

**Parish: Snape with Thorp**

Ward: Tanfield

**14**

Committee Date: 15 September 2016

Officer dealing: Mrs H Laws

Target Date: 6 September 2016

Date of extension of time: 23 September 2016

**16/01472/FUL**

**Change of use of a holiday unit to a dwelling  
at Parr Cottage, Snape  
for Mr D Shipp**

**1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 Parr Cottage is within Snape Castle Mews, which lies immediately to the east of Snape Castle (a Scheduled Ancient Monument and a grade I listed building) on the northern side of the road leading into the village. The site lies within the Snape Conservation Area.
- 1.2 Snape Castle Mews is part of a walled courtyard development comprising the main dwelling-house, which forms the heel of an L-shaped group of buildings, and three units of holiday accommodation. It is one of the holiday units that is the subject of this application.
- 1.3 The site is accessed from the village road with parking and turning facilities provided within the courtyard.
- 1.4 A neighbouring property known as Snape Castle Barn lies to the east of the Mews, which is excluded from the application site.
- 1.5 Planning permission was granted in January 2006 for alterations and extensions to existing agricultural buildings and dove cote to form two dwellings, a holiday unit, offices and storage. The application site included what are now known as Snape Castle Mews, Snape Castle Barn and the holiday units. Planning permission was granted subject to several conditions, one of which restricted the occupancy of the holiday units to holidaymakers.
- 1.6 It is now proposed to create a separate planning unit for Parr Cottage, which is the holiday cottage that lies on the western side of the group, closest to the Castle, and allow it to be occupied as an unrestricted dwelling.

**2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY**

- 2.1 05/01968/FUL - Alterations and extensions to agricultural buildings and dovecote to form two dwellings, a holiday unit, offices and storage; Granted 16 January 2006.

The approval was subject to conditions, including one that restricted the occupation of the holiday letting accommodation to holiday visitors only and did not allow occupation for more than eight weeks consecutively. The reason for this condition was that policy H27 of the Hambleton District-Wide Local Plan did not allow conversion of agricultural buildings outside development limits to dwellings.

- 2.2 16/00491/MRC - Variation of condition 17 attached to Application 05/01968/FUL (Alterations and extensions to agricultural buildings and dovecote to form two dwellings) to allow unrestricted occupancy of the manager's dwelling (Snape Castle Mews); Granted 25 July 2016.

**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 DP4 - Access for all  
Development Policies DP9 - Development outside Development Limits  
Development Policies DP28 - Conservation  
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 Parish Council - No comments received to date.

4.2 Public comments - none received to date.

## 5.0 OBSERVATIONS

5.1 The issues to be considered include (i) the principle of creating a new unrestricted dwelling in this location and the potential impact on (ii) the amenity of residents in both the existing and proposed dwellings and (iii) highway safety.

5.2 The proposed development does not include any physical alterations and therefore there would be no impact on the appearance of the existing building or the character or appearance of the area.

### Principle

5.3 The proposed development would allow unrestricted occupancy of the dwelling, which lies outside the Development Limits of Snape. The policy basis for the 2005 planning condition no longer applies and the relevant policies are now contained within the Local Development Framework as listed above.

5.4 Snape is defined in Policy CP4 as a Service Village with existing facilities including a primary school, a pub, a shop and church, which add to the sustainability of the village. The revised settlement hierarchy reproduced in the Interim Planning Guidance (IPG) also defines Snape as a Service Village, and therefore a sustainable location for small-scale development. Although the dwelling lies approximately 30m outside Development Limits there is a footway link into the village. The proposed change of use would result in the loss of support to a sustainable rural economy provided by the holiday let but an additional dwelling would help to support local services and can therefore satisfy criterion 1 of the IPG.

5.5 The proposed development complies with the remaining criteria of the IPG as the building exists, so would not adversely affect the character or appearance of the village or the surrounding countryside.

### Amenity

5.6 The dwelling lies within a courtyard shared with two other holiday units and the dwelling previously occupied as the manager's residence, which was granted permission for unrestricted residential occupation in July this year. Although the

courtyard is shared, each of the properties has a separate amenity area to the rear, which provides a private area that is not overlooked. There is adequate space for parking within the courtyard to reduce the potential for conflict. It is considered that the unrestricted occupancy of the dwelling would be in accordance with LDF Policy DP1.

#### Highway safety

- 5.7 As noted above, there is adequate parking provision and the proposed use as an unrestricted dwelling should not have any additional highway impact.

### **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. Parking, manoeuvring and turning areas as shown on drawing HDC/1280/03 shall be maintained clear of any obstruction and retained for their intended uses at all times.
3. Notwithstanding the provisions of any Town and Country Planning General or Special Development Order, for the time being in force relating to 'permitted development', no enlargement shall be carried out to the dwelling or building nor shall any structure be erected within or on the boundary of the curtilage of the dwelling hereby approved without express permission on an application made under Part III of the Town and Country Planning Act 1990.
4. The permission hereby granted shall not be undertaken other than in complete accordance with drawings numbered HDC/1280/02 and 03 received on 27 June and 25 August 2016, unless otherwise agreed in writing by the Local Planning Authority.

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. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings in accordance with LDF Policies CP1, CP16, DP1 and DP28.
3. The Local Planning Authority would wish to retain control over the extension, improvement or alteration of this development in the interests of the appearance of the site and the amenities of residential property nearby in accordance with LDF Policies CP16 and DP28.
4. 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 LDF Policies.

#### 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](http://www.hambleton.gov.uk) or by telephoning 01609 779977.