

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Sneaton

Application No. NYM/2016/0745/FL

Proposal: subdivision to form 1 no. holiday letting unit (revised scheme to NYM/2016/0594/FL)

Location: The Cottage
Sneaton Hall
Sneaton

Decision Date: 06 December 2016

Consultations

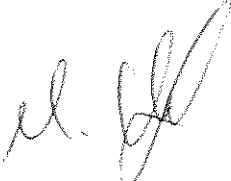
Parish – No objections

Highways - The design standard for the site is the North Yorkshire County Council Residential Highway design Guide and the required visibility splay is 2 metres by 90 metres. The available visibility, looking downhill (northwards), is 2 metres by 48 metres. The vehicular access to the application site is on Sneaton Lane, the B1416 with a national speed limit and no footway on either side of the road. The access is an existing access shared by a number of properties. Within the application documents, the applicant has indicated that the current dwelling has the right to use the access, off Sneaton Lane, for the one, existing dwelling. The Highway Authority has objected in the past to any application that would intensify the use of this access. The current application shows that the applicant has car parking spaces available in a location that would avoid using the Sneaton Lane access which would mean that no vehicular intensification would occur compared with the potential use that the applicant already has. The applicant has indicated in the documents that the holiday let visitors will park in the area accessed off Sneaton Lane whilst the residents of the dwelling will park in the area accessed off Beacon Way. However, this would mean that both property residents would have a right to use the below standard access. If the applicant can restrict the parking for the holiday let residents to the area accessed off Beacon Way, the local Highway Office would not class this as a potential intensification to the B1416 access.

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, it is recommended that conditions are attached to any permission that may be given.

Environmental Health Officer – Concerned that the bedroom serving the proposed single bedroom property (to the right as you look at the plan) only appears to be around 6m² in area. This falls well below the minimum recommended size for a double room which is 10.2m². It is recommended that the proposed layout is reconsidered to ensure that the bedroom has a usable floor area of 10.2m².

Advertisement Expiry Date – 18 November 2016


8th Dec 2016

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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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	RSUO12	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.
4.	RSUO15	The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as The Cottage, Sneaton Hall as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
5.	HWAY16	The Holiday let shall not be occupied until the related parking facilities (located off Beacon Way) are available in accordance with the approved drawing. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times. The occupier of the main dwelling shall take all necessary steps to ensure the traffic associated with the holiday let is not allowed to park in the area accessed off Sneaton Lane. There shall be no letting of the holiday let unless the necessary arrangements are in place to ensure holiday let traffic do not utilise the Sneaton Lane access.

MISC INF06 Development in Accordance with Listed Building consent

Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.	RSUO12	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.

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4.	RSU012	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.	HWAY16	No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing JWD/03/a. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Background

The Cottage originally formed part of the curtilage of Sneaton Hall which is a Grade II Listed Building. This range of buildings at the rear of the Hall was converted in the 1980's into residential units. The cottages are accessed directly from the main road through a narrow access, and there is a limited amount of amenity space for each unit at the rear.

This application seeks full planning permission to sub-divide an existing dwelling to create an additional unit of accommodation to provide a holiday cottage. No external alterations are proposed and internally it is proposed to create a ground floor wc by partitioning off the hall and to create a partition at first floor in order to create an ensuite bathroom. These have been considered through a separate listed building application.

This application has been submitted following the refusal of a similar application earlier in the year, which was refused purely on Highway grounds. This application seeks to address those reasons, through the inclusion of more detailed information regarding parking and access.

Main Issues

Core Policy G of the Local Development Plan seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas, Listed Buildings, Historic Parks and Gardens or Scheduled Monuments and other sites of archaeological importance.

Development Policy 5 of the Local Development Plan only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

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; and where it will make use of existing buildings.



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The Highway Authority have been consulted on the application and on the basis of the additional information submitted have removed their objections to the proposals.

In view of the above approval is recommended.

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

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

