

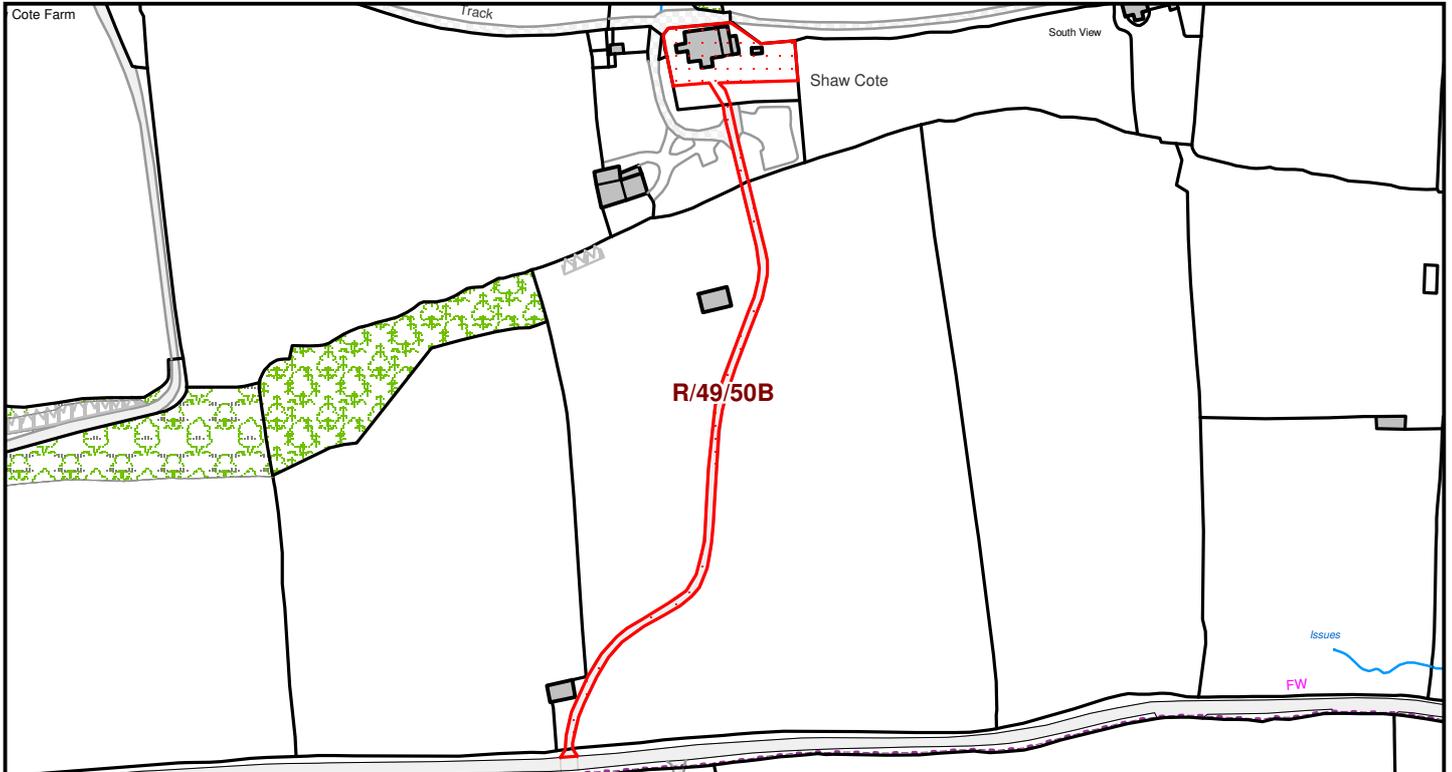
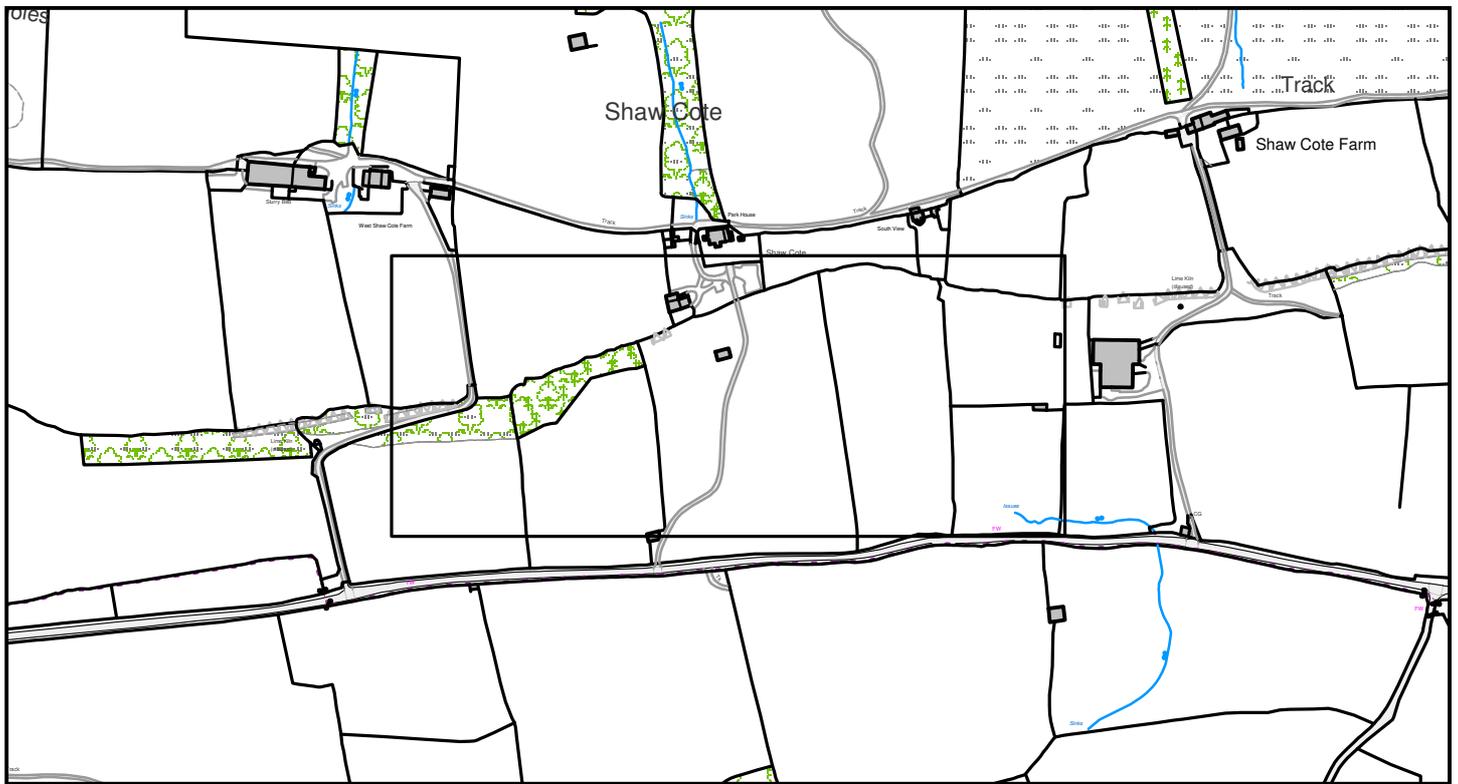
Yorkshire Dales National Park Authority

