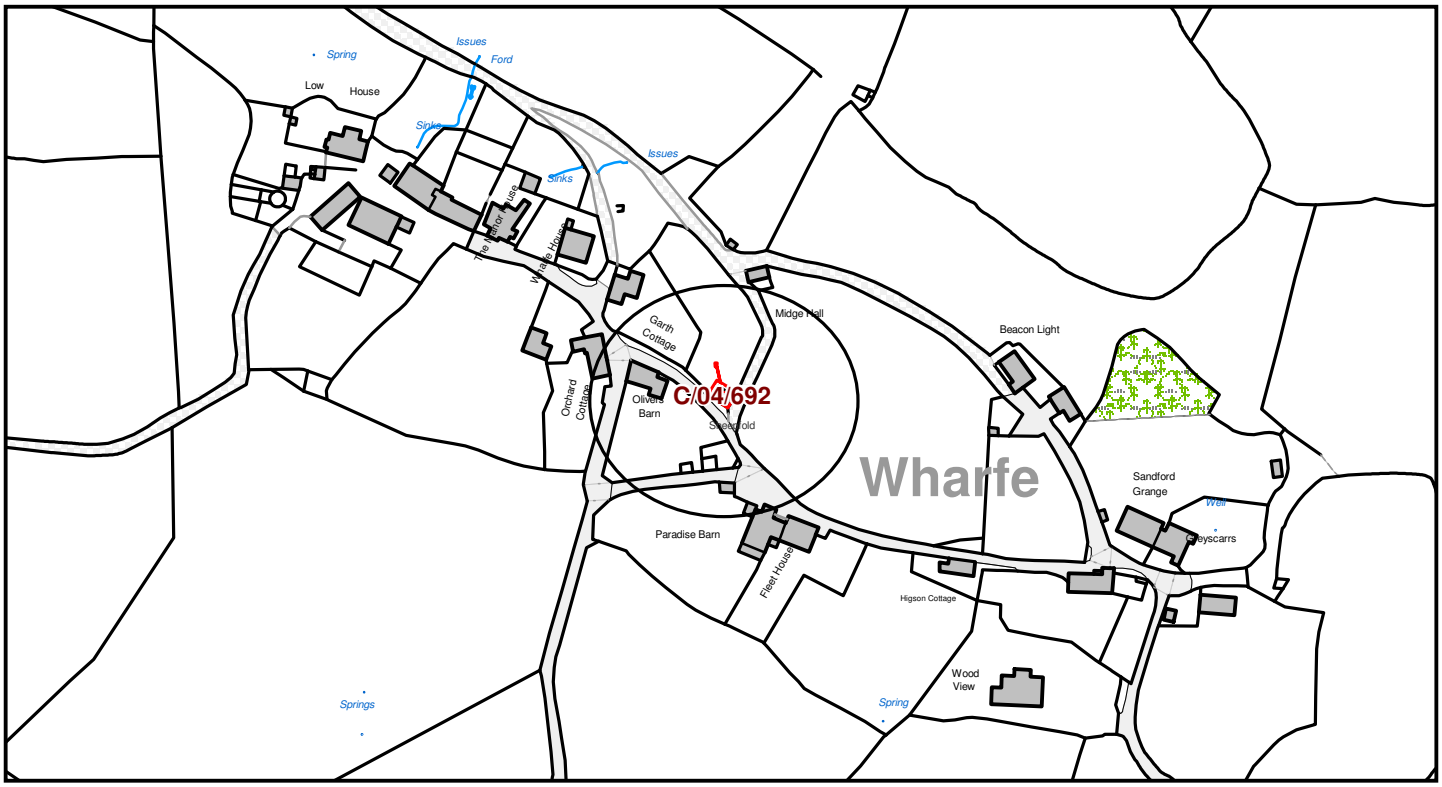
Yorkshire Dales National Park Authority

Application Code: C/04/692
Committee Date: 12/03/2019
Location: Little Barn, Fleet House, Wharfe, Austwick

08



FOR REFERENCE PURPOSES ONLY. NO FURTHER COPIES TO BE MADE

© Crown copyright and database rights 2017 Ordnance Survey 100023740. Additional information: © Yorkshire Dales National Park Authority

