

Parish: Raskelf
Ward: Raskelf & White Horse
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Committee Date: 15 September 2016
Officer dealing: Mr Andrew Thompson
Target Date: 13 June 2016
Date of extension of time (if agreed): 16 September 2016

16/00393/FUL

Conversion and alterations to former agricultural building to form a 4 bedroom dwellinghouse with detached garage, associated parking, access drive and demolition of Dutch barn to form garden at Pigeoncote Farm, Raskelf for Ms Caroline Lane

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is located to the north west of Church End, near the south western end of the village. The buildings are located behind dwellings which front onto Church End. To the rear (north west) of the site are other agricultural buildings with fields beyond.
- 1.2 The main body of the application site measures 30 metres x 23 metres and includes a large two- storey brick and tile 19 metre x 5.3 metre x 6.4 metre high barn adjacent to the garden of Apple Tree House. Attached to the rear of the barn is a large enclosed Dutch barn constructed in steel framing and corrugated metal sheeting. The application site also includes the 38 metre x 6 metre access to the road between frontage dwellings. The present barn is situated at the end of the access from Church End.
- 1.3 It is proposed to demolish the Dutch barn, leaving the brick barn to form a 4-bedroom 2-storey dwelling. The alterations include changes to door and window openings and a new ground floor window in the north east end elevation and the installation of new roof lights. The corrugated building on the site is to be removed. A structural survey has been submitted confirming that limited rebuilding is involved.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/89/122/0086 - Construction of 2 dwellings and conversion of agricultural building to a dwelling; Refused 27 September 1989.
- 2.2 2/89/122/0086A - Outline application for alterations and extension to existing agricultural building to form a dwelling; Refused 2 April 1990, Appeal dismissed 4 February 1991.
- 2.3 06/01580/FUL - Alterations and extensions to agricultural building to form a dwelling; Refused 20 October 2006.

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
Development Policies DP1 - Protecting amenity
Development Policies DP3 - Site accessibility
Development Policies DP4 - Access for all

Development Policies DP8 - Development Limits
Development Policies DP9 - Development outside Development Limits
Development Policies DP10 - Form and character of settlements
Development Policies DP26 - Agricultural issues
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Interim Guidance Note - adopted by Council on 7th April 2015
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Raskelf Parish Council - No objection.
- 4.2 Highway Authority - No objection subject to a condition preventing mud spoils on the road.
- 4.3 Yorkshire Water - No objection.
- 4.4 Environmental Health Officer - No objection; no land contamination issues.
- 4.5 Public comment - no responses.

5.0 OBSERVATIONS

- 5.1 The key determining issues are (i) the principle of development; (ii) the impact on the character of the area; (iii) the impact on residential amenity; and (iv) the access arrangements.

Principle

- 5.2 Raskelf is a Secondary Village within the Settlement Hierarchy set out in policy CP4 and updated in the adopted Interim Policy Guidance (IPG) which provides for a more flexible consideration of new development at the edge of settlements.
- 5.3 The National Planning Policy Framework (NPPF) states, in paragraph 55, "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".
- 5.4 The IPG was adopted to enable consistent decision-making in respect of small-scale development in villages with due regard to the NPPF and the spatial principles of the Local Development Framework. It states that "Small scale housing development will be supported 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 The approach of the IPG is that Service and Secondary Villages are deemed sustainable in their own right and considering the application site and the relationship to the main village facilities of Raskelf the proposals are well located and will support local services and would be in accordance with the aims of sustainable development.
- 5.6 In terms of the other criteria of the IPG, it would not lead to the coalescence of settlements and there is no evidence to doubt the capacity of the local infrastructure. The impact on the character of the area and natural environment are discussed below.

Character of the area

- 5.7 Evidence has been submitted regarding other barn conversions in the village which have had approvals for dwellings. The submitted structural survey confirms the building is suitable for conversion. The building is of a form, bulk and general design which is in keeping with its surroundings and the history of the building and the removal of the other unsightly buildings 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 and therefore the impact on the character of the village would be limited.
- 5.8 It is proposed that the partial first floor would be extended throughout and the existing opening of the building would form the majority of the new windows and doors. No new openings would be formed on the south east and south west elevations since these form the boundary to the property. Four roof lights would be used on the south east side to allow for natural light and ventilation into the bathrooms and the staircase.
- 5.9 The garage would be in the style of an agricultural building as a two car tandem garage. All materials proposed reflect the surrounding dwellings and would be in keeping with the main building. The alterations proposed are generally an enhancement to the character of the area and as such are in compliance with criteria 2 - 5 of the Interim Guidance Note.

Residential amenity

- 5.10 Having considered the general built form and character of the area and the relationship between properties, the proposal is considered unlikely to have an adverse effect on the amenity of the adjoining frontage neighbouring dwellings due to the separation of properties and the proposed positioning of windows to habitable rooms.

Access arrangements

- 5.11 The comments of the Highway Authority are noted. There would be sufficient on-site car parking and the access arrangements as proposed would be satisfactory. The proposal is considered to be in accordance with the aims of the adopted policy and therefore satisfies the 6th and final criterion of the Interim Guidance Note.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations the application 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 Location Plan, Block Plan and Design and Access Statement received by Hambleton District Council on 15 February 2016 unless otherwise agreed in writing by the Local Planning Authority.
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. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal

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 Hambleton Development Plan Policies DP1 and 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. To ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

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 green wheeled bin for garden 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 its own Neighbourhood Services.

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.