

# YORKSHIRE DALES NATIONAL PARK AUTHORITY

**Planning Committee 12 August 2008**

**Schedule No:1**

<b>Application No:</b>	S/03/449	
<b>District:</b>	South Lakeland	
<b>Parish:</b>	Sedbergh	
<b>Applicant's Name:</b>	Mr K Milburn,	
<b>Grid Ref:</b>	SD69029489	
<b>Received by YDNP:</b>	20/05/2008	<b>Officer:</b> Andrea Burden

**PROPOSAL:** full planning permission for erection of two storey extension

**LOCATION:** Crook Holme, Cautley, Sedbergh

## **CONSULTEES**

<b>Sedbergh PC</b>	No objections. A pleasing design.
<b>Highways Control Officer</b>	No objections.
<b>Environment Agency</b>	Falls within the scope of the Environment agency's Flood Risk Standing Advice.
<b>Area Ranger (Cumbria)</b>	No response.

## **PUBLIC RESPONSES**

None to date.

## **RELEVANT PLANNING POLICIES**

B14(06) - Extensions and Alterations to Buildings

B7(06) - Building Design

GP2(06) - General Design Policy

## **OFFICERS' OBSERVATIONS**

This application requires the authorisation of the Planning Committee as a statutory consultee supports the application (Parish Council).

## **SITE**

Crook Holme is a detached isolated residence located to the north west of the A683 Sedbergh-Kirkby Stephen road. It is a two storey property constructed from natural stone, with timber windows. The property retained much of its original character, and has not been extended or significantly altered. The property has no formal car parking, garden or other domestic buildings. A public footpath leads from the A683, over the River Rawthey and to the west of the site. The agent has advised that pedestrian access is via the footbridge which is also the public right of way. Vehicular access to the property is via a

narrow lane and a ford within the river.

#### RELEVANT PLANNING HISTORY

On 14 June 1982 planning permission was granted for a single storey pitched roof extension on the eastern gable of the property (reference - Y/8/82/5032). This was for a ground floor utility room and wc. This permission was not implemented.

#### PROPOSAL

The application is for a substantial two storey extension at the rear of the property (north elevation). Internally this would provide a garden room at ground level, and a bedroom and bathroom at first floor. Externally the two storey extension would project 4.15 metres, be 5.8 metres in width and would have a ridge height of 7 metres. It would be constructed from stone to match the existing dwelling. The roofing materials are to match the existing dwelling.

#### UNAUTHORISED WORKS

A series of works have been undertaken at the property. These works include - creation of domestic curtilage (new boundary walls, laying of lawn, introduction of hard standing for vehicles), change of use of part of barn to domestic use and external alterations to barn. A retrospective planning application has recently been received for these works.

#### POLICY

Local Plan Policies B14 (extensions and alterations to buildings) and GP2 (general design) are considered to be the most relevant planning policies for assessing such a proposal.

Policy B14 criteria (i) of this policy requires that the development should not be seen in public views to dominate the existing building in terms of shape, height, materials or fenestration. It also states that the extension should respect the architectural integrity of the existing building and its setting in terms of design and use of materials. Policy GP2 criteria (i) requires that it is of a kind, scale, siting and design which is sympathetic to or enhances the landscape character, special qualities and local distinctiveness of the surrounding area.

It is considered that the two storey extension would not meet the requirements of these policies and would have a significant detrimental impact on the visual appearance of the simple form of this dwelling due to its large scale which would also be detrimental to the surrounding area. This is because the proposed two storey extension would in terms of its height and amount of rear projection visually dominate the rear elevation, and due to the proportions proposed would not be subservient or harmonious with the principal building. It is considered that this particular building in such an isolated and visible location cannot sustain such a change without causing harm to its existing character.

The applicant's agent was advised of these concerns and was requested to consider reducing the height of the ridge, reducing the amount of projection, consider a more traditional approach to the fenestration and to reduce the number of windows. In response to this an amended scheme was submitted on 20 June 2008. The revisions included reducing the amount of projection by 30 cms, amending the French doors on the east elevation to a half glazed single doorway and deleting the ground floor window on the north

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elevation. The eaves height was also slightly lowered to just below the guttering of the main dwelling. The agent now considers that the extension is inkeeping and subservient to the scale of the original cottage.

In an email dated 23 July 2008 the applicant's agent considers that he has modified the plans to take into consideration the design requirements and he also considers that he has addressed the four issues raised regarding the size and design of the extension by lowering the eaves, reducing the amount of projection, amending the french doors to a single half glazed door and reducing the number of windows. Despite the agent considering that the new extension would satisfy the requirements of local plan policies B14, GP2 and B7 Members are advised that the amendments proposed remain insufficient to warrant approval.

