

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Newholm-Cum-Dunsley	App Num. NYM/2015/0014/FL
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Proposal: change of use to holiday cottage together with alterations, construction of single storey rear extension with decking area and boiler/fuel storage building

Location: Cottage One, Dunsley Hall, Dunsley

Applicant: Mr Ian Drinkwater, 22 Pike Law Lane, Scapegoat Hill, Huddersfield, HD7 4PL

Agent: Mr Stephen McGivern, Poets Cottage, Lealholm, Whitby, North Yorkshire YO21 2AQ

Date for Decision: 16 March 2015

Grid Ref: NZ 485828 51154

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Red line plan	Ordnance survey	8 January 2015
Location plan	Scale 1:1250	8 January 2015
Floor plans & elevations for Boiler house	Scale 1:75	8 January 2015
Elevations	Scale 1: 75	8 January 2015
Floor plans	Scale 1:50	8 January 2015

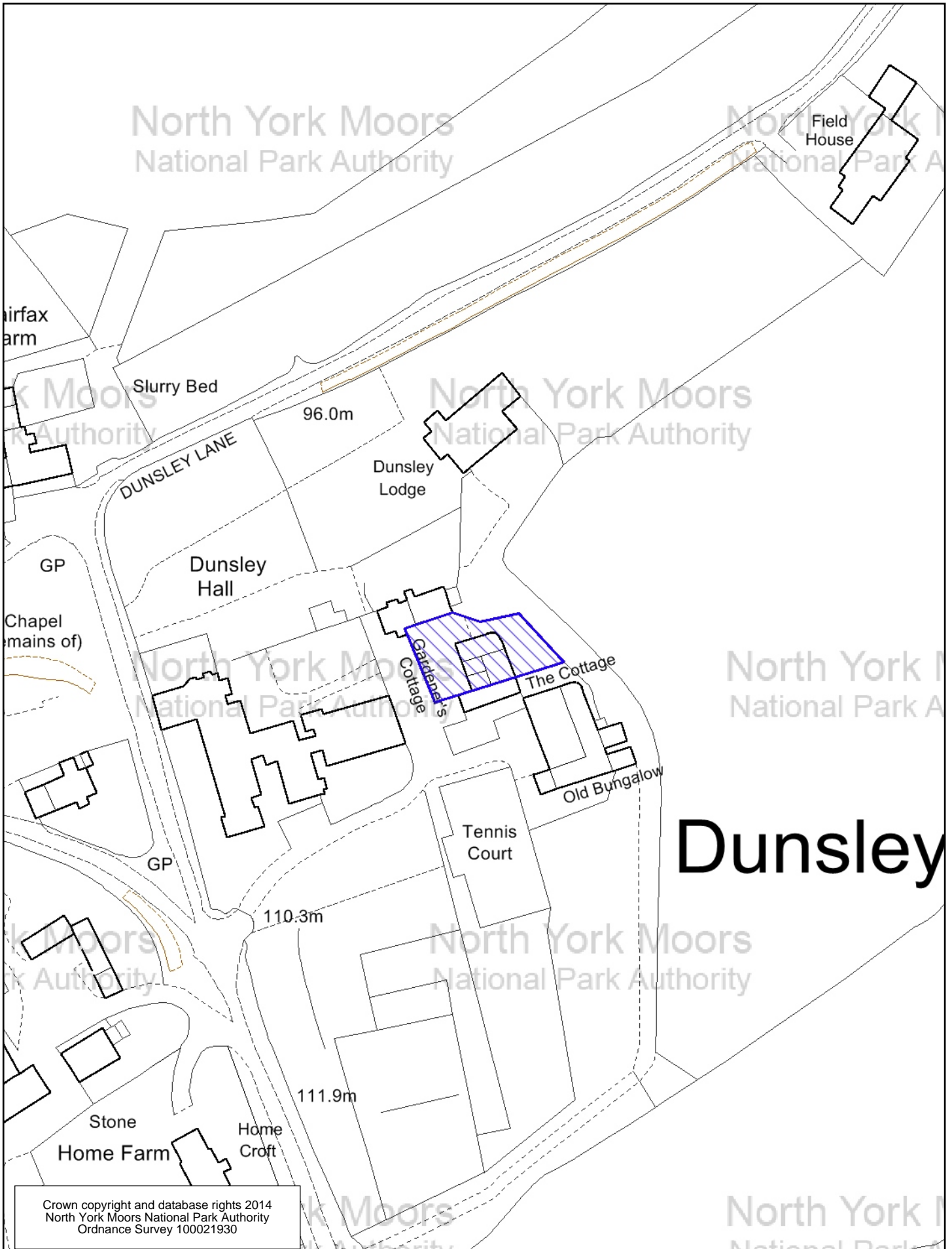
or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. WPDR01 Withdrawal of all PD Parts 1 & 2 and 40 Classes A to I
4. RSUO11 Use as Holiday Accommodation Only - Outside Villages
5. RSUO18 The consent hereby granted relates to the use of land for a holiday letting cottage from 12 January in one year to 12 February in the following year only. There shall be no use of the holiday cottage during the closed one month season. The site owner/operator shall maintain a register of the home addresses of the owners/occupiers and make the register available at all reasonable times for inspection by Officers of the Local Planning Authority.
6. MATS04 Stonework and Roofing Tiles to Match
7. MATS28 Timber Cladding Samples
8. MATS74 Flues to be Coloured Matt Black



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

Application Number: NYM/2015/0014/FL

Scale: 1:1250



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 Ordnance Survey 100021930

Application No: NYM/2015/0014/FL

Consultations**Parish -****Highways** – No objections**Environmental Health Officer** – No objections.**Site Notice Expiry Date** – 19 February 2015.**Background**

This application is for change of use to holiday letting cottage together with alterations, construction of single storey rear extension with decking area and boiler/fuel storage building at Cottage One, Dunsley Hall, Dunsley.

