

North York Moors National Park Authority

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| Scarborough Borough Council (North) Parish: Fylingdales | App Num. NYM/2012/0458/FL |
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Proposal: Conversion of barn to form ancillary residential annexe accommodation

Location: Quarry Cottage, Raw

Applicant: Mr & Mrs Andre and Christine Richter, Quarry Cottage, Shop Hill, Raw, Whitby, North Yorkshire, YO22 4PP

Date for Decision: 10 September 2012

Grid Ref: NZ 493519 505488

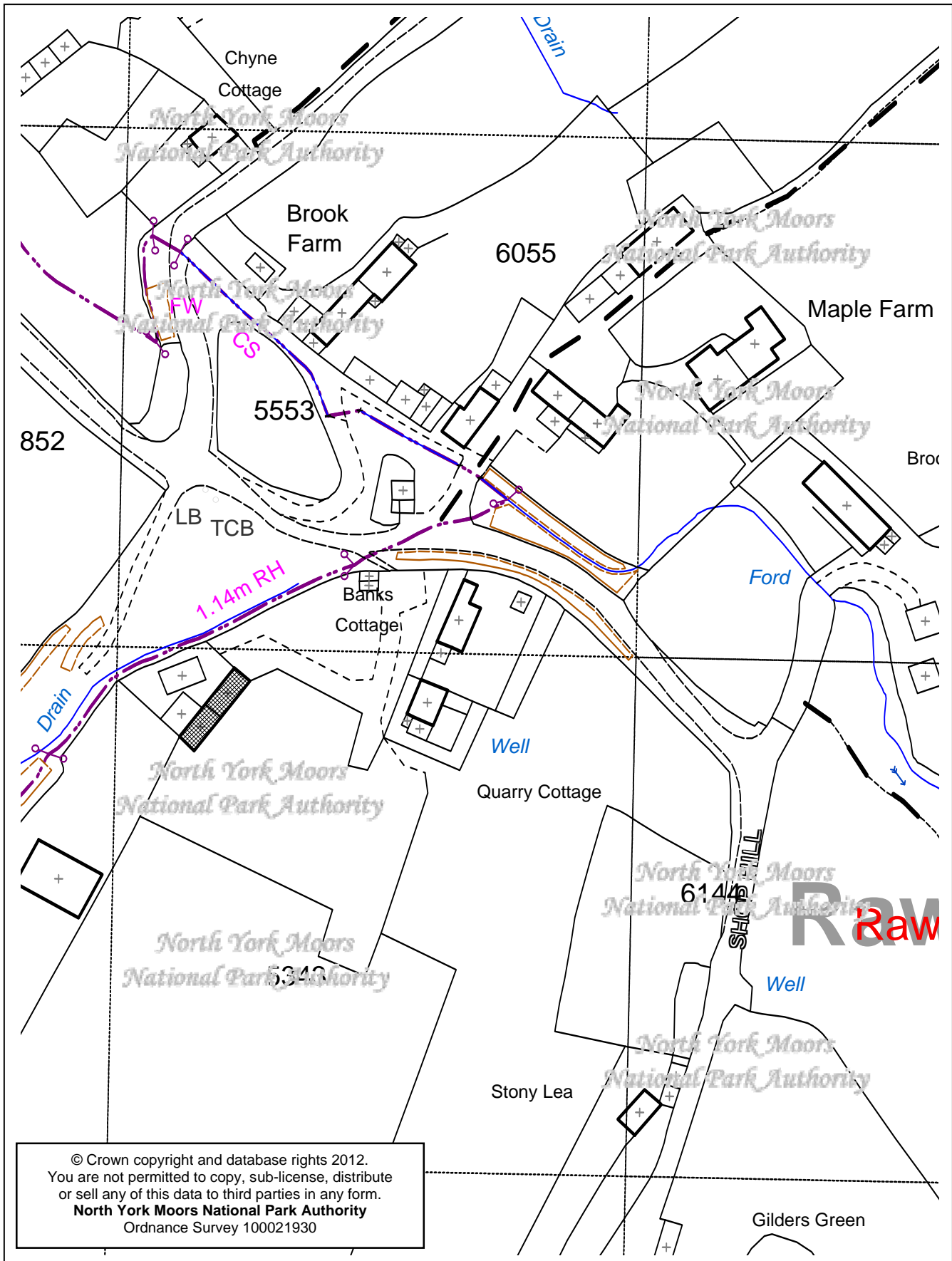
Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3. RSU000 The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Quarry Cottage. The unit shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family and friends or the occupier of the main dwelling. It shall not be used as a separate holiday cottage. The unit hereby approved may be occupied by a friend or group of friends for period(s) not exceeding a total of 28 days in any one calendar year.
4. MATS60 Windows and Doors - Timber
5. MATS70 Guttering Fixed by Gutter Spikes
6. MATS72 Black Coloured Rainwater Goods

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. The site is in a position where the 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 annexe and main dwelling.
- 4 to 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.