Schedule No:8

Application No:	C/04/692		
District:	Craven		
Parish:	Austwick		
Applicant's Name:	Mr W Smith,		
Grid Ref:	SD78306963		
Received by YDNP:	18/12/2018	**Officer:**	Andrew Moxon

PROPOSAL: **full planning permission for conversion of detached stone storage building to form a one bedroom local occupancy dwelling or holiday let**

LOCATION: **Little Barn, Fleet House, Wharfe, Austwick**

CONSULTEES

Austwick PC	My councillors considered this application which, if approved and carried out, would reinstate some traditional features and secure the future of, and create a viable use for, this redundant building. My councillors request that any planning consent granted should include conditions that: 1. prohibit or restrict external lighting 2. remove Permitted Development Rights for extensions, alterations and renewable energy installations. Councillors observed that the proposed development site has no existing vehicle parking or hardstanding provision. The applicant has replied to section 9 of the application form to state that 'vehicle parking is not relevant to this proposal'. However, approval of this application, whether the future use be as a local occupancy dwelling or a holiday let, would involve additional vehicle parking. The submitted site plan shows a blue coloured letter 'P' on land near, but not within, the application site. The status of this land, the intention of the 'P' indication, and the proposed access from the highway are not referred to in any of the documents forming the planning application. My Council considers that a clear, workable, enforceable and permanent provision for at least one parked vehicle should be provided for in any planning consent that is granted.
Highways North Yorkshire	There are no local highway authority objections to the proposed development.
Chief Technical Officer	No objections subject to condition relating to asbestos removal.

United Utilities Water Ltd	None received.
Senior Listed Building Officer	No objection subject to removal of proposed windows.
Fire & Rescue Service	No objection/observation to the proposed development.
Area Ranger (Lancashire, Ribblesdale & Malhamdale)	Proposed development indirectly affects the PROW
CEHO Craven	No objection subject to condition regrading contaminated land.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

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

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

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 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
The application building is a stone barn that adjoins the road. The roof comprises cement/asbestos corrugated sheets. The barn lies in the small settlement of Wharfe around a mile to the north of Austwick. The road network at Wharfe is narrow and carries a bridleway along its length. The hamlet is relatively spread out and surrounded by agricultural fields.

The land rises sharply to the north meaning that the barn is dug into the hillside. The barn appears to date from the mid 19th century. On the opposite site of the road is a triangle of hardstanding which provides off road parking for the barn.

PROPOSAL
The proposal is for the change of use of the barn to a one bedroomed dwelling with a local occupancy/holiday restriction. The proposal includes relatively minor alterations which amount to the insertion of two rooflights to the southern facing roofslope.

KEY ISSUES
- Principle of development

- Impact on character and appearance of the building and surrounding area
- Highway safety
- Residential amenity
- Biodiversity
- Parish Council comments

PRINCIPLE OF 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 (2015-30) is consistent with the NPPF as it aims to deliver sustainable development in the National Park context. It aims to conserve, enhance, manage or bring back into use traditional buildings by allowing them to be adapted or converted to new uses, providing the building and its landscape have the capacity to absorb them.

Policy L1 considers development affecting heritage assets. The application building is a traditional barn dating from the mid 19th century and in is, due to its age, considered to be an undesignated heritage asset.

Policy L2 is a strategic spatial planning policy (ie. 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.

This barn is situated adjacent to the road (which is not a metalled road) within the loosely grouped buildings that comprise the hamlet of Wharfe. The building would therefore be classed as being within a building group for the purposes of applying policy L2.

The applicants have indicated that they would accept a use restricted to local occupancy and/or holiday lets. It therefore satisfies policy L2.

IMPACT ON CHARACTER AND APPEARANCE OF THE BUILDING AND THE SURROUNDING AREA
The barn has heritage significance of account of its age. The barn first appears on mid 19th century OS maps and is likely to date from that period. It is reflective of the faming practice of the area in the middle 1800s and as such is important to the reading of the

landscape and the heritage of the area.

The conversion has been designed to limit the changes to the building. Only the existing openings would be used for the proposed doors and windows, with only the addition of two rooflights altering the building from its current appearance. However, the existing cement/asbestos sheet roof is not suitable for a residential use of the barn and the structural survey identifies that the roof will be replaced with a natural slate roof. This is an improvement on the present situation and would be a benefit to the visual amenity of the barn.

