

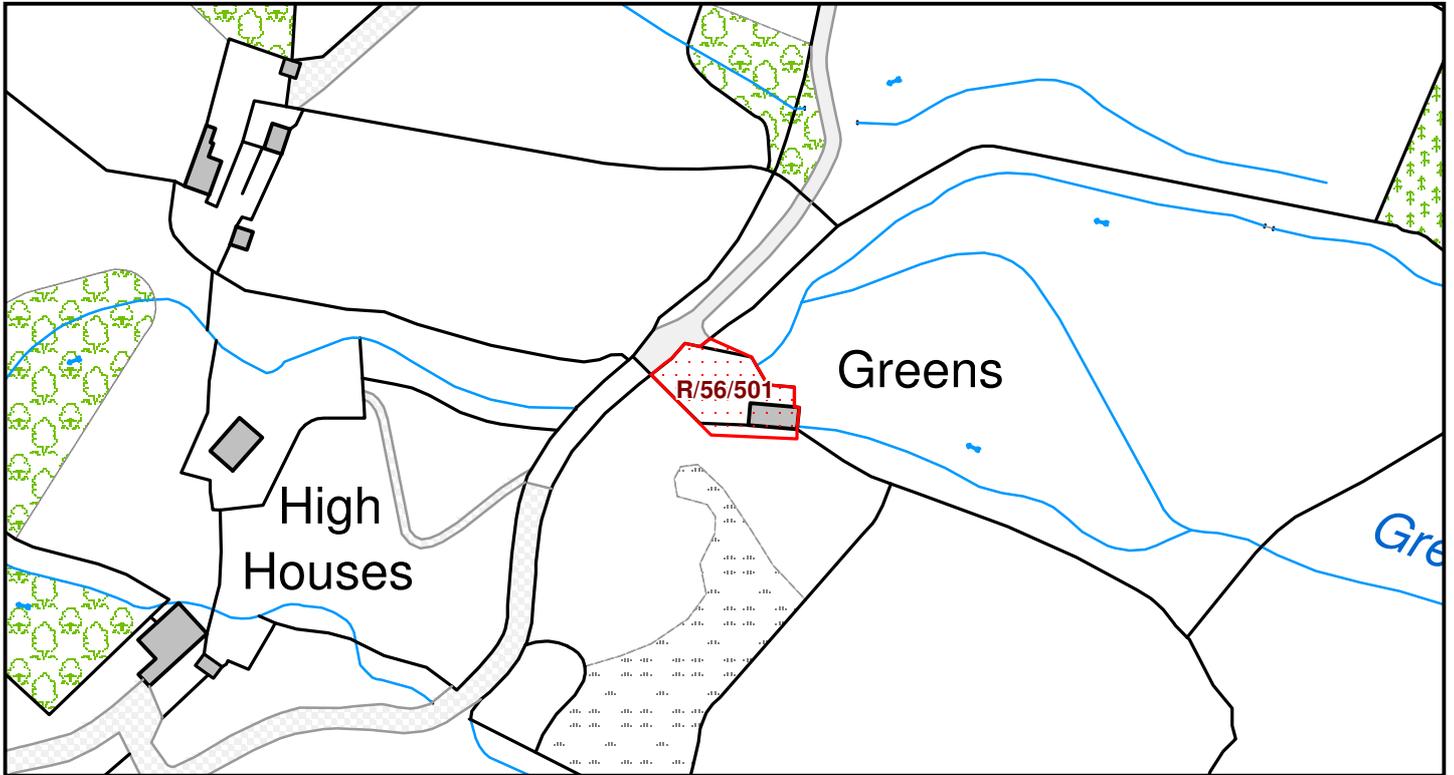
