



## Schedule No:3

<b>Application No:</b>	C/71/131B	
<b>District:</b>	Craven	
<b>Parish:</b>	Threshfield	
<b>Applicant's Name:</b>	Mr B Middleton,	
<b>Grid Ref:</b>	SD98906346	
<b>Received by YDNP:</b>	17/06/2019	<b>Officer:</b> Janet Perry

**PROPOSAL:** full planning permission for sub-division of property to create 2 No. dwellings

**LOCATION:** Sunnybank, Threshfield

### CONSULTEES

#### **Threshfield PC**

After discussion at last nights Parish Council meeting the council would like to raise the following issues relating to the proposal to divide Sunnybank into 2 dwellings:

- 1.Threshfield Parish Council does not support this plan, as when the extension was done some years ago it was meant to be maintained as a single dwelling with single ownership
- 2.Concerns raised regarding additional vehicles , as it is a very bad drive way to turn out of onto the B6265.

#### **Highways North Yorkshire**

There are no local highway authority objections to the proposed development

### PUBLIC RESPONSES

None received.

### RELEVANT PLANNING POLICIES

C4(15) - Sub-division

SP2(15) - National Park Purposes

SP4(15) - Development Quality

### OFFICER OBSERVATIONS

#### **REASON FOR COMMITTEE CONSIDERATION:**

This application is reported to Committee for the following reason: The Parish Council recommendation is contrary to the decision which the Head of Development Management proposes to take.

#### **APPLICATION SITE**

The application site is a detached property adjacent to the main road on the southern side

## **Schedule No:3**

of the village of Threshfield. The property was extended in 2009 to incorporate further single storey living accommodation to the west of the main dwelling. The house had previously been extended and altered. The original property is a traditional dales, stone built property, the extension was also built in stone. To the north of the property is a dwelling at a higher level which has a terraced seating area to the west. The vehicular access to the site is to the south of the dwelling off the main road through Threshfield.

### **PROPOSAL**

The application is for full planning permission to subdivide the property to create two dwellings. The main part of the dwelling would be one unit and the later single storey extension would be the second. The applicant currently lives in the single storey element of the property as he is disabled and will continue to occupy this unit. The applicant has confirmed that he is happy to enter into a legal agreement to secure the single storey residential unit to be a local occupancy dwelling.

The only external alterations to the building is the creation of one external door on the south elevation and the walling up of an existing doorway in the same elevation. The garden to the south of the property would be split into two by means of a stone wall and timber fencing. Each property would have its own domestic curtilage including two parking spaces per property. The access for both properties would remain off the existing access from the highway.

### **RELEVANT PLANNING HISTORY**

Full planning permission (C/71/131A) was granted in 2009 for erection of single storey extension to provide a porch, sun lounge and bedroom with en-suite shower room. Previous to this planning application YD5/71/131 was granted in 1988 to erect extension to replace existing kitchen. Both of these permissions were implemented.

### **KEY ISSUES:**

- Principle of development
- Impact on character and appearance of area
- Impact on neighbours
- Parish council comments

### **PRINCIPLE**

The National Planning Policy Framework (NPPF 2019) encourages the sub-division of larger sites to create more dwellings to help to speed up the delivery of more homes.

Policy C4 of the Yorkshire Dales Local Plan (2015-2030) relates to the subdivision of properties. It allows for one dwelling to be split into two or more dwellings provided that the property has the capacity for subdivision and the net dwelling created would be subject to local occupancy. To accord fully with the Local Plan policy, a section 106 agreement will be required to ensure that one dwelling created is only occupied by someone who complies with the Local Occupancy Criteria set out in Appendix 5 of the Local Plan.

Policy SP4 refers to Development Quality and provides a list of criteria against which all new development should be assessed. In relation to design, SP4 (a) requires new development to be informed by and respond positively to the site, its surrounding context and landscape setting, so that the scale, height, proportions, massing, form, materials and appearance of buildings are sympathetic and complementary. SP4 part (c) requires new development to be of high quality design and has visual interest and reinforces local distinctiveness. Part (n) of this policy refers to neighbour amenity and requires

## **Schedule No:3**

development to respect the amenity of neighbours.

### **IMPACT ON CHARACTER AND APPEARANCE OF AREA**

The physical alterations to the external appearance of the property are minimal. The existing garden would remain of a similar appearance with the addition of a boundary wall and fence to divide the existing curtilage into two gardens. The overall physical alteration to the application site is minor and will not have a harmful impact on the character and appearance of the area and would accord with Policy SP4 (a) and (c) of the Local Plan.

### **IMPACT ON NEIGHBOURS**

When Sunnybank was extended in 2009, the impact of the extension on neighbours was considered (C/71/131A). The current application seeks to split the existing building into two properties, therefore any impact on neighbours would only relate to additional people using the site rather than an increase in the size of the building. The access and garden area for the two properties proposed are to the south of the building. The closest residential property is to the north of the dwellings. There will be no impact on the amenity of the residents of the neighbouring properties as the access remains the same and the garden area will not be expanded or altered. The proposal accords with Policy SP4 (n) of the Local Plan.

### **PARISH COUNCIL COMMENTS;**

The Parish Council do not support the application as when the extension was approved some years ago it was meant to be maintained as a single dwelling with single ownership. Concern was also raised regarding additional vehicles as it is a very bad drive way to turn out of onto the B6265.

After the previous permission for an extension the dwelling remained as one unit for some time. However circumstances have changed, the property has changed hands since the previous application and the current applicant's requirements are different to the previous owners.

North Yorkshire County Council Highways were consulted and do not object to the proposal. The application does include a new access, the two properties will share the existing access for Sunnybank.

### **ANALYSIS OF MATERIAL PLANNING CONSIDERATIONS**

The proposed development will increase the housing stock in Threshfield and provides a single storey residential unit which is ideal for a disabled resident. The application increases the amount of housing and the type of housing which meets the requirements of the NPPF 2019 and Policy C4. There is no negative impact on the residential amenity of neighbours and would not detract from the character and amenity of the area. The proposed scheme would comply with policies C4, SP4 of the Yorkshire Dales Local Plan (2015-2030) and guidance contained within the NPPF.

### **RECOMMENDATION**

That planning permission be granted subject to the completion of a Section 106 Agreement restricting the single storey residential unit occupancy to local occupancy and conditions to include the following:

- 1) Standard Time Limit
- 2) Accordance with approved plans
- 3) Materials

### **Schedule No:3**

- 4) Removal of permitted development rights
- 5) Parking space, turning area and access to remain as shown on the approved plans
- 6) Approved stone wall to separate the two dwellings shall match the existing stone walls at the property.
- 7) Stonework to block up the opening shall match the existing stonework at the property.