locality and the development would therefore be in accordance with Development Policy 8 of the NYM Local Development Framework.