

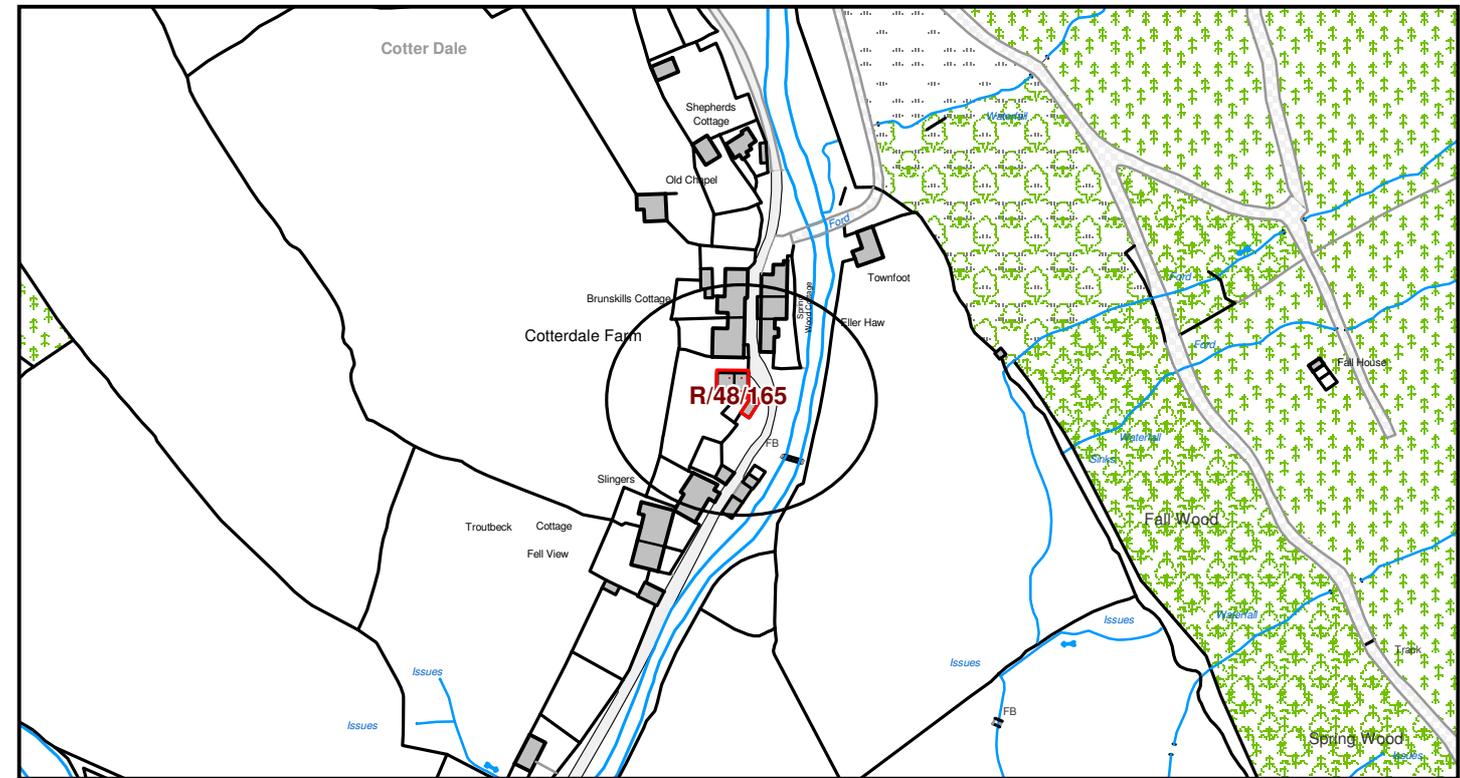
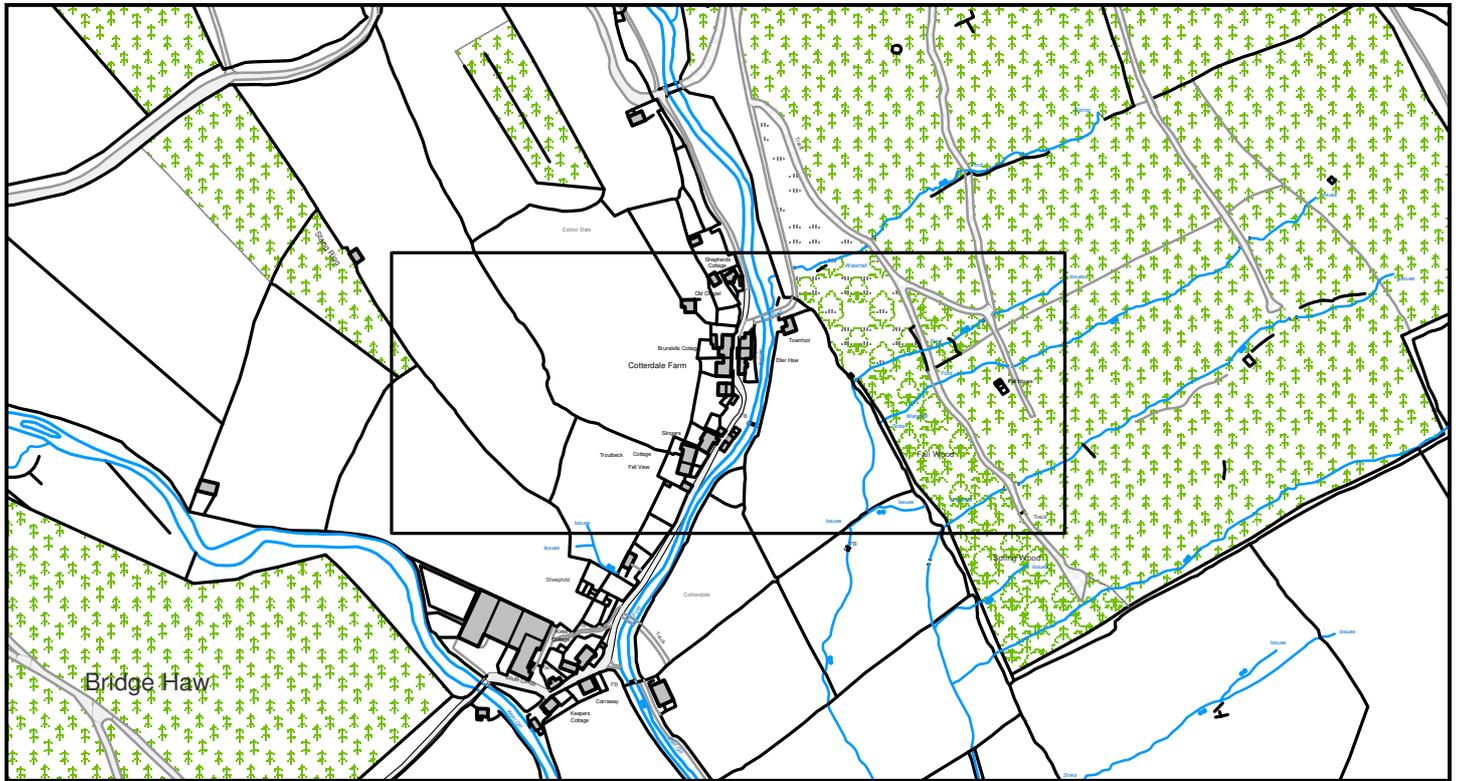
# Yorkshire Dales National Park Authority