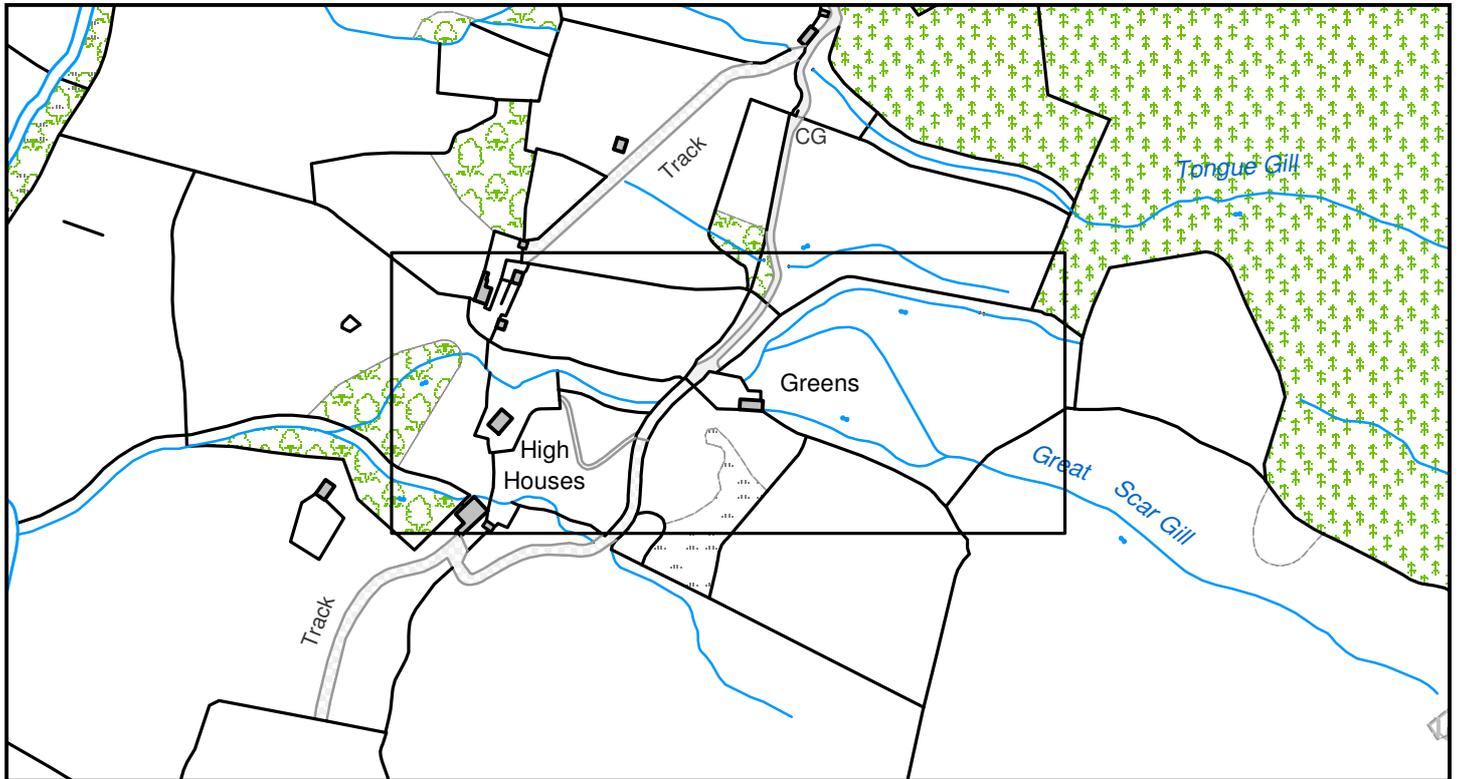
Yorkshire Dales National Park Authority

