Yorkshire Dales National Park Authority

Application Code: S/02/99
Committee Date: 12/03/2019
Location: Rose Cottage, Garsdale

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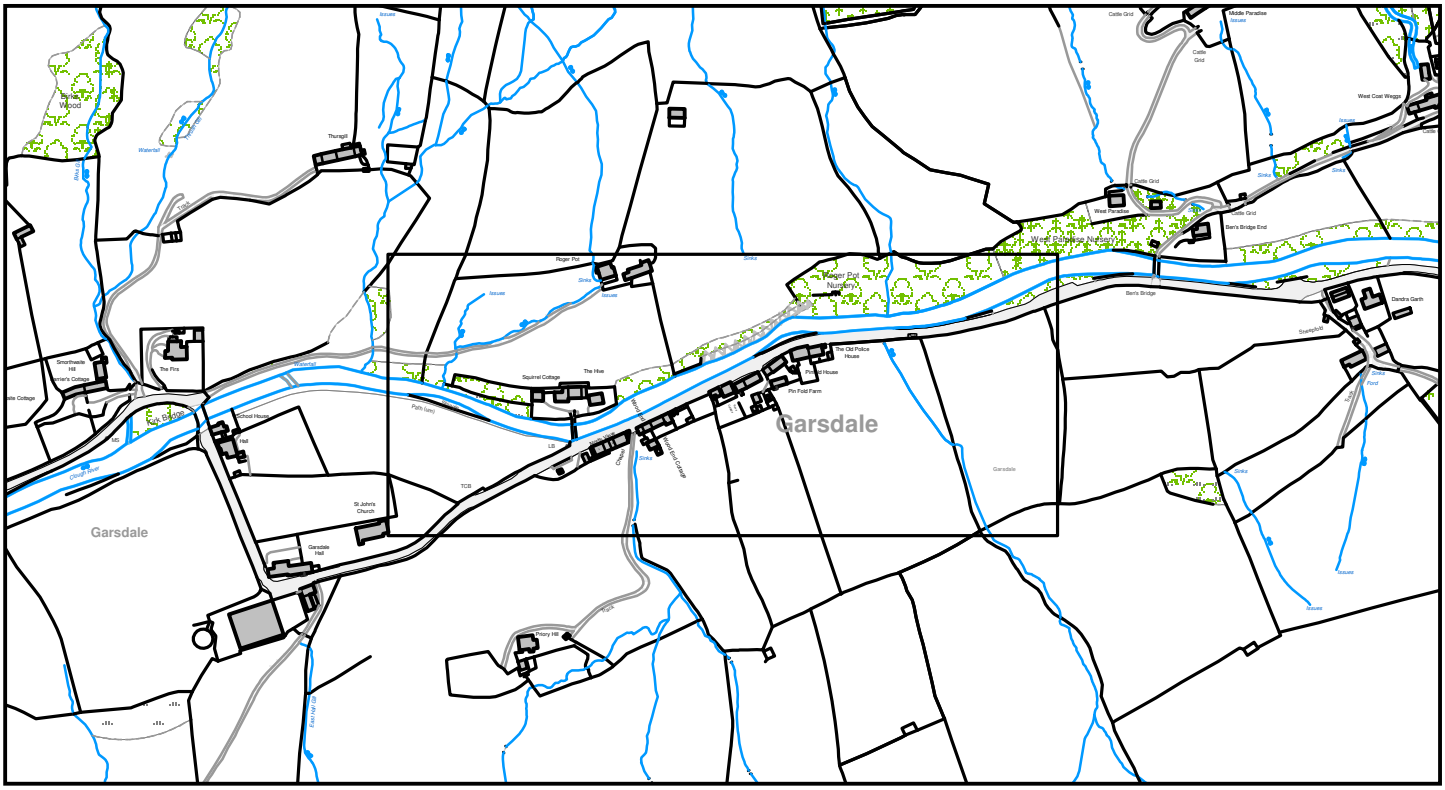