Application Code: R/48/165

Committee Date: 09/07/2019

Location: Cotterdale Farm, Cotterdale

# 02



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## Schedule No:2

<b>Application No:</b>	R/48/165	
<b>District:</b>	Richmondshire	
<b>Parish:</b>	High Abbotside	
<b>Applicant's Name:</b>	Mr R Johnson,	
<b>Grid Ref:</b>	SD83339401	
<b>Received by YDNP:</b>	02/05/2019	<b>Officer:</b> Michelle Clowes

**PROPOSAL:** full planning permission for conversion of barn to form a one bedroom holiday cottage/local occupancy dwelling

**LOCATION:** Cotterdale Farm, Cotterdale

### CONSULTEES

<b>Hawes &amp; High Abbotside PC</b>	No comments received at the time of report preparation.
<b>Hawes, High Abbotside &amp; Upper Swaledale Ward</b>	No comments.
<b>NYCC - Area 1 Richmond Highway Depot</b>	No objection subject to a condition relating to the access and car parking area being provided before the development is used.
<b>North Yorkshire Building Control</b>	No comments.
<b>Fire &amp; Rescue Service</b>	No comments.
<b>Environment Agency - for All areas</b>	No objection subject to a condition requiring the development to be carried out in accordance with the submitted Flood Risk Assessment.
<b>Wildlife Conservation Officer</b>	An ecologist should confirm that the findings of the submitted survey are still valid.
<b>Senior Listed Building Officer</b>	No objection to amended plans.
<b>Area Ranger (Lower Wensleydale)</b>	Proposed development DOES NOT affect PROW.