### **ANALYSIS OF MATERIAL CONSIDERATIONS**

Local Plan policies require that in order for such development to be acceptable the extension should not dominate the existing building in terms of its shape and height, and should respect the architectural integrity of the existing building and its setting. In this case Members are advised that the rear two storey extension is not compatible with this simple unaltered dwelling. The proposed extension will create a dominating effect that will be publicly visible and which will be at odds to the style of house to which it is proposed to be attached by eroding and diluting the simple form of the existing dwelling. It is therefore not in accordance with Local Plan Policies B14, GP2 and B7.

### **RECOMMENDATION**

That planning permission be refused for the following reasons

1. The extension proposed would not be subservient to the main dwelling due to its height and amount of projection. This would be seen in public views to visually dominate the existing building contrary to Policy B14, GP2 and B7.

## Schedule No:2

<b>Application No:</b>	C/33/73J	
<b>District:</b>	Craven	
<b>Parish:</b>	Grassington	
<b>Applicant's Name:</b>	Mr P Drake, Yorkshire Dales National Park Authority	
<b>Grid Ref:</b>	SE00236381	
<b>Received by YDNP:</b>	26/06/2008	<b>Officer:</b> Simon Chapman

**PROPOSAL:** full planning permission for erection of extension to existing workshop with provision for biomass boiler installation

**LOCATION:** Colvend, Hebden Road, Grassington

### CONSULTEES

<b>Grassington PC</b>	No response
<b>CEHO Craven</b>	No response
<b>Fire &amp; Rescue Service</b>	No response
<b>Senior Wildlife Conservation Officer</b>	No response
<b>Trees &amp; Woodland Officer</b>	No response
<b>Highways - Skipton Area Office</b>	Does not wish to impose restrictions

### PUBLIC RESPONSES

No response

### RELEVANT PLANNING POLICIES

U6(06) - Small-Scale Renewable Energy Developments

### OFFICERS' OBSERVATIONS

#### THE SITE

This application relates to an area of land to the rear of the National Park Authority offices at Colvend in Grassington. The area is currently used for open storage and parking. Immediately adjacent to the site is the existing timber clad workshop which has a corrugated metal roof. Also adjacent to the site are a number of trees, most notably a mature Blue Atlas Cedar. To the rear of the existing workshop is a dry stone wall boundary and beyond that the track to a children's play area and the primary school. To the east of the site beyond a fence is the Mountain Rescue building. To the west of the site is a further open area of parking and storage and beyond that at a lower level is the bowling green.

#### THE PROPOSAL

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The proposal is to erect an extension to the existing workshop, in order to provide additional covered space for the workshop and to house a biomass boiler and woodchip store. The woodchip store and biomass boiler would be located in the southern end of the extension. The extension would be at the eastern end of the existing building set at a right angle to produce an 'L' shaped building. It is proposed that the extension would be constructed in materials to match the existing building i.e. timber clad with a corrugated metal roof. However, the cladding and roof in the extension would be highly insulated and would have a 6 flush fitting roof lights to allow natural light in to the building.

### **ANALYSIS OF MATERIAL CONSIDERATIONS**

The main considerations in this case is Policy U6 of the Local Plan, which promotes small scale renewable energy schemes to meet local energy needs

Policy U6 has a number of criteria aimed at ensuring that small scale renewable energy schemes to not have an adverse effect on the character of the area, on nature conservation or the residential or recreational amenity of the area.

#### **Effect on Character and Appearance of the Area**

The proposal is for the extension of an existing building in materials to match that building. The proposed extension would not be prominent in public views and would be relatively well screened from views from Hebden Road by existing buildings, trees and hedges. The only other limited public view would be from the bowling green, which has a timber clad pavilion. From the bowling green, the building would be seen in connection with the existing workshop and against a backdrop of other buildings. It is considered that the proposed building would not be detrimental to the character of the area.

#### **Nature Conservation**

The applicant has undertaken both a bat and tree survey. The bat survey indicated that no bats were using the site as a roost. The tree survey identified that the mature Blue Atlas Cedar should be retained and the proposal does retain this tree. It is not considered that the proposal would have detrimental effect on nature conservation.

#### **Residential and Recreational Amenity**

The nearest dwellings to the site are on located beyond Hebden Road and it is not considered that proposed extension would have any detrimental effect on these properties. Closer to the site than the dwellings are a number of recreational areas, the bowling green, children's playground and football pitch and the school playground. It is considered that excessive machinery noise could be detrimental to the enjoyment of this area. However, the applicant has commented that the proposal is to extend the existing workshop in order that the existing tasks can be carried out more safely. No more staff would be employed as a result of the extension and none of the existing fixed equipment in the existing workshop would be moved into the extension. It is considered that the proposal would not be detrimental to residential or recreational amenities.

### **CONCLUSION**

It is considered that the proposed workshop extension, incorporating a bio mass boiler and

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wood chip store, by virtue of its siting, design and nature of the use would not be significantly visible from public areas, would not be detrimental to nature conservation and would have no detrimental impact on residential or recreational amenities.

It is considered that the proposal would comply with the policies of the local plan.

