

**Parish: Kirkby**  
Ward: Stokesley  
**3**

Committee date: 25 May 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 part single, part two storey link extension, and alterations to existing barn to form garage with associated alterations to the vehicle hardstanding as amended by plans received by Hambleton District Council on 16/05/2017**

**At Manor Farm, Kirkby in Cleveland  
For Mr Mark Barratt**

**This application was originally referred to Planning Committee on 27 April 2017 at the request of Councillor Wake. Consideration of the application was deferred in order to seek a reduction in size of the link structure.**

## **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 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 the site with the village of Kirkby and the public footpath, which passes through the site and along the access road. However, there is landscaping 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:
- Construction of a large two story link building between the front elevation of the dwelling and the outbuilding;
  - Construction 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 was retained.
- 1.5 The scheme as described above was presented at Planning Committee on 27 April 2017. Members were in agreement that the application as presented was not acceptable. The decision was made to defer the application to allow the applicant the opportunity to consider amendments to the design.

- 1.6 The applicant has since amended the scheme, which has removed the main entrance gable feature and dropped down part of the link building, which connects to the outbuilding. The alterations to the outbuilding have also been amended (e.g. removal of external chimney) to better reflect the existing agricultural character and appearance. However, in order to compensate for the loss of floor space arising from this, the width of the link building has been significantly increased. The agent has submitted the following statement setting out how they consider that the amendments have addressed the concerns raised at the April meeting:

*“It seems to me your main reason for wanting to refuse the application was the grandness and over dominance of the front elevation (as you come down the drive). I have removed the main entrance gable feature and the link between has been reduced in height. The applicant still requires an additional first floor bedroom so I have a narrow two storey extension adjoining the existing dwelling (with subservient eaves and ridge heights) which then steps down to one and a half storey to form a transition to a long, single storey link to the proposed barn conversion section. The single storey section has a lot more 'agricultural' appearance and the other sections are also a lot simpler.”*

## **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 overall form and layout of this site along with others along the National Park boundary typify the built character and form of the area. 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 In the earlier iteration of the proposal presented to the last meeting the two-storey link building sat between the simple front elevation of the dwelling and the converted outbuilding to the north. It was considered that this would introduce a large and dominant feature that would significantly detract from both the simple linear form of the dwelling and its historic relationship with the outbuildings. Whilst the creation of additional floor space is not in itself unacceptable, there was 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 nor consideration of the vernacular form and character of the site.
- 5.9 There is no objection in principle in respect to the conversion of the outbuildings and the design treatment of those buildings is now considered largely acceptable.
- 5.10 When viewed in the context of the previously proposed two storey domestic link, the character of the outbuilding was considered to be lost, with the appearance more akin to a wing of a very large dwelling.

- 5.11 For these reasons it was considered that the existing character of development and the site's relationship with its setting would be lost as a result of the alterations presented to the Committee at the last meeting. It was concluded that 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.
- 5.12 The main changes to the scheme made since the last meeting involve the removal of the main entrance gable feature; the stepping down of part of the link building (which connects to the outbuilding) such that the upper floor windows in that section are roof lights; and alterations to the appearance of the outbuilding. However, the siting and relationship with the house remains as previously proposed. The width of the link building has also been increased significantly and fails to respond to the form of the existing dwelling, being almost half the width of the frontage. No detailed assessment has been submitted in support of the application to set out how the site and surrounding context has been assessed in order to inform the design approach.
- 5.13 It is considered that whilst the amended design has not achieved an acceptable solution and the proposed design fails to accord with Development Policies DP30, DP32 and the Domestic Extensions Supplementary Planning Document.

#### Residential amenity

- 5.14 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 CP17, DP30 and DP32 and the Supplementary Planning Document – Domestic Extensions.