

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (South) Parish: Harwood Dale	Application No. NYM/2016/0094/FL
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Proposal: conversion of and extension to barn to form 1 no. holiday letting cottage, creation of associated amenity space and parking area following demolition of existing barns together with construction of stable block and change of use of land to form manege

Location: Roadside Farm
 Moor End Road
 Harwood Dale

Decision Date: 12 April 2016

Consultations

Parish – Fully support

Highways – No objections

Environmental Health Officer – To prevent any excessive interference with neighbouring properties, construction hours should be limited.

Would hope that escape windows are provided for first floor bedroom but assume this would be covered by building regulations

Site Notice Expiry Date – 29 March 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																		
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed floor plans</td> <td>PD183-02-B</td> <td>31 March 2016</td> </tr> <tr> <td>Proposed elevations</td> <td>PD183-03-C</td> <td>22 April 2016</td> </tr> <tr> <td>Proposed stable block elevations</td> <td>PD183-05-A</td> <td>16 February 2016</td> </tr> <tr> <td>Proposed stable block floor plans</td> <td>PD183-04</td> <td>8 February 2016</td> </tr> <tr> <td>Proposed site plan</td> <td>PD183-06</td> <td>8 February 2016</td> </tr> </tbody> </table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed floor plans	PD183-02-B	31 March 2016	Proposed elevations	PD183-03-C	22 April 2016	Proposed stable block elevations	PD183-05-A	16 February 2016	Proposed stable block floor plans	PD183-04	8 February 2016	Proposed site plan	PD183-06	8 February 2016
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3.	RSU000	The ménage and stables hereby permitted shall be used only for the keeping, exercise and schooling of horses kept by either occupiers of the main dwelling known as Roadside Farm or guests staying in the holiday accommodation hereby approved and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.																		


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4.	RSU011	The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
5.	RSU014	The holiday unit(s) hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Roadside Farm and shall not be sold or leased off from the main dwelling or let off except as holiday accommodation in accordance with the terms of condition 4 above without a further grant of planning permission from the Local Planning Authority.
6.	GACS00	During construction, no machinery shall be operated on the premises before 0700 hrs on weekdays and 0800 hrs on Saturdays nor after 1800 hrs on weekdays and 1300 hrs on Saturdays nor at any time on Sundays or Bank Holidays without the prior written agreement of the Local Planning Authority.
7.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
8.	GACS18	No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared once a month.
9.	CDLB05A	This permission has been granted in accordance with the details specified in the survey prepared by Maltech Consulting Civil and Structural Engineers received on 8 February 2016. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.
10	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
11.	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
12.	MATS00 (as 19)	The external surface of the roof of the stable building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
13.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
14.	MATS61	No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
15.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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16.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
17.	MATS74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
18.	MATS00	No work shall commence on the final surface of the manege hereby permitted until a sample of the rubber fibre material to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The material used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
19.	MISC00	The development hereby permitted shall be carried out in accordance with the mitigation measures for bats, swallows and barn owls, set out in paragraphs 1.8, 7.2 and 7.4 of the submitted Bat Survey dated May 2016.

Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN01	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.	RSN RSU00	In order to comply with NYM Development Policy 19 which seeks to ensure that ancillary equestrian uses are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of such facilities which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4.	RSU011	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.
5.	RSU009	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
6-8	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
9.	CDLB02	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.
10-12	MATS01	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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13-18	MATS02	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.
19.	MISC04	To ensure protection of a species protected under the Wildlife and Countryside Act and compliance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

Background

Roadside Farm is located in the open countryside in Harwood Dale. This application seeks permission for the conversion of an existing stone and pantile barn located adjacent to the main dwelling, into a 5 bedroom holiday cottage, catering for larger groups. Permission is also sought for the construction of a large barn type stable building which would replace an existing steel framed agricultural building to be demolished and also to create a manege to the rear of that.

The stable building would measure 12.4m wide x 18m long with a height of 4.85m to the ridge. This building would be concrete with Yorkshire boarding elevations and a profile sheet roof.

The proposed manege would be located immediately to the rear of the proposed stable building and would be substantial in size, measuring 20m x 60m.

The details of the proposed barn conversion have been amended to be more sympathetic to the character of the area.

Main Issues

The main issues are whether the proposed development will have any detrimental impact on the special qualities of this part of the National Park and in particular whether the development will have an adverse impact on the landscape character of the area.

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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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.

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Development Policy 8 of the 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 17 of the Local Development Plan seeks to permit proposals for commercial horse related development only where no new dwelling is required, neighbouring amenities would not be harmed, the site is accessible by an adequate network of safe equestrian routes, there is sufficient car parking provision and the proposal is of an appropriate scale.

Development Policy 19 of the LDP states refers to horse related development within the commentary and states that buildings and facilities associated with the keeping of domestic horses should be closely associated with the domestic curtilage.

In terms of the proposed barn conversion, whilst there is an element of re-build, this is not of the main barn building, but an existing unattractive outshot that detracts from the character of the host building. It is considered that the proposed replacement of this with a more contemporary extension built of better quality materials would enhance the character of the existing building and the character of the locality. The design has been amended during consideration of the proposal, in order to improve the appearance of the resultant holiday cottage.

The proposed stable building would also result in an improvement to the site as it would replace an existing poor quality steel framed building.

Due to the fairly level nature of the site and immediately surrounding fields, providing the manege is finished in a dark colour, rather than sand, it would not be visually prominent in the landscape.

The Bat Surveys undertaken is thorough and provides all the information necessary. The survey shows that even if bats are found during emergence survey mitigation will be possible within the present design. The Authority's Ecologist has therefore recommended that planning permission can be issued with a condition regarding mitigation.

As the application will not have any adverse impact on the neighbouring property and is considered to be of an appropriate design the application is considered to now accord with the requirements of DP3 , 8, 17 and 19 NYM Local Development Framework and therefore approval is recommended.



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Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the details of design of the barn conversion, so as to deliver sustainable development.

A handwritten signature in black ink, appearing to be the initials 'A.L.' with a stylized flourish.