The building in question is located in the grounds of Dunsley Hall Hotel with the main complex located to the west. The application building is one of four properties situated within the grounds and is attached to a neighbouring property known as Cottage Two.

The property is recently under new ownership and all ties with Dunsley Hall have been severed.

Planning consent was granted in 1984 for conversion of the building to a dwelling. In 1988, planning consent was granted to use the building for holiday accommodation.

Whilst the conversion of the outbuilding has taken place, the Authority is unclear which use(s) have been implemented or whether intervening uses have taken place between uses i.e. holiday and staff accommodation associated with Dunsley Hall Hotel. The issue over use is pertinent to the application.

The Planning and Access statement states that the application site was previously used for staff quarters and is slightly small for a family accommodation hence the requirement for a moderate extension.

Planning consent is also sought for a modern flat roof rear extension and a separate boiler/fuel storage building.

The extension occupies juxtaposition at the rear and measures 6.5 metres long and 5.25 metres deep to the south elevation and 2.8 metres deep to the northern elevation. An element of decking 1.5 metres wide spans the length of the proposed extension. An existing rear window is to be altered to form a larger opening with glass panel balustrade.

No changes are proposed to the front elevation, however the northern corner of the curtilage is to be developed and a timber boiler room will replace an existing oil tank. The area will also be enclosed with a boundary wall/fence 1.7 metres high. The building measures 3.5 metres wide 2.5 metres deep and 2.3 metres high with a matt black flue exiting through the roof.

No changes are planned to the existing access arrangements.

Main Issues

The main issues are whether the proposed use as an unencumbered holiday cottage is appropriate given that the links with Dunsley Hall have been severed, the effect of the extension(s) and alterations

Application No: NYM/2015/0014/FL

Main Issues (continued)

upon the character and appearance of the host building and the effect on the amenities of neighbouring properties.

Policy Context

The relevant NYM Local Plan Policies to consider with this application are Development Policy 14 (Tourism and Recreation), 3 (Design) and Development Policy 19 (Householder Development), together with the advice contained within Part 2 of the Authority's adopted Design Guide.

Development Policy 14 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; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

Development Policy 3 of the NYM Local Development Framework seeks to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape. For Information Dunsley is not a listed settlement in the Authority's Settlement Hierarchy so is treated as 'countryside'.

Use of the host building

The Authority has always considered that the authorised use of the property should be established to enable a proper consideration against the relevant policy framework. Officers are aware the building has recently come into new ownership and when asked to clarify the position with regard to the use of the building or an itinerary of the use for the last four years the applicant has confirmed he is unable to determine the extent or timescale of any previous uses taking place.

The applicant intends to use the property, once renovated and extended for family purposes for themselves and immediate family.

A previous application was submitted in October last year to extend the building however Officers considered that approving an extension on a building with uncertainties over its use could potentially leave the Authority in an uneasy position and make it difficult to approve consent for an extension where the use of the property is in dispute. That application was subsequently withdrawn and hence this application with which the applicant hopes to regularise the situation. In the absence of the past uses, the applicant wishes to apply for a material change of use and to include the proposed extension/boiler house.

Application No: NYM/2015/0014/FL

Main Issues (continued)

In order to ensure that the unit is not used for permanent residential accommodation, it is recommended that a holiday use restriction is imposed and that the owner maintains an up-to-date register of the names of all occupiers of the unit and their main home addresses. This process has been used by the Authority in the control of similar holiday letting sites.

The requirements of the condition will ensure the cottage does not become a permanent dwelling but is retained as holiday accommodation which is considered to be more supportive of the local rural economy and helps to promote the second purpose of National Parks which is to ensure public enjoyment of its special qualities.

Impact on Neighbouring Properties

The scheme proposes an increase in footprint of the host building by an approximate 32.5 square metres together with an element of decking and a detached boiler/plant room. There are some minor additions to the extension/boiler room involving the installation of two flues and alterations to an existing rear window of the property.

As such, the properties most likely to be affected are those closeby, i.e. Cottage Two (attached), Old Bungalow and Gardners Cottage, within the Dunsley Hall complex.

The extension is little over permitted development for a household property and the elements requiring planning permission are not considered to cause an unacceptable adverse impact upon the amenities of neighbouring properties.

Recommendation

In summary, the extension is contemporary in design with a prefinished textured weatherboarding and a flat roof with a rooflight and large prefinished windows, in order to delineate between the original building and the modern extension.

The boiler room will have the appearance of a typical garden building with timber shiplap boarding finished to match the extension.

In view of the above, the proposal itself is considered to comply with the above mentioned Local Plan Policies and Part 2 of the Authority's design guidance.

In view of the above, it is considered that the proposed change of use will not only regularise the matter over its use and allow the applicant more freedom of being able to utilise the building as a holiday cottage as was his original intention with a modest increase in site area and accommodation approval is therefore recommended.

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 recommended changes to the proposal so as to deliver sustainable development.