

Parish: Raskelf
Ward: Raskelf and White Horse
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Committee date: 28 June 2018
Officer dealing: Miss Charlotte Cornforth
Target date: 29 June 2018

18/00733/FUL

**Conversion and alterations to barn and stables to form a single dwelling
At Pear Tree Cottage, Raskelf
For Mr and Mrs Lee**

This application is referred to Planning Committee as the application is a departure from the Development Plan

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The existing barn and stables are set in the rear garden of Pear Tree Cottage with the barn building to the front and the stables block attached at the rear. There is a paddock to the north of the site onto the open countryside. There is an existing garage to the east of the site that is currently used for Pear Tree Cottage.
- 1.2 The application site is located outside of the Development Limits of Raskelf. Within the settlement hierarchy contained within the Interim Policy Guidance, Raskelf is defined as a Secondary Village.
- 1.3 The proposal seeks planning permission to raise the roof of the barn block and convert both sections of the building to a single dwelling.
- 1.4 The agent has stated that the brick walls of the barn and stables appear in sound condition to be retained and a further internal masonry skin will be built to form additional stability to the walls. The sheeted roof is to be removed and replaced.
- 1.5 The proposal retains the barn appearance of the original building and utilises brick and boarding to replicate the current materials. The internal floor space of the dwelling is 228 square metres. Openings are proposed on all elevations, with the main outlook for the dwelling being to the north east at first floor and north west at ground floor.
- 1.6 Two trees are proposed to be removed to facilitate further on site car parking and the conversion. Neither of the trees is protected by a Tree Preservation Order.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 There is no relevant planning or enforcement history.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 – Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policy DP1 - Protecting amenity
Development Policy DP3 - Site accessibility
Development Policy DP4 - Access for all

Development Policy DP8 - Development Limits
Development Policy DP9 - Development outside Development Limits
Development Policy DP10 - Form and character of settlements
Development Policy DP30 - Protecting the character and appearance of the countryside
Development Policy DP32 - General design
Development Policy DP33 - Landscaping
Development Policy DP43 - Flooding and floodplains
Interim Guidance Note - adopted by Council on 7th April 2015
Size, Type and Tenure of New Homes SPD - adopted September 2015
National Planning Policy Framework - published 27th March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council – No response received to date.
- 4.2 Highway Authority – No objection subject to conditions regarding the provisions of approved turning and parking areas and onsite parking, on site storage and construction traffic during the development
- 4.3 Yorkshire Water – No response received to date, but the agent has spoken to Yorkshire Water and it has confirmed that there is foul sewer in the main road which can be connected into.
- 4.4 Public comments – None to date.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the surrounding area, including the character and appearance of the village; (iii) design; (iv) residential amenity; (v) highway safety; (vi) drainage issues; (vii) land contamination; and (viii) ecology.

Principle

- 5.2 The site falls outside the Development Limits of Raskelf. Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy DP9 states that development will only be granted for development in exceptional circumstances. The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the Development Plan. However, it is also necessary to consider more recent national policy in the form of the National Planning Policy Framework (NPPF).
- 5.3 To ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, on 7 April 2015 the Council adopted Interim Policy Guidance (IPG) relating to Settlement Hierarchy and Housing Development in the Rural Areas. This guidance is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG includes an updated Settlement Hierarchy.
- 5.4 The IPG states that the Council will support small-scale housing development in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community and where it meets all of the following criteria:
 - 1. Development should be located where it will support local services including services in a village nearby.

2. Development must be small in scale, reflecting the existing built form and character of the village.
 3. Development must not have a detrimental impact on the natural, built and historic environment.
 4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
 5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
 6. Development must conform with all other relevant LDF policies.
- 5.5 In the settlement hierarchy contained within the IPG, Raskelf is defined as a Secondary Village and therefore is considered a sustainable location for development; satisfying criterion 1 of the IPG that proposed development must provide support to local services including services in a village or villages nearby. It is considered that criterion 1 of the IPG would be satisfied and the principle of development would be acceptable.