Application Code: R/49/50B

Committee Date: 13/08/2019

Location: Park House, Low Abbotside

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Application No:	R/49/50B
District:	Richmondshire
Parish:	Low Abbotside
Applicant's Name:	Mr R Parker,
Grid Ref:	SD91139083
Received by YDNP:	07/06/2019
	Officer: Paul Martinson

PROPOSAL: full planning permission for conversion of domestic workshop adjacent to property into a 1 bedroom holiday cottage

LOCATION: Park House, Low Abbotside

CONSULTEES

Askrigg & Low Abbotside PC Yoredale Ward Area Ranger (Lower Wensleydale)	No response received.
Wildlife Conservation Officer	No objections.
NYCC - Area 1 Richmond Highway Depot	Raised concerns over visibility from the access and requested speed survey to reduce the requirements for alterations to the boundary wall.
North Yorkshire Building Control	No response received.
Senior Listed Building Officer	The recent works to Park House have had a negative impact on its appearance. However the building retains a degree of significance. Ideally the steps that have been removed would be re-instated. Suggests conditions.
CEHO Richmondshire DC	There will be little adverse impact from an Environmental Health point of view.
Fire & Rescue Service Minerals Officer	No objections. No concerns in respect of a mineral safeguarding area.

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

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

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 site consists of a former workshop building attached to the east elevation of Park House, an existing dwelling located in an isolated position to the north of Long Shaw, the road between Bainbridge and Sedbusk. Park House is accessed via a long rough surfaced track from the road from which it is visible in long distance views against the backdrop of open countryside. The workshop building is 2 storey, of stone construction, with a stone slate roof. The rear of the building backs onto rising land which contains a public right of way running east west past the rear of the dwelling. To the east of the building is a further smaller single storey outbuilding.

PROPOSAL

Planning permission is sought for the conversion of the workshop building to a holiday let. It is proposed to utilise the existing openings, including the re-opening of 2 small blocked openings at ground floor level which would be finished with timber windows and vertically boarded doors. There are no new openings proposed. There would be a small curtilage proposed enclosed by a drystone wall to the front of the dwelling. Parking would be shared with Park House.

