

Parish: Sandhutton

Ward: Thirsk

12

16/01079/FUL

Committee Date : 21 July 2016

Officer dealing : S Leeming

Target Date: 28 July 2016

Date of extension of time (if agreed):

**Demolition of existing agricultural buildings and the construction of dwellinghouse, detached annexe building and associated works.
at Land east of Craddock Row, Sandhutton North Yorkshire
for Mr & Mrs Park.**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application seeks permission to demolish an existing agricultural building and construct a detached dwellinghouse with an annexe building. The site is to the east of Craddock Row, Sandhutton. There are Development Limits drawn for Sandhutton and the site therefore lies outside Development Limits.
- 1.2 The site is presently occupied by a large agricultural building constructed of sheeting/boarding and blockwork which is located in the centre of the site. There is extensive tree and hedge planting to the south, east and western boundaries but it is presently open to the northern boundary with a field beyond.
- 1.3 The proposal is to demolish the agricultural building and construct on the site a detached dwellinghouse with an annexe building to the eastern side. The dwelling will be accessed from Craddock Row utilising the existing gated vehicular access point and a new northern boundary will be formed running approximately in line with the rear garden boundaries of the terraced dwellings of Craddock Row.
- 1.4 The proposed dwelling is to have a large open plan living area on the ground floor together with 2 bedrooms and an integral double garage. At first floor level there is proposed additional living space, a master bedroom suite, a study and 2 further bedrooms. The dwelling is of a contemporary design with a large amount of glazing proposed but has also been designed to reflect an agricultural building in terms of its setting and the use of materials. It is proposed to be natural stone with timber cladding with the roof materials not yet confirmed.
- 1.5 The proposed annexe building will be sited at the main entrance to the site and will consist of an office at ground floor with a cinema room above. This has been designed to reflect a cart shed and is to be of stone construction.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 08/00597/OUT- outline application for residential development. Refused 2008 due to the site falling outside development limits.

3.0 RELEVANT PLANNING POLICIES:

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development

Development Policies DP1 - Protecting amenity

Core Strategy Policy CP4 - Settlement hierarchy

Interim Guidance Note - adopted by Council on 7th April 2015

Core Strategy Policy CP17 - Promoting high quality design

Development Policies DP32 - General design

Development Policies DP9 - Development outside Development Limits

4.0 CONSULTATIONS

- 4.1 Parish Council raise the following points "There are concerns from residents and the Parish Council in respect of the access road (Craddock Row).
PC would like to know who owns this?
Concerns have been raised regarding the impact of heavy traffic on the road and damage this may cause.
Action for the access road to be repaired and brought to appropriate adopted standards
Has a road been left for future further development?"
- 4.2 NYCC Highways have no objections to the proposal and recommend a condition regarding provision of car parking spaces.
- 4.3 EHO Senior Scientific Officer - "The PALC form submitted in support of the above application does not identify any potential sources of contamination and therefore I do not have any objections to this scheme."
- 4.4 EHO - no objections.
- 4.5 Neighbours/site notice expired 30 June. No response.

5.0 OBSERVATIONS

- 5.1 The main issues for consideration in this case relate to the principle of allowing the dwelling proposed in this location, together with an assessment of the impact upon the appearance of the area, highway safety and neighbours' amenities.
- 5.2 The village of Sandhutton does not have any development limits as defined within policy CP4 of the Core Strategy where 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) published in March 2012. Paragraph 55 of the NPPF states:
- "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances".
- The NPPF identifies some special circumstances that are consistent with those set out in Policy CP4, with the addition of "the exceptional quality or innovative nature of the design of the dwelling". None of these exceptions are claimed by the applicant.
- 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 has brought in some changes and details how Hambleton District Council will now consider development in and around smaller settlements and has included an updated Settlement Hierarchy. Within this updated hierarchy Sandhutton has been designated as a Secondary Village.
- 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 As Sandhutton has been designated a Secondary Village it is therefore classed as a sustainable settlement and within the IPG small scale development adjacent to the main built form of the settlement "will be supported where it results in incremental and organic growth". This goes on to state that "Proposals which are small in scale and which provide a natural infill or extension to an existing settlement will be considered favourably where they also conform with other relevant LDF Policies". In terms of the built form of Sandhutton it is noted that the dwellings on Craddock Row form the edge of the built up area to the Northern end of the village and the application site lies immediately adjacent to Craddock Row,

