

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Fylingdales	App Num. NYM/2012/0264/FL
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Proposal: Conversion of and alterations to garage/workshop to form holiday letting cottage (revised scheme to NYM/2011/0167/FL)

Location: North Ings, Station Road, Robin Hoods Bay

Applicant: Mr Robert Fretwell, North Ings, Station Road, Robin Hoods Bay

Agent: Mr Andy Williamson, Middlethorpe, Sledgate Farm, Fylingthorpe, North Yorkshire, YO22 4QB

Date for Decision: 03 September 2012

Grid Ref: NZ 495053 505396

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. RSUO12 Use as Holiday Accommodation Only - Inside Villages
4. RSUO15 Holiday Unit Not Sold or Leased Separately - Inside Villages (North Ings)
5. MATS04 Stonework and Roofing Tiles to Match
6. MATS46 Window Frames in Reveals to Match Existing
7. MATS52 Windows - Lintels and Cills in Stone to Match Existing
8. MATS55 Rooflight Details to be Submitted
9. MATS70 Guttering Fixed by Gutter Spikes
10. MATS72 Black Coloured Rainwater Goods
11. HWAY00 There shall be no additional access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until the access is widened and a splay is provided giving clear visibility of 17 metres measured along the downhill side channel lines of the major road Station Road from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 & 4. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.
5. 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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Reasons for Conditions (continued)

- 6 to 10. 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.
11. In accordance with NYM Development Policy 23 and in the interests of road safety.

Consultations

Parish - Object as the main house is currently a holiday let for up to 12 people and this is considered to be overdevelopment. Also implications with regards to the street scene by removal of the stone wall and railings.

Highways - Although the 17 metres visibility to the left hand side channel is not met, I am willing to relax this condition to the centreline as I would find it highly unlikely that a vehicle would come from the left on the wrong side of the road.

The 17 metres to the right hand side however does require work to meet the requirement for vehicle drivers to have this vision splay. Following a site visit the favoured way of achieving this is by removing every other one of the vertical railings which should then allow a driver to be able to see through the railings for the required distance. Consequently recommend a condition to achieve this.

Environmental Health Officer -

Fylingdales Village Trust -

Site Notice Expiry Date - 8 August 2012.

Background

North Ings comprises a substantial stone and pantile property located at Robin Hoods Bay, adjacent to the village bowling green and tennis courts and the main village car park on Station Road.

The property is a well established Bed and Breakfast business and this application relates to a stone and pantile garage/workshop building at the rear of the house.

Planning permission was refused in 2011 for the conversion of the building to provide a holiday let, ancillary to the existing Bed and Breakfast facility. That proposal utilised the existing openings at ground floor, but also proposed to remove the existing roof and replace it with a roof with a bulkier steeper pitch and consequent higher ridge, in order to provide a kitchen living area at first floor and provide two bedrooms at ground floor. The upper part of the resultant gables would have been rendered and a large dormer window would have been inserted in the west elevation. Vehicular access to the proposed cottage would be from the existing house access which leads to the Bed and Breakfast car park at the rear.

This application was refused on the basis of the extensive alterations proposed at first floor which would have adversely affected the character of the building and also because the Highway Authority were not satisfied that the necessary visibility requirements could be achieved.

This current application represents a revised scheme to the previous refusal and seeks permission for a conversion of the building to a two bed holiday letting unit, without any alterations to the roof other than the installation of three large rooflights together with two large patio doors on the south west elevation (rear) and replacing garage doors with a door/window arrangement.

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Main Issues

Development Policy 14 of the NYM Local Development Framework 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.

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 23 of the NYM Local Development Framework seeks to effectively minimise the overall need for journeys and reduce the environmental impacts of traffic on the National Park by permitting development where its location is capable of being accessed by public transport, walking or cycling, where there are existing Public Rights of Way, and it is of a scale where the adjacent road network has the capacity to serve without detriment to highway safety.

This proposal relates to the reuse of an existing building in relation to an existing tourism business, and the previous issues of design have been overcome with the omission of the alterations to the roof height and dormer windows. Whilst the use of uPVC is proposed and is not considered ideal, it is considered that in this location, outside the Conservation Area and at the rear of the property where the building is not visually prominent, it would be unreasonable to insist on the use of timber as it would not have a detrimental impact on the character of the area. Negotiations are on-going to serve the reduction in size of the three large rooflights and better design detailing to the patio door features and Members will be updated at the Meeting.

The Highway Authority have also advised that whilst visibility splays on the left hand channel would not be met, this is acceptable as it would be highly unlikely that a vehicle would come from the left on the wrong side of the road. Visibility can be achieved to the right, through a number of different ways involving alterations to the front boundary wall. Although not ideal in visual terms, the property is not within the Conservation Area and the front wall could be removed entirely without the need for planning permission. Consequently it is considered that an appropriate scheme can be agreed.

Furthermore, the access is the existing access used by the owners and current guests of the Bed and Breakfast as the parking for the property is at the rear.

The parish and neighbour concerns regarding an intensification of use are noted however, in view of the degree of separation and screen planting it is not considered the impact from the type of use proposed would be so un-neighbourly to warrant refusal. In view of the above it is considered that the previous reasons for refusal have been overcome and approval subject to the receipt of revised plans is now recommended.

Reason for Approval

This proposal relates to the reuse of an existing building in relation to an existing tourism business and the alterations would not have a detrimental impact on the character of the area or the building, or have a detrimental impact on highway safety. The proposal is therefore in accordance with Development Policies 3, 14 and 23 of the NYM Local Development Framework.