### **RECOMMENDATION**

Grant planning permission subject to conditions based on the following

1. Standard Time Limit
2. Specified Details, date 26 June 2008
3. Sample wall and roof materials
4. Protection of Trees

## Schedule No:3

<b>Application No:</b>	R/56/32G	
<b>District:</b>	Richmondshire	
<b>Parish:</b>	Hawes	
<b>Applicant's Name:</b>	Honeycott Caravan Park LLP	
<b>Grid Ref:</b>	SD86388972	
<b>Received by YDNP:</b>	15/05/2008	<b>Officer:</b> Richard Graham

**PROPOSAL:** full planning permission for siting of 14 static holiday caravans in lieu of 18 touring caravans (to make 42 static holiday caravans in total)

**LOCATION:** Honeycott Caravan Park, Ingleton Road, Hawes

### CONSULTEES

**Hawes and High Abbotside Ward**

No comment received.

**Hawes & High Abbotside PC**

Object on the grounds that permission would set a precedent for static caravans to replace tourers and at the potential loss of existing facilities for tourists.

**Trees & Woodland Officer**

New tree planting should be of native broadleaved species and adequately protected and maintained so that they survive. Any trees that do die within three years should be replaced.

**Fire & Rescue Service Richmondshire District Council**

No reply at time of writing.  
No objections.

### PUBLIC RESPONSES

None to date.

### RELEVANT PLANNING POLICIES

VF5(06) - Sites for Static Holiday Caravans

### OFFICERS' OBSERVATIONS

#### APPLICATION SITE

Honeycott Caravan Park is situated on the Ingleton Road near Hawes. It comprises a sloping site that accommodates 28 static caravans and pitches for 18 touring caravans, together with various outbuildings, the owners accommodation and holiday cottages.

#### PROPOSAL

The application is for the remodelling of the site involving the demolition of the existing toilet block and the replacement of 18 touring pitches with 14 static pitches. The proposal includes tree planting around the site perimeter. The applicant also seeks a standard

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occupation period for the whole site of 1st March to 14th January (10 and a half months).

### **RELEVANT PLANNING HISTORY**

A number of applications between 1975 and 1992 for caravans and associated development - none directly relevant.

### **KEY ISSUES:**

- planning policy
- impact on landscape
- other issues

### **PLANNING POLICY**

Policy VF5 'Sites for Static Holiday Caravans' is directly relevant. The policy allows for the extension or increase in number of pitches on existing sites only where they form part of a comprehensive remodelling scheme that produces significant visual or environmental improvements.

### **IMPACT ON LANDSCAPE**

The site is adjacent to the Ingleton Road just outside of Hawes. It is not unduly prominent from the road as the larger part of the site lies on sloping land that falls away from the road level. Along the boundaries of the site there are a number of mature trees which help to screen the site to a degree in views from the footpaths to the north and west.

The proposal offers a straightforward replacement of static caravans for touring pitches. It includes the removal of the unsightly toilet block building and some additional planting around the site boundary. The applicant also suggests a planning condition to ensure that all new and replacement caravans are provided in a green colour.

The proposed static caravans along the boundary adjacent to the road will be a permanent feature visible from road however they would be screened to some extent by the existing dry stone boundary wall and some new planting. The proposed static caravans within the site are unlikely to have a significant visual impact being seen in the context of the rest of the site and given some additional tree planting to close gaps in the existing boundary tree belt.

### **OTHER ISSUES**

The comments of the Parish Council appear to describe concern at the loss of tourers in favour of static caravans and that in doing so the range of facilities offered visitors would be lost. This issue is not covered by the Local Plan policy and is therefore difficult to assess or give significant weight.

### **ANALYSIS AND MATERIAL CONSIDERATIONS**

Policy VF5 concerns proposals to extend existing sites or increase the number of caravans whereas this proposal is to replace touring caravans with fewer statics. However it is considered that the principle of requiring a significant visual or environmental improvement can reasonably be applied in this case.

The scope for achieving improvements on this site is limited and the applicants have addressed most opportunities – additional planting, removal of unsightly buildings and the colour of new caravans. It is considered that the proposed planting could go further than shown on the plans, including some planting within the site, however this could be secured by condition. Although the new caravans will meet modern insulation standards it is

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unfortunate that opportunities to provide renewable energy, water recycling and other environmental best practise have not been taken up.

As the application stands it is considered that it would allow for a visual improvement of the site and its impact on the landscape, largely through additional tree planting. The regularisation of the occupation period across the whole site is as is recommended in Government guidance and similar to other sites in the area. The issues raised by the Parish Council are not supported by evidence or Local Plan policy and can therefore be given little weight.

#### **RECOMMENDATION**

It is recommended that permission is granted subject to conditions that include the following:

1. Time limit.
2. Submission, approval and implementation of landscape planting scheme.
3. Replacement of dead trees.
4. Approval of colour of new and replacement caravans.
5. Occupation of all caravans on the site restricted to between the 1st March and 14th January in any year.