5.6 It is important to consider the likely impact of the proposed development with particular regard to criteria 2, 3 and 4 of the IPG. The proposed single dwelling is small scale development within a field that in terms of siting continues the form of development on Craddock Row without harm to the rural character and setting of the village. The following detailed advice within the IPG is considered to be relevant:

"Proposals will be assessed for their impact on the form and character of a settlement. Consideration should be given to the built form of a settlement, its historical evolution and its logical future growth and how the proposal relates to this."

"Any detrimental impact on the character, appearance and environmental quality of the surrounding area should be avoided and development should not compromise the open and rural character of the countryside."

5.7 It is considered that the construction of a dwelling adjacent to the row of properties on Craddock View would have minimal visual impact upon the rural character of the area given the fact that it is to be sited so as to run almost parallel with the dwellings with the domestic curtilage boundary continuing along from the established rear boundary line. It will replace an existing building which again will help to reduce its visual impact as the access and setting of site will be unchanged.

5.8 As such it is considered that the development proposed will appropriately respect the general built form of the village. There is no evidence to challenge the assessment that the development can be accommodated by the existing infrastructure (both social and utilities). In principle therefore this proposal satisfactorily complies with paragraph 55 of the NPPF and is consistent with the approach set out in the IPG.

5.9 The dwelling is to be large but as stated by the Agent has been designed in part to reflect an agricultural building. Overall its general design and materials are considered acceptable on this site and the extensive landscape screening to 3 sides will help to integrate the new development within the area. The existing boundary

planting is to be retained and a landscape condition recommended to ensure satisfactory planting and boundary treatment to the northern boundary.

- 5.10 The office use shown within the annex has been queried with the Agent and his response is awaited. Given the concerns raised regarding the level of traffic on Craddock Row it is considered appropriate to establish how the proposed office use would operate, to understand whether it would result in significant numbers of visitors or additional employees that would may give rise to additional vehicle movements and whether this would give rise to potential harm to the amenity of neighbours.
- 5.11 It is noted that NYCC Highways have no objections to the proposal. The Parish Council have queried ownership of the access road and the Agents have clarified this is unadopted and also noted that "Historically, the site access has accommodated the movement of large agricultural vehicles including heavy grain wagons and tractor trailers. The proposals relate to a single dwelling which would generate a limited number of daily, small vehicle, transport movements. The anticipated level of proposed movements would be comparable to, if not lower than the movements associated with the historical permitted use of the site for agricultural purposes."
- 5.12 Due to the siting of the proposed dwelling and the level of landscape screening to the boundaries it is considered that the proposal will not have any significant harmful impact upon the amenities of the neighbours through overlooking or loss of privacy.
- 5.13 An Ecological Survey has been submitted with the application which concludes that there is small amount of evidence of bats and a low to moderate risk of bat roost potential so further surveys are recommended prior to construction. In addition it is recommended that works are undertaken outside the breeding bird season.
- 5.14 Subject to a satisfactory response regarding the office use this application is recommended for approval.

6.0 RECOMMENDATION:

6.1 That subject to any outstanding consultations the application be **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 drawing(s) numbered S232 PL004 - PL009 received by Hambleton District Council on 10 May 2016 unless otherwise approved in writing by the Local Planning Authority.
3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been 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 shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme,

unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.

5. No part of the existing boundary hedge and trees along the east, south and west boundaries of the site shall be uprooted or removed and shall not be reduced below a height of 3m other than in accordance with details that have been submitted to, and approved by, the Local Planning Authority.

6. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing reference S232 PL OO5. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

7. The development shall only be carried out in complete accordance with the recommendations detailed in the Ecological Survey Report carried out by Quants Environmental Ltd dated April 2016 and June 2016

The reasons for the above conditions 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 Policy(ies) DP32.

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 help assimilate the development within the rural landscape.

5. The hedge and trees are of important local amenity value and protection of them is appropriate in accordance with Local Development Framework Core Strategy Policy CP16.

6. To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

7. In order to safeguard protected species and breeding birds