

**Parish: Sessay**  
Ward: Sowerby & Topcliffe  
**6**

Committee date: 25 May 2017  
Officer dealing: Laura Chambers  
Target date: 1 June 2017

**17/00053/FUL**

**Conversion of stable and office to form dormer bungalow  
At Field House, Main Street, Sessay  
For Ms Louise Broom**

**This application is referred to Planning Committee as the proposal is a departure from the Development Plan**

**1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 Sessay is a linear settlement with properties principally arranged to the east and west of Sessay Garth with a small number of properties set back from the road. The application site is located in the northern section of the village, set to the rear of properties fronting Sessay Garth, with open countryside to the north, west and south.
- 1.2 To the north of the application site is the existing dwelling, Field House. The proposal relates to the former workshop building associated with the property, which has previously been converted for use as a stable with associated office.
- 1.3 Permission is sought to convert the stable and office to a dwelling including raising of the roof height, a first floor extension to side, the introduction of two dormer windows and a canopy to the east elevation, three dormer windows, a roof light and a first floor terrace to the west elevation, as well as alterations to window and door arrangements. The existing access would be retained and existing hardstanding used for car parking for Field House and the proposed dwelling.
- 1.4 Improvements have been secured as follows: the proposed dormer windows to the east elevation have been reduced in scale to improve the overall design and limit the bulk of the proposal.

**2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 08/04773/FUL – Change of use of land from agricultural to equestrian and the formation of a manege; Granted 2 February 2009.
- 2.2 11/00038/FUL – Alterations to former joinery workshop to form stable/store and physiotherapy practice; Granted 4 April 2011.

**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 DP6 – Utilities and Infrastructure  
Development Policies DP8 – Development Limits  
Development Policies DP9 – Development outside Development Limits  
Development Policies DP10 – Form and character of settlements  
Development Policies DP12 – Delivering housing on “brownfield land”  
Development Policies DP30 – Landscape Character  
Development Policies DP32 – General design  
Development Policies DP33 – Landscaping  
Interim Guidance Note – adopted by Council on 7th April 2015  
National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### **4.0 CONSULTATIONS**

- 4.1 Parish Council – No comments.
- 4.2 Highway Authority – No objection subject to conditions.
- 4.3 Yorkshire Water – No comments received.
- 4.4 Environmental Health Officer – No objection.
- 4.5 Public comments – None received.

#### **5.0 OBSERVATIONS**

- 5.1 The main issues to consider are: (i) the principle of development; (ii) residential amenity; and (iii) design.

##### Principle of Development

- 5.2 The site falls outside of Development Limits of Sessay. Policy CP4 states that all development should normally be within the Development Limits of settlements. Policy DP9 states that development will only be permitted beyond Development Limits "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).
- 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 bridges 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.
- 5.4 In the Settlement Hierarchy contained within the IPG, Sessay is defined as a Secondary Village and therefore is considered a sustainable location for development. It is therefore considered the proposal satisfies criterion 1 of the IPG that development must provide support to local services including services in a village or villages nearby.

##### Residential Amenity

- 5.5 The dwellings immediately to the east of the application site are two storeys, the introduction of dormer windows and habitable accommodation to the rear of these

properties raises the potential for overlooking or a loss of privacy. The building it is proposed to convert is set back from the shared boundary of the closest neighbouring property by 24m; this achieves a separation distance between principal habitable room windows of more than 21m and would not therefore adversely impact privacy.

- 5.6 The proposed terrace to the rear of the property would not overlook any neighbouring property but would instead allow views of the open countryside beyond. This element of the proposal would not affect residential amenity.
- 5.7 The existing access point is to be used to serve the proposed dwelling, given it is currently used for the stables and office it is not considered vehicle movements would significantly increase or cause disturbance to residential amenity. The existing arrangement for off-street parking is to be retained and is unlikely therefore to cause overspill parking on the main road to the detriment of other highway users. The Highway Authority has not raised an objection.

### Design

- 5.8 One of Hambleton's strategic planning objectives, set out in the Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.9 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.10 The National Planning Policy Framework Planning supports this approach and, at paragraph 64, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Paragraph 66 sets an expectation that applicants engage with the local community in drawing up the design of their schemes:

"Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."
- 5.11 The Council's Statement of Community Involvement, adopted in 2013, requires applications for proposals that depart from the Development Plan to explain how public comments have influenced the chosen design.
- 5.12 The submitted Design and Access Statement does not outline how or why the proposed design was arrived at, nor does it provide any evidence of community engagement. Notwithstanding this, the proposal is not likely to have any significant impact due to its location, set behind dwellings that front on to the main road.
- 5.13 Despite limited detail in the supporting statement, it is apparent that materials to match the existing building would be incorporated, enhancing the appearance of the building, while the extensions would be of a subservient scale, particularly to the east elevation where they would be most visible from the access and neighbouring properties.
- 5.14 The existing building is single storey, the majority of it having a dual pitched roof over, gabled to the sides, a small section of the building on its north side is flat roofed

and therefore sits below the height of the main building. As part of raising the roof height, it is proposed to form a single roof over the whole of the building and introduce a canopy to the front. These works would unify the appearance of the property and improve the overall design. These works are to the side of the existing dwelling and would not impact upon principal room windows.

- 5.15 Three small dormer windows are proposed to the front of the property, within the east elevation; these would serve a bedroom, bathroom and dressing room while a roof light would illuminate the proposed staircase. These works are small in scale and well balanced; their design would not be detrimental to the appearance of the property or the amenity of neighbours, as outlined previously.
- 5.16 Two larger dormer windows are proposed to the rear (west elevation). Despite the increase in size, the dormers would sit comfortably within the roof plane and would not overtake the full elevation but would sit below the main ridge height. The two dormer windows positioned to either side of the property would be balanced in appearance and would not detract from the design of the property.
- 5.17 A raised platform is proposed to the rear but would not be visible from neighbouring properties or the main road and access point due to its position at the rear; its overall impact on design quality is therefore limited.
- 5.18 The use of matching materials and unified roof would enhance the appearance of the building, ensuring it is more in keeping with existing dwellings in the vicinity. Overall the proposed design is considered appropriate in this location in order to achieve the intended use as a dwelling.
- 5.19 The detailing of the scheme for the formation of a single dwelling, making only appropriate changes to the building without harm to the built form or character of the village, without detriment to the natural, built or historic environment or the open character of the countryside allows the scheme to meet the criteria 2, 3, and 4 of the IPG. There is no evidence to suggest that the use of the building as a dwelling will exceed the capacity of the infrastructure or that the scheme is in conflict with any other LDF policies.

## **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations permission 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 drawing(s) numbered P01, PO2 RevA, PO3 RevB, PO4 RevA received by Hambleton District Council on 03/04/17 and 09/05/17 unless otherwise approved in writing by the Local Planning Authority.
  - 3. The external surfaces of the development shall not be constructed other than of materials, samples of which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
  - 4. No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing P02 RevA. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

5. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of (i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (ii) on-site materials storage area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

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 the Development Plan Policies CP17 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. In accordance with Policy DP3 and 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.
5. In accordance with Policy DP3 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

#### Informatives

1. This planning permission is liable to the Community Infrastructure Levy adopted by Hambleton District Council on 7th April 2015
2. 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 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 Hambleton District Council - Waste and Streetscene.

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.