Application Code: R/56/501

Committee Date: 13/08/2019

Location: Greens Farm, Snaizeholme

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Application No:	R/56/501	
District:	Richmondshire	
Parish:	Hawes	
Applicant's Name:	Mr C Brown & Ms S McAllister,	
Grid Ref:	SD83748738	
Received by YDNP:	21/05/2019	Officer: Michelle Clowes

PROPOSAL: full planning permission for i) alterations to existing dwelling and conversion of adjacent outbuilding to additional living space; ii) change of use of land to rear to form flagged area with new boundary wall and erection of rear utility room for dwelling and iii) change of use of other outbuilding into a holiday cottage

LOCATION: Greens Farm, Snaizeholme

CONSULTEES

Hawes & High Abbotside PC	No comments received.
Hawes, High Abbotside & Upper Swaledale Ward	No comments received.
NYCC - Area 1 Richmond Highway Depot	No objection subject to a condition requiring the parking spaces to remain available.
North Yorkshire Building Control	No commentes received.
Senior Listed Building Officer	No objection subject to conditions relating to the provision of a level 3 building survey prior to any works and window, door, rainwater goods and flue colour to be approved.
Fire & Rescue Service	No objection/observation to the proposed development.
CEHO Richmondshire DC	Requests further details in respect of contaminated land.
North Yorkshire County Council	No requirement to comment.

PUBLIC RESPONSES

None to date.

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

W1(15) - Wildlife sites, species and networks

W2(15) - Biodiversity enhancement

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

Greens Farm, Snaizeholme consists of a small former farm steading with central 2 storey dwellinghouse with a barn to either side. The buildings are traditional in appearance and are constructed from local stone and slate. The site is approximately 3 miles south – west of Hawes town centre accessed via a long (made) track off the B6255 highway that runs from Hawes to Widdale.

PROPOSAL

Planning permission is sought for the conversion and extension of existing buildings including;

- A single storey rear extension to the existing dwellinghouse to form a ground floor utility and WC;
- The conversion of the eastern barn to additional living space including 2 bedrooms, lounge and home office;
- The conversion of the western barn to a self – contained 1 bedroomed holiday cottage;
- The change of use of agricultural land to form an enclosed rear garden area behind the house and the holiday cottage.

The site benefits from a large curtilage to the front of the buildings where 4 car parking spaces would be provided for both the house and holiday let.

RELEVANT PLANNING HISTORY

There is no previous planning history for this building.

KEY ISSUES:

- the principle of the development
- design
- impact on neighbours
- impact on highway safety
- impact on protected species
- parish council comments

THE PRINCIPLE OF THE DEVELOPMENT

The National Planning Policy Framework (NPPF 2018) 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

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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 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 (i.e. it governs where development 'should go'). 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.

As the buildings in question were constructed prior to the 20th century and have historical and architectural merit, they are considered to be traditional buildings for the purposes of policy L2. The barns are also of local interest and as such they are considered to be non – designated heritage assets. The barns form their own group of buildings with the house and their curtilage adjoins a sealed road. As such, the proposal would in principle, meet the objectives of policy L2 of the adopted Local Plan (2015 – 2030).

Likewise, proposals for extensions to existing dwellinghouses can be supported under policy SP4 of the adopted Local Plan (2015 – 2030) providing that they are appropriate in terms of their design, scale, height, proportions and materials.

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. Both barns retain their original/historic appearance externally and are in good structural condition. Subject to a detailed methodology being secured by condition to demonstrate how the conversions would take place, including supporting the external walls, it is considered that the barns are suitable for conversion.

Eastern Barn

This barn is to be converted to additional living accommodation to be used as part of the existing dwellinghouse. The scheme originally proposed the insertion of 2 new openings at first floor level in the front elevation of the barn. This elevation is particularly attractive and

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largely devoid of openings apart from 2 doorways at ground floor level. There is a high concentration of through stones which contribute significantly to the character of this barn. As the windows would have disrupted the through - stones they have been removed from the scheme. Alternative light and ventilation to the first floor is obtained instead from the 4 existing openings contained in the rear and side elevations of the barn. Other than the insertion of new window and door frames into the existing openings there would be no further alterations to the existing barn.

