

**Parish: Great Ayton**  
Ward: Great Ayton  
**2**

Committee date: 8 February 2018  
Officer dealing: Mr K Ayrton  
Target date: 15 February 2018

**17/02534/FUL**

**Construction of a new dwelling  
At OS Field 7956 and 6734, Yarm Lane, Great Ayton  
For Mr Daniel Thompson**

**This application is referred to Planning Committee at the request of Councillor Hudson and as it would be a departure from the development plan**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 The site is located in the open countryside, approximately 2 km from the built up edge of Great Ayton. There is some limited, isolated residential development within the vicinity, focused around the junction of Yarm Lane with the A172.
- 1.2 The application site is located behind a large detached property, Oak Manor, in an isolated location in open countryside. It is accessed off Yarm Lane and comprises a parcel of woodland and some former piggery buildings located within a field.
- 1.3 The proposal is to construct a large detached dwelling and detached garage. The siting of the dwelling would partly be over the footprint of the piggery buildings. The extent of the proposed residential curtilage is significant, including the entirety of the field, being approximately 0.84 hectares in size.
- 1.4 The design of the dwelling resembles a dormer bungalow, albeit with the use of some areas of glazing that are larger than would be typically found in such a building.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 None.

## **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Core Policy CP1 - Sustainable development  
Core Policy CP2 - Access  
Core Policy CP4 - Settlement hierarchy  
Core Policy CP16 – Protecting and enhancing natural and man-made assets  
Core Policy CP17 – Promote high quality design  
Development Policy DP1 - Protecting amenity  
Development Policy DP3 – Site Accessibility  
Development Policy DP4 - Access for all  
Development Policy DP9 – Development Outside Development Limits  
Development Policy DP30 – Protecting the character and appearance of the countryside  
Development Policy DP32 – General Design  
Interim Policy Guidance Note - Development in Rural Settlements  
National Planning Policy Framework - published 27 March 2012

## **4.0 CONSULTATIONS**

- 4.1 Northumbrian Water - No comments.

- 4.2 Highway Authority - No objection subject to conditions.
- 4.3 Parish Council - Objects on the grounds that (i) the land falls outside the Development Limits; (ii) there is no associated agriculture and no such justification; and (iii) access to the site is poor/dangerous.
- 4.4 Public Comments - Four objections making the following comments:
- There has already been a number of planning applications. The reasons for refusal remain valid. (Officer Note: This has been checked and the application referred to relates to land to the south east of the current application site);
  - Outside the Development Limits;
  - No exceptional facilities;
  - The piggery buildings have deteriorated;
  - There has never been a residential building on site;
  - This is a speculative application by a property developer;
  - The proposal conflicts with policy DP8;
  - It would have a harmful effect on the countryside and intrinsic character and quality of the landscape;
  - The site is not suitable; and
  - The proposal does not promote high quality design.
  - Would expect any residential development on the site to have an agricultural occupancy clause.
  - Development on this site would open the floodgates.

One letter of support making the following comments:

- The land has been left derelict and does not blend in with the surrounding fields and woodland. The proposed development would be more in keeping.

One neutral letter suggesting a reduced speed limit on the surrounding road network.

## 5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of a new dwelling in this location; (ii) the impact of the development on the surrounding character and appearance; (iii) the impact on residential amenity and; (iv) highway safety.

### Principle

- 5.2 The site is located well beyond any Development Limits and is located in an isolated position in open countryside. The application does not claim any of the exceptional circumstances identified in policy CP4 that might justify a new dwelling in such a location. The proposal would therefore be in conflict with policy CP1, which encourages sustainable development; and policy CP2, which supports development that minimises the need to travel and encourages alternative forms of transport and reducing the need to travel by private car.
- 5.3 Collectively these policies seek to ensure that development is assessed against the community's housing needs and the Settlement Hierarchy, utilising land that is in a sustainable location, whilst minimising the need to travel and protecting the natural environment and countryside. As such, the proposal would be a Departure from the Development Plan and the principle of development is not supported in this location.
- 5.4 Due to the isolated location of the proposed development, the application is not considered to be offered any support in terms of the Council's Interim Policy Guidance note on Development in Rural Settlements, which only applies to

development within villages. Whilst the development is considered unacceptable on this point of principle, it is appropriate to consider its detail against other policies.

#### Design, character and appearance

- 5.5 The proposed dwelling is significant in size and would be introduced into a largely undeveloped field. The application is not accompanied by a Design and Access Statement, however officers are of the view that the design and position of the building fail to respond to the local character or reflect local distinctness. Whilst large dwellings can be found in the countryside, these generally address the road frontage rather than standing behind other dwellings (in this case Oak Manor). Furthermore, the introduction of a substantial residential curtilage would result in a significant encroachment into the countryside which, when considered along with associated domestic paraphernalia, would result in an adverse impact on the rural character of the countryside.
- 5.6 As a consequence the scheme fails to comply with policies DP17 and DP32, which require the design of development to be of the highest quality, taking into account local character and setting and local distinctiveness; and policies CP16 and DP30, which require development to respect the openness, intrinsic character and quality of the District's landscape.

#### Residential amenity

- 5.7 Policy DP1 requests that all development proposals adequately respect amenity, particularly with regard to privacy. Due to the large size of the site and the separation distances that could be achieved to the nearest residential property, the proposal would not result in harm to residential amenity.

#### Highway safety

- 5.8 The Highway Authority has commented on the application and raised no objection. It is noted that the Parish Council has raised concerns about the highway access. However, the access point onto Yarm Lane is considered to provide suitable visibility in both directions, with car speeds approaching from the left, from the A172 likely to be low, due to the proximity of the junction. The junction onto the A172 itself, is very open and provides good visibility in both directions. As such officers agree with the position taken by the Highway Authority and do not consider that the proposal would result in any detrimental impacts in terms of road safety.

### **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations permission is **REFUSED** for the following reasons:
1. The proposal represents unsustainable development in an isolated location outside of the Development Limits of a settlement within the Hambleton Settlement Hierarchy without a clear and justified exceptional case for development, contrary to Policies CP1, CP2 and CP4 of the adopted Hambleton Local Development Framework and the National Planning Policy Framework.
  2. Due to its location and design, the proposed development would have an obtrusive and urbanising effect on the rural surroundings harmful to its openness and intrinsic character contrary to Local Development Framework Policies CP16, CP17, DP30 and DP32.