

Parish: Kirkby
Ward: Stokesley
3

Committee date: 27 April 2017
Officer dealing: Mr K Ayrton
Target date: 28 April 2017

16/02487/FUL

Alterations to dwellinghouse, alterations and change of use to the existing barn/outbuildings to form habitable accommodation with two storey link extension, and alterations to existing barn to form garage with associated alterations to the vehicle hardstanding

At Manor Farm, Kirkby in Cleveland

For Mr Mark Barratt

This application is referred to Planning Committee at the request of Councillor Wake

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is located approximately 700 metres to the south of Kirkby in Cleveland, sitting close to the foot of the North York Moors National Park. It is served by a private drive, which comes off a relatively narrow public highway leading back to Kirkby to the north, and Toft Hill Caravan Park to the south. The road also serves several other isolated dwellings.
- 1.2 The existing linear dwelling is of simple local vernacular design using traditional materials. The dwelling and outbuildings contribute positively to the character and appearance of the countryside. Their scale, design and relationship are typical of farm buildings in this area, and are visible from viewpoints beyond the site boundary, most notably the road linking with the village of Kirby and the public footpath, which passes through the site and along the access road. However, there is landscaping the around the site that also limits some viewpoints, most notably from the east.
- 1.3 The proposal as originally submitted was for the following works:
- Erection of a large two story link building between the front elevation of the dwelling and the outbuilding;
 - Erection of sun lounge attached to north elevation of outbuilding;
 - Conversion of outbuilding to form double garage and dog drying area;
 - Creation of single storey link between sun lounge and garage; and
 - Introduction of additional doors into southern elevation of main dwelling.
- 1.4 Concerns were raised with the applicant and agent during the consideration of the application. These mainly related to the potential impact of the proposed two-storey link building on the character, form and appearance of the dwelling and outbuildings. In response, some amendments were made, including the removal of the sun lounge and link to the garage, but the main two-storey link building has been retained.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 86/0952/FUL - Alterations and extensions to dwellinghouse; Granted 11 March 1986.
- 2.2 92/1075/FUL - Extension to dwelling; Granted 7 April 1992.

3.0 RELEVANT PLANNING POLICIES

CP1 – Sustainable Development

CP16 - Protecting and enhancing natural and man-made assets
CP17 – Promote High Quality Design
DP1 – Protecting Amenity
DP30 – Protecting the character and appearance of the countryside
DP32 – General Design
Supplementary Planning Document – Domestic Extensions
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council – No objection but asks whether Hambleton District Council is happy with the changes to the traditional range of farm outbuildings and notes that although the application states that work has not yet commenced, some outbuildings have been demolished.
- 4.2 Environmental Health Officer – No objection.
- 4.3 Northumbrian Water – No comments.
- 4.4 Ramblers' Association – No objection.
- 4.5 Public comments – One letter of support received making the following comments:
- I have no objection as it does not affect the nearby houses;
 - The works would not be visible to any house owners or the National Park; and
 - It might be possible to object had it been made into more properties.

5.0 OBSERVATIONS

- 5.1 The main issue to consider is the impact of the development on the form, character and appearance of the host dwelling and surrounding area. The likely impact on neighbour amenity also requires consideration.

Character and Appearance

- 5.2 Development Policy DP30 states that the openness, intrinsic character and quality of the District's landscape will be respected and where possible enhanced. The design of buildings, and the acceptability of development, will need to take full account of the nature and distinctive qualities of the local landscape.
- 5.3 Development Policy DP32 requires the design of all development to be of the highest quality. In respect of form, it specifically requires that proposals respect local character and distinctiveness, relate to and respect any historic context of the site, and pay regard to traditional design and forms of construction.
- 5.4 The Domestic Extensions Supplementary Planning Document (SPD) provides further guidance in respect of the design of domestic extensions and alterations. It includes five important design principles. These require that extensions maintain character; are subservient; maintain spaces; maintain privacy; and maintain daylight.
- 5.5 The SPD also provides guidance on front extensions. It states that "single or two storey front extensions would only be supported where they: harmonise with the surrounding street scene, are modestly sized and sympathetically proportioned, do not affect the amenity of neighbouring properties, and do not harm the character of the host building. Generally the opportunity for front extensions is likely to exist where there is sufficient space to the front of a property or where the housing is of low density and is detached."

- 5.6 The form of the existing property and outbuildings are typical of a farm house of its era in this location and the existing development sits comfortably in its landscape. The buildings are visible and are clearly legible in terms of their use and historical development.
- 5.7 Whilst it is accepted that the buildings are no longer in agricultural use, it is still important to retain their character and positive relationship with their setting. Indeed this is a clear requirement of the planning policy summarised above.
- 5.8 The proposed two-storey link building would sit between the simple front elevation of the dwelling and the converted outbuilding to the north. It would introduce a large and dominant feature that would significantly detract from both the simple linear form of the dwelling and the historic relationship with the outbuildings. Whilst the creation of additional floor space is not in itself unacceptable, there is no evidence in the proposed plans or the supporting documents of any consideration being given to the existing character of development or the site's relationship with the surrounding landscape.
- 5.9 In respect of the works to convert the outbuildings to form additional outbuildings and garaging, there is no objection in principle. The design treatment of these buildings is largely acceptable, other than the treatment of the west elevation of the proposed family room, which includes an external chimney. When viewed in the context of the proposed two storey domestic link, the character of the outbuilding is lost, with the appearance more akin to a wing of a very large dwelling. This is perhaps best demonstrated in the proposed west elevation (labelled Elevation A-A on the plans). Whilst there is always a difference between how buildings appear in elevation drawings and when viewed from nearby vantage points, it clearly shows a large dwelling with what is effectively the creation of a large central entrance, which leads to the proposed great hall. The wings would sit on either side, linked by the substantial two-storey links.
- 5.10 Critically, the existing character of development and the site's relationship with its setting would be lost. As a result the proposal would be harmful to the character and appearance of the host dwelling and the surrounding countryside, in conflict with Development Policies DP30, DP32, CP17 and the Domestic Extensions SPD.

Residential amenity

- 5.11 Considering the site's isolated position, there would be no adverse impact on neighbours.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **REFUSED** for the following reason:
1. The proposed development would be harmful to the character and appearance of the host dwelling and the site's relationship with its countryside setting, thereby contrary to Development Policies DP30, DP32, CP17 and the Supplementary Planning Document – Domestic Extensions.