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North York Moors National Park Authority
 Ordnance Survey 100021930



North York Moors National Park Authority
 The Old Vicarage
 Bondgate
 Helmsley
 York
 YO62 5BP
 Tel: 01439 770657

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Scale: 1:1000 



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Consultations

Parish - No objections.

Highways - On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections.

Environmental Health Officer - No objections.

Fylingdales Village Trust -

Site Notice Expiry Date - 18 August 2012.

Others - R J Pickersgill, Bank Cottage, Raw - Object as this is quite clearly a full barn conversion with the obvious purpose of future holiday letting. Also, to reach the barn conversion, traffic will have to cross my garden on a Right of Way. This arrangement has been tolerated to date. However, the amount of traffic will increase and this creates a safety issue concerning the position of our door to and from our utility room which exits directly onto the Right of Way. Also concerned about overlooking to the rear of our cottage as the building is elevated and the French window would be an extreme intrusion and a strange feature in a supposed bedroom. Concerned as to where the effluent will be discharged.

Background

Quarry Cottage and its adjacent field and outbuilding are located close to the centre of the village of Raw, near Robin Hoods Bay.

The outbuilding which is located approximately 30 metres from the house and accessed from the existing hard surfaced shared driveway, it was renovated in 1998, with the benefit of planning permission.

This application seeks permission to change the use of this building which is currently used for general storage and for ancillary accommodation for visiting friends and family. Internally it is proposed to provide a double bedroom, bathroom, lounge dining room and kitchen facilities, whilst retaining a small area for domestic storage. No extensions are proposed to the building and all existing openings would be utilised, with the installation of fully glazed doors in place of existing timber doors, and the installation of two rooflights on the west facing elevation.

In support of the application and in response to the objection received the applicant has submitted the following information:

We have a Right of Way to our property over Bank Cottage. In 2002 the former piggery at bank Cottage was converted into a domestic annexe and we along with our visitors have shared the use of the drive since the conversion without incident.

In terms of traffic, we do not expect an increase in visitors, it will mean they can stay over rather than just visiting for the day

In terms of overlooking, all that can be seen is the apex of the barn roof. The planting of fruit trees on either side of a traditional hedge has ensured the future privacy of both Bank Cottage and Quarry Cottage

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Background (Continued)

In terms of design, the use of full length glazing and timber shutters is to simplify the north elevation design.

In terms of where effluent will be discharged, surface water will continue to be piped into the land drain to the rear of the building. Foul water will discharge into a septic tank

Main Issues**Policy Context**

Development Policy 3 of the NYM Local Development Framework 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 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 buildings curtilage or new vehicular access or parking areas.

Development Policy 19 of the NYM 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 annexe accommodation is ancillary to the main dwelling.

Design, Materials and Suitability for Conversion

The building was renovated approximately 14 years ago and is in a good state of repair. The proposal involves little alterations to the fabric of the building, other than the replacement of timber doors with full length glazing and timber shutters and the installation of two small rooflights. It is considered that the design detailing would retain the character of the building, in accordance with Development Policies 3 and 8 of the NYM Local Development Framework.

Impact on Neighbouring Properties

The barn is located more than 25 metres from the utility room annexe to Bank Cottage and approximately 35 metres from the main house. There is also a number of small trees and hedges between the buildings. In view of this it is not considered that the proposed use of the building and installation of glazed openings would result in overlooking or loss of privacy to the occupiers of Bank Cottage.

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Impact on Neighbouring Properties (Continued)

In terms of increase in traffic movements, whilst the two properties share an access, this proposal is for ancillary accommodation to serve the main dwelling and consequently would be unlikely to result in a significant increase in traffic movements that would be detrimental to the amenities enjoyed by the occupiers of Bank Cottage.

It is considered that the proposal would be in accordance with Development Policy 19 of the NYM Local Development Framework.

Recommendation

In view of the above, the proposal is considered to be in accordance with Development Policies 3, 8 and 19 and consequently approval is recommended.

Reason for Approval

The proposed conversion of the outbuilding into a family annexe would not have a detrimental impact on the character of the host building or the amenities of the occupiers of the adjacent dwelling. The proposal is therefore in accordance with Development Policies 3, 8 and 19 of the North York Moors Local Development Framework.