

Parish: South Kilvington
Ward: Bagby and Thorntons
9

Committee Date: 7 December 2017
Officer dealing: Mr Mark Russell
Target Date: 21 November 2017
Date of extension of time (if agreed):

17/01306/OUT

Outline application for the construction of one dwelling
At Glebe Farm, Stockton Road, South Kilvington
For Mr & Mrs S Russell

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

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 This application seeks outline planning permission for one dwelling to the rear of the farmhouse on land currently forming part of its garden. Only details of access and layout are for approval at this stage. The site is relatively flat, and extends to approximately 0.04 hectares. To the south of the application site there is another outline planning application for two dwellings (see 2.2 below).
- 1.2 Vehicular access would be taken by widening of the vehicular entrance immediately to the south of the farmhouse. Separately it is proposed to adapt a track that passes along the southern boundary of the site to reach farm buildings beyond. A section of wall and gates on the Stockton Road frontage would be removed and this would also facilitate a pedestrian access to the retained rear garden of the farmhouse.
- 1.3 The proposed dwelling is located outside the Development Limits of South Kilvington.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 2/93/137/0079 - Construction of an agricultural building for general storage purposes; Granted 23 December 1993.
- 2.2 17/01305/OUT - Outline application for two dwellings; Pending decision, also reported in this agenda.

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 CP15 - Rural Regeneration
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 DP9 - Development outside Development Limits
Development Policies DP16 - Specific measures to assist the economy and employment
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Interim Policy Guidance – Adopted 7 April 2015
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Parish Council - No objection.
- 4.2 Highway Authority – recommends four conditions relating to construction requirements, details of access, precautions to prevent mud on the highway and on site storage.
- 4.3 Environmental Health Officer – No objection.
- 4.4 Yorkshire Water – No comments received.
- 4.5 Public comments – None received.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) its impact on the spatial pattern and character of the area; and (iii) its impact on residential amenity.

Principle

- 5.2 The site falls outside of Development Limits of South Kilvington. Policy CP4 states that all development should normally be within the Development Limits of settlements and policy DP9 states that development will only be granted for development 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 is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG includes an updated Settlement Hierarchy.
- 5.4 South Kilvington is defined as a Secondary Village in the updated Settlement Hierarchy and therefore is considered a sustainable location for development; satisfying criterion 1 of the IPG that proposed development must provide support to local services including services in a village or villages nearby. The IPG focusses on the scope for development within and at the edge of villages and does not make specific reference to new development in the wider countryside. The guidance makes reference to development that will support local services in a village nearby. The site is considered to be a sustainable location for appropriate small-scale housing, subject to assessment against the other criteria of the IPG.

Spatial pattern and character of the area

- 5.5 Consideration must be given to how the development of the site for one house would impact on the character and setting of the village. It is important to consider whether the development would appear as organic growth whether it would help preserve or indeed enhance the unique character of the village and ultimately contribute in a positive manner to the sense of place.
- 5.6 South Kilvington could in all reasonable regards be classed as a linear or cruciform village where essentially most of its buildings are arranged fronting roads, in this particular case the A61 which runs through the village. Whilst for the purposes of the

IPG the village is considered sustainable consideration must be given to how the site and the resultant house would relate to the village. Whilst the application is in outline form the applicant has submitted layout plan that shows how the house would be positioned relative to the village. The house would be located to the rear of the farmhouse, in a tandem arrangement.

- 5.7 South Kilvington comprises a mix of dwelling types, style and ages but with few exceptions these are, as previously stated, arranged in a linear pattern. The applicant proposes a house that would not have a street frontage and would be located behind another property. It is considered that the introduction of a house on this site would adversely affect the prevailing linear pattern of the village. Accordingly it would not maintain the predominant linear character of the village. If this was repeated on the greenfield land to the north of the site there would be a greater adverse impact on the character and appearance of the village. It is evident from the position of the proposed dwelling that some trees would be removed to facilitate construction. However, those trees are not apparent in public views from Stockton Road and their removal would not have a significant impact on the character or appearance of the area.

Residential amenity

- 5.8 It is considered that one dwelling could be achieved on this site without causing significant harm to the amenities of existing and proposed properties if due regard were paid to the relationship with Glebe Farmhouse and the pair of semi-detached dwellings to the north. The layout plan shows an access road through the site, separating the existing and proposed dwellings. It is considered that this would assist in protecting the neighbouring privacy. The landscaping, scale and design of the dwelling houses, of which no details have been submitted, would be dealt with at the reserved matters stage.

RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application is **REFUSED** for the following reason:
1. The site lies beyond the Development Limits of South Kilvington and in a location where housing development should only be permitted where it results in incremental and organic growth. The introduction of a house on the application site would adversely affect the prevailing linear pattern of the village. The site layout submitted fails to demonstrate an appropriate design that would be in keeping with the prevailing spatial pattern of the village and would therefore contrary to Hambleton Local Development Framework policies CP1, CP4, CP9, CP17 and DP32 and the Council's Interim Policy Guidance and the aims and objectives of the National Planning Policy Framework.