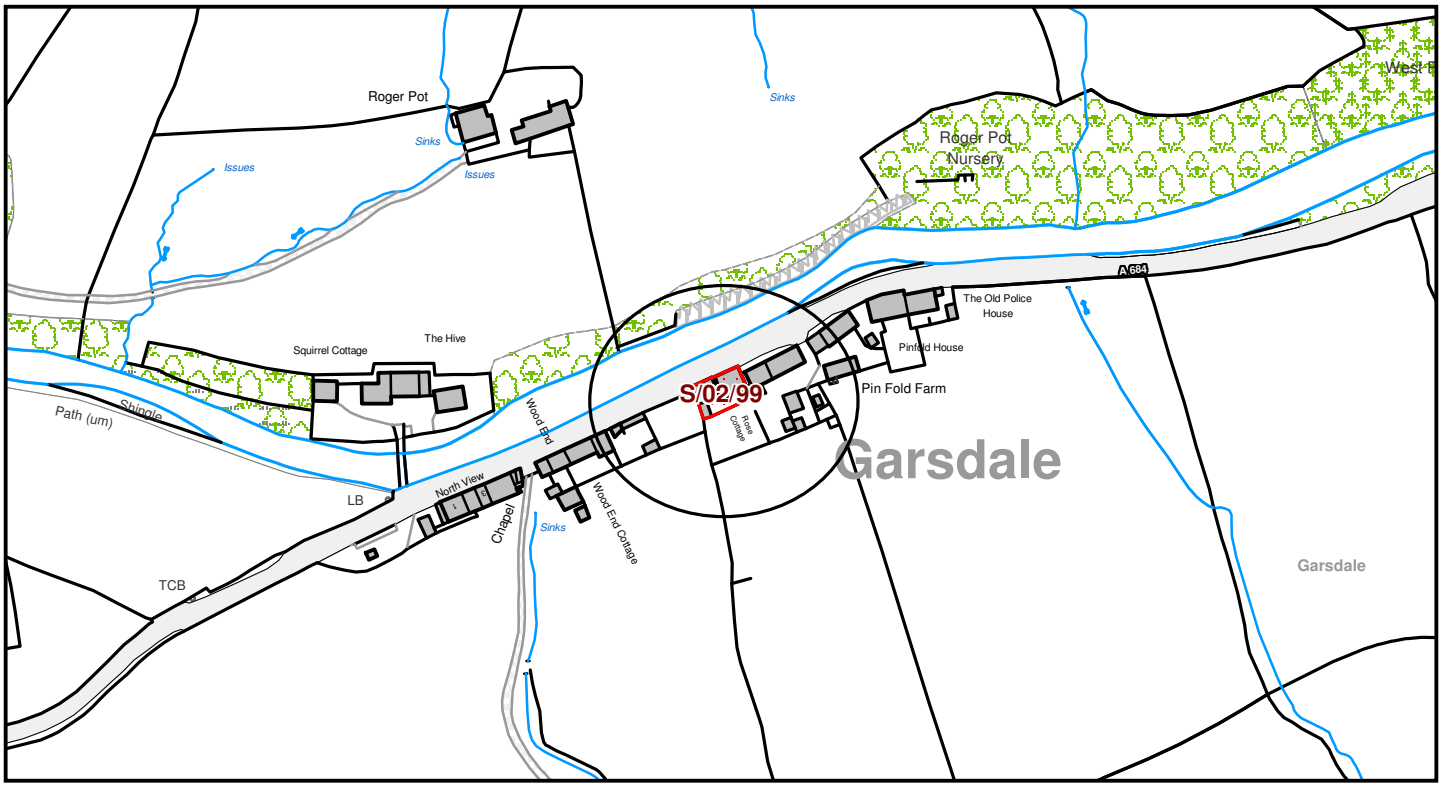

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Schedule No:5

Application No:	S/02/99		
District:	South Lakeland		
Parish:	Garsdale		
Applicant's Name:	Mr J Butterworth,		
Grid Ref:	SD74878964		
Received by YDNP:	12/11/2018	**Officer:**	Andrew Bishop

PROPOSAL: **full planning permission for conversion of outbuilding into holiday accommodation**

LOCATION: **Rose Cottage, Garsdale**

CONSULTEES

Garsdale PC	No comments received.
Highways, Cumbria County Council	No objection.
United Utilities Water Ltd	No comments received.
Firefighter in Fire Protection	No comments received.
Environment Agency - for All areas	No objection subject to mitigation measures in the amended FRA.
CEHO - South Lakeland District Council	No objection.
Senior Listed Building Officer	No objections.
Wildlife Conservation Officer	No objection subject to erection of bird boxes.

PUBLIC RESPONSES

Objections from two sources, one anonymous from "Garsdale Residents" raising the following issues/concerns:
-on-road parking
-loss of garage
-grass verge hard surfaced
-sufficient holiday accommodation in Garsdale
-impact on wildlife
-flooding
-water supply

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

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

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 for the following reason: 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 relates to a 19th Century stone building in Garsdale fronting directly onto the A684 located some 250m to the east of St. John's Parish Church. It stands with the host property, Rose Cottage, as a roadside group with other stone build houses. The application building stands in the curtilage of Rose Cottage and serves as a workshop, store and one-time garage. There is no off-road parking associated with the property.

PROPOSAL
The application is to convert the barn into one bedroomed accommodation for short term holiday letting.

RELEVANT PLANNING HISTORY
There is no recorded planning history for this site.

KEY ISSUES
-principle of the development
-impact on character and appearance of the area
-residential amenity and privacy
-highway safety
-protected wildlife species
-parish council comments

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 (2015-30) 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 it's landscape 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 (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.

The Building Conservation Officer considers that the heritage significance of the barn is its simple Dales vernacular and function as a minor landmark along the road. The barn is therefore a non-designated heritage asset for the purposes of Policy L1. It is not of the same significance as a Listed Building. The location of the building amongst a roadside group of properties means that it meets the locational criteria under Policy L2 for a conversion to a holiday letting unit. The conversion would have to be in accordance with policy L3 and other relevant policies.