### PUBLIC RESPONSES

1 letter of support has been received advising that the development will ensure the hamlet is maintained to a high standard. A further anonymous letter has been received commenting on the removal of the garage and the benefit of retaining it.

### RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

L2(15) - Conversion of traditional building - acceptable uses

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L3(15) - Conversion of traditional buildings - building treatment

SP1(15) - Presumption in favour of Sustainable Development

SP2(15) - National Park Purposes

SP4(15) - Development Quality

### **OFFICER OBSERVATIONS**

#### REASON FOR COMMITTEE CONSIDERATION

This application is reported to the Planning Committee as in the opinion of the Head of Development Management it is in the best interests of the National Park Authority that the application is considered by the Committee.

#### APPLICATION SITE

Cotterdale Farm Barn is a traditional barn of 19th century origins, located in the hamlet of Cotterdale. It is constructed of sandstone under a slate roof. The adjacent dwellinghouse of Cotterdale Farm is within the same ownership.

#### PROPOSAL

Planning permission is sought for the conversion of the existing barn to either a holiday let or local occupancy dwelling. Internally accommodation would be provided in the form of a living/kitchen/dining space with additional utility/boot room on the ground floor with a bedroom and bathroom on the floor above. It is proposed to utilise the existing vehicular access for Cotterdale Farm to gain access to a car parking space for the converted barn.

#### RELEVANT PLANNING HISTORY

There is no previous planning history for this building.

#### KEY ISSUES:

- principle of development
- design
- impact on neighbours
- impact on highway safety
- impact on ecology

#### THE PRINCIPLE OF THE DEVELOPMENT

The National Planning Policy Framework (NPPF 2019) sets out the purpose of the planning system: to contribute to the achievement of sustainable development. It directs planning authorities to avoid the development of isolated homes in the countryside unless certain circumstances apply. The circumstances listed include - "the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets" and "the development would re-use redundant or disused buildings and enhance its immediate setting."

The Yorkshire Dales Local Plan (2015 - 2030) aims to deliver sustainable development in the National Park context. It aims to achieve the conservation and enhancement of traditional buildings (heritage assets) by allowing them to be adapted or converted to new uses, providing the building and its landscape has the capacity to absorb them.

Policy L1 considers development affecting heritage assets. Traditional buildings may be designated as Listed Buildings or are considered to be 'heritage assets' despite not being designated. Proposals affecting undesignated heritage assets that are demonstrably of

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equivalent significance to designated heritage assets will be treated as though they were designated for the purposes of the policy.

Policy L2 is a strategic spatial planning policy. It allows traditional buildings to be changed to residential and employment uses in certain locations (in existing settlements, building groups, or suitable roadside locations). Intensive uses will not be appropriate in buildings that are isolated in the landscape and a change of use only allowed in isolated buildings where there would be no material alteration to the exterior of the building or its surroundings.

Policy L3 considers the details of the conversion works. Proposals will not be allowed where they undermine the architectural and historic character of the traditional building and its landscape setting. The building must have the physical capacity to accommodate the new use without significant extension or alteration or requiring new ancillary buildings.

A proposal to convert a traditional building to a new use must satisfy the requirements of all three policies.

The building is a traditional stone barn that was constructed prior to the 20th century using traditional methods typical of this area. It has some historical and architectural merit but is not of equivalent heritage significance to a listed building. It is considered to be a traditional building for the purposes of policy L2 and a non-designated heritage asset.

The barn is in close proximity to the Cotterdale Road and forms part of a group of buildings with Cotterdale Farm, Brunskills Cottage and Spring Wood Cottage. As such, the proposal would in principle, meet the objectives of policy L2 of the adopted Local Plan (2015 – 2030).

### **DESIGN**

Criterion e) of policy L3 of the adopted Local Plan (2015 – 2030) requires traditional buildings to be capable of conversion with no more than minor structural work. The barn retains its original/historic appearance externally and is in good structural condition. Subject to a detailed methodology being secured by condition to demonstrate how the conversion would take place, including supporting the external walls, it is considered that the barn is suitable for conversion.

The building in question is a characteristic Dale's barn that is prominent in public views when travelling along Cotterdale Road and from public right of way 20.93 22 which starts at the footbridge to the south – east of the application site. The scheme originally proposed the replacement of an existing structure on the front elevation of the barn with a long thin cat – slide extension that contained 4 rooflights within a very small roofscape. The extension obscured a first floor window that is a key feature of the barn. Following negotiation the scheme has been amended to include a smaller extension with a lower roof that sits underneath the first floor window. All rooflights have been removed. This is a considerable improvement to the scheme and the extension is now considered to be of an appropriate size and design. The barn benefits from a good number of existing openings which have all been utilised within the conversion scheme. A flue to serve a wood burning stove would be sited on the rear roofslope away from public view.