The proposal therefore satisfies the criteria of policy L3 with regard to design. It would maintain, as far as practical, the setting of this non-designated heritage asset and its existing form and character. There would be some limited harm to the character of the building and the surrounding area but this has been minimised and would be outweighed by the benefits of providing a new dwelling.

The barn does not have any off road parking at the site per se. An area of hardstanding, in the ownership of the applicant, is allocated to provide a parking space for the barn. This means that the barn does not require a large contiguous domestic curtilage to accommodate a parking space. The proposed outdoor amenity space is very tightly drawn around the barn. The proposed impact of the development on the surrounding landscape is therefore very limited.

There are overhead lines close to the barn and as such there would be no requirement to underground a new line.

The plans show that the installation of a package treatment plant to the north of the barn in relation to the discharge from the site. This is an appropriate method to deal with the waste water from the dwelling.

IMPACT ON HIGHWAY SAFETY, ACCESS AND PARKING
The highway in Wharfe carries a bridleway. It is not an adopted highway that is maintainable at public expense. The Highway Authority do not raise an objection to the proposal. The use of the existing hardstanding on the other side of the road is a suitable use of land and in close proximity to the barn meaning that future occupants of the barn conversion will not have to park some distance from the dwelling and would not obstruct the highway. The narrowness of the road means that on street parking is not possible since it would obstruct the road. The proposed development would therefore accord with policy SP4(g) of the Local Plan.

RESIDENTIAL AMENITY
There are no residential properties in the immediate vicinity of the barn that are likely to be impacted by the proposed development. The proposed dwelling would provide a small, one bedroom house for use as a holiday let or for local occupancy. The proposal does not provide significant outdoor amenity space for residents however, in a small village, such as this which is well served by footpaths and bridleways it is not considered necessary for the dwelling to provide significant private amenity space, especially when the land around the barn rises steeply and would be relatively unusable as a garden and would result in detriment to the landscape setting of the barn. The proposed development would therefore accord with policy SP4(n) of the Local Plan.

BIODIVERSITY

In relation to biodiversity it is necessary to implement the permission with care in relation to bats and owls. It is not believed that the bats are present in the building and the applicant is aware that work should be done carefully and the provision of bat habitat is acceptable.

In terms of biodiversity mitigation and enhancement as required by policy W2, it is considered that the mitigation measures and the temporary and permanent provision for barn owls, along with the provision of bat bricks/tiles suitable for crevice-dwelling species on an appropriate elevation would satisfy the requirements of policy W2.

PARISH COUNCIL COMMENTS
The Parish Council is supportive of the proposal subject to ensuring that external lighting is controlled and permitted development rights are removed. Both of these matters can be controlled through conditions. The Parish Council has also commented on the parking provision and requests that the parking space be made available on a permanent basis. Again a condition can be added to require the retention of the parking area for its intended purpose.

ANALYSIS OF MATERIAL CONSIDERATIONS
The proposal would provide benefits as a result of the introduction of a new use into the building that would help safeguard its long term future. It would also provide housing and/or economic and tourism benefits.

The design and works proposed result in a relatively high intensity use but without significant alterations to the building. The design is considered to be of a high quality. It would generally maintain the building's character and significance as a non-designated heritage asset and any harm to the character of the barn and the conservation area would be outweighed by the public benefits of the new use. The proposal would therefore satisfy the design and heritage policies SP4, L1 and L3 and those of the NPPF. It would also satisfy the Design Guide requirements. Subject to restricting occupancy to local occupancy and/or short term holiday lets, it would satisfy policy L2. The biodiversity measures would satisfy policy W2.

Overall, the proposal represents a good quality conversion scheme that would satisfy the policies of the National Park Authority and those of the NPPF.

RECOMMENDATION

Permission be granted subject to a legal agreement to restrict occupancy to local occupation/holiday lets and conditions covering the following:

-Standard time limit
-Details of plans
-No demolition
-asbestos to be removed by a suitably qualified person
-Biodiversity enhancements
-Sample of roofing slates to be approved
-Details windows, doors, downpipes, rooflights and pointing.
-External lighting
-Biodiversity mitigation requirements and enhancements specifically with regard to barn owls
-Highway condition relating to the retention of parking
-Removal of permitted development rights
-No sand blasting

Schedule No:8

-Details of bin storage to be approved
-Details of boundary treatment to be approved