The applicant's have agreed to the entering into of a Section 106 agreement that would restrict occupancy to short term holiday letting.

IMPACT ON CHARACTER AND APPEARANCE OF THE AREA
The proposal would convert the barn into a one bedroom unit without any extension to its floor area. The scheme has been amended so that no new window or door openings would be introduced. The existing window openings would have new timber frames to match the current glazing patterns and the doors would be simple vertical timber boarding. The most significant external alteration would be the replacement of the corrugated sheeted roof with a stone slab roof. The building is already provided with a electricity supply and additional service connections are therefore not required. The proposed conversion would rejuvenate the building in an acceptable manner and the change to a natural stone roofing material would improve its external appearance. As the existing building is located against the main road, within a group of buildings, there would be a neutral impact on the landscape as a result of this proposal. The details of the conversion scheme are acceptable and in accordance with policy L3 of the adopted Local Plan.

RESIDENTIAL AMENITY AND PRIVACY
The barn stands beside Rose Cottage and has most of its windows either facing the road or across part of the applicant's rear garden to the fields beyond. An existing side window at first floor level would be obscure glazed to serve a shower room and a door looking towards the boundary would remain totally timber boarded. The neighbouring house, Wood

End Cottage, is some 32m away so that there would be no loss of amenity or privacy. The applicant is already on a shared water supply and the amount of usage is a matter between those with a right to use it. The South Lakeland Environmental Health Officer has no objections. There would not be an adverse impact on residential amenity and privacy and the proposal is in accordance with policy SP4 of the adopted Local Plan.

HIGHWAY SAFETY
Rose Cottage does not have any off-road car parking of its own. The occupants of Rose Cottage and the neighbours to the east therefore have to park on the road in front of their properties or laybys along the A684. This situation has officially been recognised as the A684 has a 30mph restriction on this section of road.

The objectors consider that an increase in the number of cars would cause an additional hazard to road users or additional competition for layby parking spaces which are used by other nearby property owners.

Immediately to the west of the application building the neighbour at Wood End Cottage has an approximately 2m high garden boundary wall which is set back from the carriageway. There is a compacted stone surface between the carriageway and the road. This allows cars to be parked so that they are almost clear of the carriageway. The owners of Wood End Cottage have their own off-road parking which means that the roadside parking along the wall frontage is available to the occupants of the proposed holiday unit and others. The Highway Authority has not raised any objections to this arrangement or the lack of off-road parking for the proposed holiday accommodation. Therefore it is considered that the lack of off-road car parking is not so significant as to warrant a refusal of planning permission on highway safety grounds and the proposal is in accordance with policy SP4 of the adopted Local Plan.

FLOOD RISK
The application building and the other properties along this section of Garsdale are separated from the River Clough by the width of the A684. The properties are within Flood Zone 3 and a roadside river wall which has been repaired to a height of 0.7m gives them a degree of flood protection. The application has been supported by a Flood Risk Assessment which gives the intended floor level of the converted outbuilding as 2.25 above river bed level. The conversion would include flood resilience measures and the applicant has adopted flood risk management procedures which would be put in place for guests, including the Environment Agency's flood warning system. The Environment Agency is satisfied that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere and has no objections. The proposal has an acceptable impact on flood risk and is in accordance with policy CC2 of the adopted Local Plan.

PROTECTED WILDLIFE SPECIES
The sheeted cement fibre roof, lack of roof void and the well pointed stonework all indicate that the building is not usable by bats or nesting birds. The Wildlife Conservation Officer has no objection subject to a condition requiring biodiversity enhancement in the form of bird boxes being erected on the building which the applicant is agreeable to doing. The proposal would not adversely affect protected wildlife flood risk and provides an opportunity for biodiversity enhancement and is in accordance with policies W1 and W2 of the adopted Local Plan.

PARISH COUNCIL COMMENTS
Garsdale Parish Council has not commented on the application.

ANALYSIS OF MATERIAL CONSIDERATIONS
The proposal would represent a reasonably sensitive conversion of the existing barn / outbuilding to short term holiday letting accommodation. The proposal would not be detrimental to the character or appearance of the surrounding landscape, be harmful to residential amenity, highway safety, flood risk or protected wildlife species. It is therefore considered that the proposal complies with all relevant criteria of Yorkshire Dales Local Plan (2015-2030) policies SP1, SP2, SP4, L1, L2, L3, W1 and W2 and the National Planning Policy Framework 2019.

RECOMMENDATION

It is recommended that permission is granted subject to the completion of a S106 agreement restricting occupation to short term holiday letting and the following conditions:
-time
-plans
-no rebuilding
-detailing of conversion work including roofing slates, stonework, pointing, cills and lintels, rooflights, windows and doors, rainwater goods, vents and flues
-no sand or shot blasting of stonework
-external lighting
-erection of bird boxes
-in accordance with mitigation measures in the amended FRA
-removal of permitted development rights for alterations, extensions and curtilage buildings