Tall dry stone walls form an enclosure to the front of the barn which would provide a courtyard area for the barn. Beyond this a further garden space can be accommodated within a walled area. Given that the walls are existing and form natural enclosures around the barn, the use of these areas in association with the converted barn would not be

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detrimental to the character of the barn or its setting. A new 1.2m stone wall would be formed along the rear of the barn to provide a degree of separation between the occupants of the barn and Cotterdale Farm.

The submitted plans indicate that the building is capable of accommodating a local occupancy dwelling/holiday let without significant alteration and that the agricultural character of the building will be maintained, as required by policy L3 of the adopted Local Plan (2015 – 2030).

### **IMPACT ON NEIGHBOURS**

There are no properties immediately to the front or back of the barn. Cotterdale Farm has 1 small window at ground floor level on the southern side elevation that would be within 4.5m of the barn. However, this would not be directly opposite the fully glazed door that provides access into an inner lobby for the barn. There would not be a significant effect on privacy for the existing occupants of Cotterdale Farm or the future occupants of the barn. On this basis the development would not have a detrimental effect on neighbours and would comply with policy SP4 of the adopted Local Plan (2015 – 2030).

### **IMPACT ON HIGHWAY SAFETY**

Currently vehicular access to Cotterdale Farm is gained to the south of the barn and car parking is located to the rear of the barn. It is proposed to utilise the same access which will lead to a dedicated off – road car parking space for the barn conversion. The gates to the access are set back approximately 7.8m from the edge of the carriageway and 2 low walls bound the highway. As Cotterdale Road is a very lightly trafficked no – through road it is considered that the level of visibility available on site is sufficient for the intensification of the access. North Yorkshire County Council’s Highway Authority has been consulted on the application and raised no objection. The proposed access is considered to comply with policy SP4 of the adopted Local Plan (2015 – 2030).

### **IMPACT ON ECOLOGY**

Bats are a Protected Species by virtue of the EU Habitats Directive and the Conservation of Habitats and Species Regulations 2010. Regulation 9 of the Regulations provides that the local planning authority in the exercise of its functions shall have regard to the requirements of the Habitats Directive.

The application is supported by an ecological survey which states that whilst there was foraging activity from bats within the vicinity of the barn, it does not appear to be being used as a roost. As the survey is nearly 3 years old, the Senior Wildlife & Conservation Officer has asked for confirmation that the findings of the survey are still valid. An email has been submitted by the applicant’s Ecologist to advise that the circumstances of the building have not changed in the interim period and that the lack of habitation of the building may have caused the building to have become damper and less attractive to bats.

In line with the requirements of policy W2 of the adopted Local Plan it is considered appropriate to require the provision of bat or bird boxes within or on the converted building. The Senior Wildlife Conservation Officer has no objection to the proposals.

### **FLOOD RISK**

Cotterdale Barn lies within flood risk zones 1 and 2 and a Flood Risk Assessment (FRA) has been submitted in order to support the planning application. The Environment Agency has stated that they have no objection to the development subject to a condition requiring the development to be carried out in accordance with the FRA and the mitigation measures

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it proposes. The development would comply with criterion I of policy SP4 of the adopted Local Plan (2015 – 2030).

### **ANALYSIS AND MATERIAL CONSIDERATIONS**

The proposed development would provide a new use for a non - designated traditional building which is compatible with its character, layout and landscape setting. The principle of the development, design, access and car parking and impact on neighbours and ecology are considered to be acceptable or can be adequately controlled by way of condition. The proposed development is therefore considered to be in accordance with policies SP1, SP2, SP4, L1, L2, L3 and W2 of the adopted Yorkshire Dales Local Plan (2015-2030) and guidance contained within the NPPF.

### **RECOMMENDATION**

It is recommended that permission is granted subject to a legal agreement restricting occupancy of the barn to local occupancy/holiday let use and conditions to include the following:

1. Standard time limit
2. Accordance with approved plans
3. No demotion
4. Methodology for conversion
5. No sandblasting
6. Roofing slates to be retained and matched
7. Approval of/compliance with details:
  - pointing
  - rooflights, windows and doors (including recess), rainwater goods, cills/lintels/jambs, flues and vents, boundary treatment, bin storage, car parking and access
8. Restriction on external lighting
9. Prior check for nesting birds
10. Biodiversity enhancement (nest boxes)
11. Removal of permitted development rights
12. Hours of construction restriction.
13. Development in accordance with FRA.