



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

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The National Park Officer
North Yorkshire Moors
National Park Department
The Old Vicarage
Bondgate
Helmsley
York YO6 5BP

Your Ref:
NYM4/031/0045E/PA
Our Ref:
APP/W9500/A/97/276072

Date: 16 May 1997

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY PENELOPE ANNE GREEN
SITE AT BUILDINGS ADJACENT SNEATON HALL COTTAGES, SNEATON

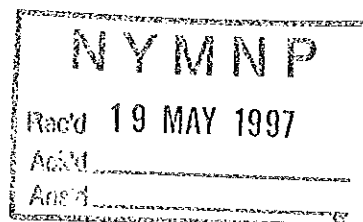
I enclose a copy of our inspector's decision letter.

Yours faithfully


Mr T Mather

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The Planning Inspectorate

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Penelope Anne Green
Stonecroft
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YO22 5HP

Your Ref:

NYMNP	
Rec'd	19 MAY 1997
Act'd	
App'd	

Our Ref:

/APP/W9500/A/97/276072/P9

Date: 16 MAY 1997

Dear Madam

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6 APPLICATION NO: NYM4/031/0045E/PA

1. I have been appointed by the Secretary of State for the Environment to determine your appeal against the decision of the North Yorkshire Moors National Park Committee to refuse planning permission in respect of an application for the conversion of a harness/tack room and workshop to a cottage on land north of Sneaton Hall Cottages, Sneaton. I have considered the written representations made by you and by the Council and also those made by other parties. I have also considered those representations made directly to the Council which have been forwarded to me. I inspected the site on 10 March 1997.
2. I do not have a copy of your original planning application. Whilst the above description differs slightly from those within both the appeal documentation and the decision notice, I consider that based on the application drawing before me, it more accurately describes the proposed development. From my inspection of the site and its surroundings, and from the representations made, I consider the main issue to be the effect of the appeal proposal on the character of the existing building and the surrounding area.
3. The National Park Committee has made reference to the North York Moors Local Plan, which was adopted in November 1992, and is the statutory development plan. Policy G2 requires that development will help to preserve and enhance the natural and built environment of the National Park. Policy BC11 establishes criteria for the conversion of redundant buildings wholly within villages which include Sneaton. These include a requirement that the scale, design and use of materials retain the existing character of the building, and that the proposed conversion makes a positive contribution to the character of the village.
4. The appeal site is located at the northern extremity of the village of Sneaton, which lies some 5 kilometres south of Whitby. The existing structure stands detached to the north of Sneaton Hall Hotel and the adjacent Sneaton Hall Cottages, and is clearly visible from the B1416 Sneaton Lane. The harness/tack room is a small stone building of two storey height with a pantile roof. Whilst of no particular architectural merit, I form the view that by virtue of its scale and traditional materials it fits comfortably into the attractive landscape. The workshop is attached to the northern elevation of the harness/tack room and is of plywood panel construction with a mono pitch corrugated asbestos sheet roof. To my mind, and notwithstanding its small size, this latter structure is an incongruous feature when viewed both in the landscape, and against the backcloth of Sneaton Hall Hotel and associated outbuildings.

5. In effect, the appeal proposal would be an amendment to a scheme for the conversion of the harness/tack room to a dwelling which received approval in March 1996. Whereas this approved scheme would have retained the workshop unaltered, you now wish to demolish this structure and erect a kitchen/lounge area in a similar location. In addition, there would be minor alterations to proposed windows within the converted harness/tack room.

6. The proposed kitchen/lounge area would feature stone walling and pantile roofing to match the existing. I am aware of concerns expressed by the National Park Committee regarding the increased size of the proposed dwelling, and the further domestication of the appearance of the harness/tack room. However, I consider that these are outweighed by the adoption of traditional materials, and the resultant improvement in the appearance of the overall building in a prominent location as so described. Therefore, I am of the opinion that the appeal proposal would not be detrimental to the character of the existing building and the surrounding area, and would accord with Policies G2 and BC11.

7. Vehicular access to the appeal site would be via an existing access onto the B1416 which also serves Sneaton Hall Cottages. Originally outbuildings to Sneaton Hall, they have been converted to residential accommodation. North Yorkshire County Council, as Highway Authority, consider that this junction is substandard in respect of restricted visibility and limited width. The Council contend that any intensification of use would result in conditions which would interfere with the free flow of traffic and give rise to a consequent danger to highway users. However, as stated, residential conversion of the appeal property has already been approved, albeit of a more limited scale. Therefore, I am of the opinion that the appeal proposal would not result in significantly increased usage of the existing access to the B1416.

8. The National Park Committee consider that if upheld, this appeal could establish a precedent for the extension or alteration of other conversion projects. I do not agree, and consider that all proposals must be considered on their merits within the context of the statutory development plan and nationally adopted planning guidance. Also within the context of this appeal being upheld, the Committee have suggested conditions which they would consider appropriate. Being mindful of the sensitive location of the appeal premises, I consider such conditions would be relevant. I am aware that they are similar to those attached to the extant permission, and which you did not consider unacceptable.

9. I have taken account of all other matters raised, but find nothing which would outweigh the main considerations that have led me to my conclusion.

10. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the conversion of a harness/tack room and workshop to a cottage on land north of Sneaton Hall Cottages, Sneaton in accordance with the terms of the application (No NYM4/031/0045E/PA) dated 16 July 1996 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;
2. the stonework and roofing tiles of the development hereby permitted shall match as closely as possible those of the existing building, including the colour and texture of the stone and the method of coursing and pointing;
3. all window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter so maintained;

NYMNP	
Rec'd	19 MAY 1997
Ack'd	_____
Ans'd	_____

4. the external face of the frame to all new windows shall be set in a reveal of a minimum of 6 cm from the front of the adjacent walling and thereafter be so maintained;
5. the guttering of the development hereby permitted shall be fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained;
6. the rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained;
7. notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H and within Schedule 2, Part 2, Classes A to C of that Order shall take place without the prior written consent of the local planning authority;
8. vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawings before the development is first brought into use and shall therefore be kept available for such use and maintained clear at all times of any obstruction;
9. the garage hereby permitted shall not be used for purposes other than domestic purposes with sufficient space free of obstruction for the parking of motor vehicles associated with the adjacent dwelling;
10. no development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall include the provision of a hedge along the northern boundary of the curtilage and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;
11. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation.
11. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.
12. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully

Roger P Brown

Roger P Brown DipArch DipTP ARIBA MRTPI
Inspector