RELEVANT PLANNING HISTORY

R/49/50A - full planning permission for demolition of existing two storey extension, erection of two storey gable extension, erection of lean-to conservatory and conversion of attached barn to form domestic workshop. Approved 6 April 2011.

R/49/50 - full planning permission for demolition of existing two storey extension, erection of single storey gable extension, erection of lean-to conservatory and conversion of attached barn to form domestic workshop. Approved 14 August 2008.

KEY ISSUES:

- principle
- impact on character and appearance
- impact on residential amenity
- highway safety
- wildlife

PRINCIPLE

The National Planning Policy Framework (NPPF 2018) sets out the purpose of the planning system: to contribute to the achievement of sustainable development.

Great weight is given to the benefits of using suitable sites within existing settlements for homes, and in particular in those settlements that are well served by services. The use of

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previously developed land is supported and sites the development of land that is physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The Yorkshire Dales Local Plan (2015-30) 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 surroundings have 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 (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).

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 former workshop building attached to Park House is a non-designated heritage asset and is considered to be a traditional building for the purposes of L2. The building derives its significance from its simple non-domestic appearance, its use of traditional materials and its relationship with Park House, a traditional dwelling.

The building, being attached to an existing building and adjacent to a further outbuilding is located within a building group. The conversion of the building to a holiday let would therefore benefit from support from policy L2 and would be acceptable in principle.

CHARACTER AND APPEARANCE

The principal elevation of the workshop building and the attached Park House are visible from Long Shaw where they are viewed across the open fields to the south. The rear and gable elevation of the workshop are also visible at close proximity from the public right of way which passes by the site to the north.

The application proposes no new openings other than the re-opening of 2 small, previously blocked, ground floor windows. Timber windows and doors are proposed which would be reflective of the existing character of the building. The windows in the existing dwelling which have recently been replaced are 6 over 6 UPVC sliding sash windows. It is important that the windows in the proposed conversion are visually distinct from those in the adjacent dwelling and not overly domestic in character. Those proposed would be simple glazed panels which would allow for differentiation between the 2 buildings providing these were painted an appropriate colour such as a dark stain or a stone colour.

Overall it is considered that the proposal represents a sensitive treatment of the existing

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building and would comply with the policy requirements of policy L3 of the Local Plan.

RESIDENTIAL AMENITY

The workshop is attached to Park House with the 2 dwellings sharing the parking area to the south. There would be no overlooking from windows as they are all orientated the same way.

A small area of curtilage would be provided to the side rear and front of the dwelling and this would be delineated in part by a drystone wall with part of the garden remaining open to the parking area. There is no doubt that the provision of a new dwelling this close to Park House would alter the existing situation in respect of privacy levels at this dwelling. However providing that the provision of a separate curtilage that would be clearly delineated, there would be unlikely to be any footfall past the windows of Park House by occupants of the holiday cottage. Although there would be shared parking facilities; such a relationship would not be unreasonable.

The size of the curtilage proposed, although small, is considered reasonable for a holiday cottage of a modest size such as this. Sufficient parking exists to serve both dwellings.

Overall it is considered that the proposal would not be harmful to residential amenity.

HIGHWAY SAFETY

The site is accessed via an existing access track from Long Shaw which is a reasonably straight, albeit undulating, road. The junction of the access with the highway is reasonably wide and the wall is partly splayed at this point adding to the visibility that can be achieved. The Highway Authority has raised concerns over the visibility levels that can be achieved from here. However given that what is proposed is a 1 bedroom holiday let, utilising an existing access onto a straight road serving agricultural land and a dwelling, it is considered that the proposal would be unlikely to have an adverse impact on highway safety.

WILDLIFE

As the building has been recently re-roofed, and no works are proposed to the roof, there was no requirement for a bat survey as it is unlikely that bats would be directly affected by the proposal. However, policy W2 of the Local Plan requires all new development to provide an on - site contribution to wildlife enhancement. It is therefore recommended that a condition requiring the provision of a barn owl box and bat boxes to be installed on the building is imposed on any grant of planning permission.

ANALYSIS OF MATERIAL CONSIDERATIONS

The proposed development would provide a new use for a traditional building which would retain the character and appearance of the existing building. The principle of the development, design, access and car parking and impact on amenity and wildlife 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 building to holiday let use and conditions to include the following:

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1. Standard time limit.
2. Accordance with approved plans.
3. No demolition.
4. No sandblasting.
5. Roofing slates to be retained.
6. Approval of/compliance with details:
 - pointing
 - retention of architectural features, windows and doors (including recess), rainwater goods, cills/lintels/jambs, flues and vents, hardlandscaping and boundaries, car parking area and access
7. Restriction on external lighting.
8. Biodiversity enhancements.
9. Removal of permitted development rights.