Western Barn

Permission is sought to convert this barn into a single self – contained holiday let with kitchen and lounge accommodation on the ground floor and a bedroom and shower room above. It consists of a larger 1.5 storey building with a single storey lean – to to the side. It may have had more of a domestic use in recent years as some of the windows have been replaced with upvc. The conversion scheme utilises all existing openings including a large cart door style opening on the front elevation. The existing upvc frames would be replaced with more appropriate timber windows. Car parking for the holiday let would be provided to the front of the barn in an area that already consists of hardstanding.

The submitted plans indicate that both barns are capable of accommodating the corresponding residential uses without significant alteration and that the agricultural character of the buildings will be maintained post conversion, as required by policy L3 of the adopted Local Plan (2015 – 2030).

Rear extension and change of use of land

The proposal also includes the erection of a single storey extension to the rear of the existing dwellinghouse. The extension would measure approximately 5.1m wide by 2.4m deep and by 3.3m in height to the ridge of the mono – pitch roof. The windows are domestic in nature and match those in the existing property. Given the small scale nature of the proposed extension, it is considered to be appropriate in terms of its proportions, form and design.

As the existing property backs directly onto agricultural land, planning permission is also sought for the change of use of land to residential to enable the siting of the new extension plus an enclosed garden area that runs along the rear of the house and the western barn. This area is not readily visible from the public domain and subject to the provision of dry stone walls would not appear out of place in relation to the residential use of the site. This element of the proposal would satisfy the criteria set out in policy SP4 of the adopted Local Plan (2015 – 2030).

IMPACT ON NEIGHBOURS

The nearest neighbouring dwelling is over 140m away to the west. The proposal would not affect the amenity afforded to this property.

IMPACT ON HIGHWAY SAFETY

The site is accessed from a sealed road and the curtilage contains sufficient hardstanding to provide adequate turning and car parking for 4 plus vehicles. The Highway Authority has raised no objection to the scheme on highway safety grounds as a result. In this regard the proposal would comply with criterion g and k of policy SP4 of the adopted Yorkshire Dales Local Plan (2015 – 2030).

IMPACT ON PROTECTED SPECIES

Although the barns are generally in good structural order, they do provide potential habitat

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for bats due to the presence of lifted roof slates and crevices within the stonework. There are also a number of mature trees and a watercourse to the north and west of the barn which the Wildlife & Conservation Officer has indicated provide favourable conditions for the potential presence of bats.

For these reasons it is considered necessary to secure a scoping survey in order to determine whether the barns are providing habitat for any bat species. The survey is necessary to enable the Authority to be satisfied that the proposed development would not impact detrimentally on the favourable conservation status of bats, a European Protected Species. A survey has been commissioned and is due to take place week commencing 12th August 2019. If bats are found to be using the barn as a roost, this does not necessarily preclude the development from taking place, providing that adequate mitigation is secured through the planning process, for example through the use of appropriate conditions.

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 buildings as part of the development.

PARISH COUNCIL COMMENTS

Hawes & High Abbotside Parish Council have not submitted comments in respect of this application at the time of report writing.

ANALYSIS AND MATERIAL CONSIDERATIONS

The proposed development would provide new uses for 2 non - designated traditional buildings which are compatible with their character, layout and landscape setting. The principle of the development, design, access and car parking and impact on amenity are considered to be acceptable or can be adequately controlled by way of condition. The proposed change of use of land and domestic extension are considered to be small scale and appropriate to the setting of the site. 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

That the Head of Development Management is authorised to grant permission subject to receipt of a satisfactory ecological survey, prior completion of a legal agreement to secure short - stay holiday letting use and the following conditions;

1. Standard time limit
2. Accordance with approved plans
3. No demolition
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/jambes, flues and vents, boundary treatment, car parking and access
8. Restriction on external lighting
9. Mitigation in accordance with ecological survey to be submitted.
10. Biodiversity enhancement (nest boxes)
11. Removal of permitted developmenrights

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12. Submission of level 3 building survey.