The character of the village

- 5.6 With regard to criterion 2 of the IPG, development must be small in scale and reflect the existing built form and character of the village. The proposal is for one dwelling and it is therefore considered small in scale as the IPG refers to small scale comprises up to five dwellings.
- 5.7 The proposal seeks to convert and alter two attached buildings to form a dwelling.
- 5.8 The buildings are of a form and general design which is in keeping with its surroundings. The removal of the lean to building to the south would be an enhancement to the character of the area. Overall the scheme follows the character of incremental change and growth of the village. Whilst it would create a form of tandem development, the building already forms that pattern of development and therefore the impact on the character of the village would be limited. The buildings to the west of the site were previously agricultural buildings and granted consent to be converted to dwellings in 2003, in accordance with Hambleton District Council District Wide Local Plan Policies H27 (Conversion of rural buildings to residential use) and the interim policy on the release of land for housing. The development would support village services.
- 5.9 IPG criterion 3 states that development must not have a detrimental impact upon the natural, built and historic environment. By virtue of the building being converted and altered in a way that is considered to retain an agricultural appearance and utilising the existing bricks and boarding, the proposal is considered not to have a detrimental impact upon the character or appearance of the natural or built environment. There is no recorded heritage or ecological interest in the site.
- 5.10 Criterion 4 states development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
- 5.11 The proposal involves the conversion and alteration of two attached buildings to form a dwelling. Whilst it would create a form of tandem development, the building already forms that pattern of development and does not encroach further into the countryside to the north. Whilst there is a public footpath that runs to the west of the application site, when viewed from these public viewpoints, the proposal will be read in conjunction with the existing dwellings and buildings within the village, notably the barn conversions to the west of the site.

- 5.12 In light of the above, the proposal is considered to not cause harm to the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.

Design

- 5.13 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.14 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.15 The overall building plan remains as existing with the eaves and ridge of the barn raised by approximately 1m, the height of the stables block will remain as existing. The proposal retains the barn appearance of the original building and utilises brick and boarding to replicate the current materials. It is considered that the proposal is considered appropriate and sympathetic to the character and appearance of this rural village.

Residential amenity

- 5.16 It is considered that the proposed conversion and alteration of the two attached buildings to form a dwelling will not prejudice residential amenity, particularly that of Pear Tree Cottage, The Stables, The Hayloft and Holly Tree Cottage by being overbearing in presence, and would not cause a loss of light or loss of privacy. This is in terms of the distance to residential properties and the positioning of the proposed windows.
- 5.17 The site is considered capable of providing adequate private amenity space for the proposed dwelling, without prejudicing the amenity space of Pear Tree Cottage. The amenity space of Pear Tree Cottage remains unaltered.

Highway safety

- 5.18 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure. The Highway Authority has raised no objection to the proposal in this respect and has suggested conditions. The existing vehicular access that currently serves the garage that is used by Pear Tree Cottage will be utilised. The garage will allow for parking for the new dwelling and further on-site car parking is proposed for the existing dwelling of Pear Tree Cottage. There is no evidence to suggest that the development would cause harm to highway safety.

Drainage and the surface water sewer

- 5.19 Foul drainage would be disposed of via the mains sewer and surface water via a soakaway. The exact details of which can be agreed by planning condition.
- 5.20 There is no evidence to suggest that the demands on the infrastructure of the village arising from the development would be so great that the infrastructure would be unable to cope with the additional development or cause harm to the amenity of the village.

Land contamination

- 5.21 The submitted evidence does not identify any unacceptable risks from land contamination. The roof of the building is assumed asbestos sheeting and the applicant is advised that the removal of asbestos should only be carried out by a licenced contractor.

Ecology

- 5.22 The agent has stated that no bats have been seen in the stables or barn and there is no evidence of any bat roosts. The buildings, especially the single storey stable appear to be a relatively modern construction and the barn has an asbestos roof. The two fruit trees to be removed show no evidence of nesting birds but will be removed outside the breeding season. No further trees, shrubs or habitats for birds will be disturbed. It is considered that the proposal will not result in harm to ecology.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings numbered:

Location Plan received 5th April 2018, Proposed Elevations and Floor Plans 1124 01 02 B and Proposed Site Plan 1123 01 03.

3. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. The development hereby approved shall not be commenced until details of the foul sewage and surface water disposal facilities have been submitted and approved in writing by the Local Planning Authority. The development shall not be undertaken other than in accordance with the approved details and shall thereafter be retained in accordance with those details.
5. No part of the development shall be brought into use until the approved vehicle parking, manoeuvring and turning areas for the proposed and existing dwellings have been constructed in accordance with the submitted drawing (Reference 1124 01 03). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
6. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: (a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (b) on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

The reasons are:

1. To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, DP1, CP17, DP32 and the NPPF.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. In order to avoid the pollution of watercourses and land in accordance with Hambleton Local Development Framework Policies CP3 and DP6
5. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development
6. To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

Informative

1. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.