

Parish: Pickhill with Roxby
Ward: Tanfield
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Committee Date: 12 December 2019
Officer dealing: Mrs H Laws
Target Date: 18 December 2019

19/01304/FUL

Change of use of land to domestic garden, replacement dwellinghouse to incorporate existing dwelling, as altered, to form an annex as amended by plans received by Hambleton District Council on 15 August 2019

At: Roman Castle Barn Pickhill North Yorkshire YO7 4JR

For: Mr & Mrs O Reade

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is located approximately 1km to the north west of Pickhill on the western side of Swainby Lane within a gently undulating landscape. The existing dwelling, which is currently vacant, is a converted barn of very domestic appearance, that lies within a group of three dwellings in this location. A large agricultural building, which is in poor condition lies adjacent and partly within the application site boundary. Other agricultural and domestic buildings lie within the existing complex of dwellings.
- 1.2 It is proposed to construct a new two storey dwelling to be attached to the existing four bedroomed dwelling, which would be retained in an altered form as an annexe. The proposed dwelling would create an L-shaped arrangement with the existing property. The proposed accommodation would include 5 bedrooms within the new dwelling and two bedrooms within the annexe. A single storey link would connect the two parts of the unit, providing an entrance hall, boot room and wc.
- 1.3 The proposed dwelling would have a two storey gable feature on both the front and rear elevations with a flat roofed single storey section (with glazed roof lantern) to the side and a lean-to single storey section to the rear. A gabled porch is proposed for the front entrance and a bay window for the main gable. The dwelling would be finished in brickwork with pantiled roofs to the two storey sections and slate for the single storey roofs. Upvc double glazed windows are proposed.
- 1.4 It is also proposed to extend the domestic curtilage to enclose part of the established agricultural area (to the north east of the existing domestic curtilage) extending the garden. Approximately half of the large agricultural building would be demolished and removed from the site to create space for the extended garden.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

- 2.1 83/0131/FUL - Alterations and extension to existing disused agricultural building to form a dwelling. Permission refused 1993; appeal allowed 1994.

3.0 RELEVANT PLANNING POLICIES:

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

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
Core Strategy Policy CP21 - Safe response to natural and other forces

Development Policies DP1 - Protecting amenity
Development Policies DP4 - Access for all
Development Policies DP9 - Development outside Development Limits
Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP43 - Flooding and floodplains
Emerging Hambleton Local Plan
National Planning Policy Framework

4.0 CONSULTATIONS

4.1 Parish Council - no objections

4.2 NYCC Highways - no objections

4.3 Publicity - one letter of support has been received as follows:

After seeing this property decline over the past 20 years, it is refreshing to see that the new owners are striving to improve the appearance and facilities with some vigour. I have studied the plans and support the proposed improvement.

5.0 ANALYSIS

5.1 The main issues to be considered are: i) the principle of creating a new dwelling and an annexe on this site; ii) the effect of the development on the character and appearance of the surrounding rural landscape and; iii) the effect on the amenity of local residents.

Principle

5.2 The site is outside the defined Development Limits boundary of any settlement and is located away from nearby villages and therefore the site is not considered to be a sustainable location for new residential development. An additional dwelling in this location would not be considered appropriate under LDF Policy CP4 given the isolated location of the site unless exceptional circumstances were shown to exist. Outside of settlements development is strictly controlled having particular regard to the protection of the countryside and environmental constraints. It is noted that this application results in no net change in the number of residential units.

5.3 LDF Policy DP9 allows development where it constitutes a replacement of a building where that replacement would achieve a more acceptable and sustainable development than would be achieved by conversion. The proposed development is in effect both a replacement and an extension, whereby a new dwelling is constructed and the existing dwelling is retained and incorporated into the accommodation as an annexe.

5.4 There is an existing dwelling on the site occupied by a single household as a single planning unit. There are no objections in principle to the replacement of an existing dwelling with a larger dwelling but the two sections of the dwelling as proposed are divided and could, with internal alteration, be occupied independently of each other. It is currently proposed that there are shared areas of accommodation within the house as a whole; access and parking would be shared as would the areas of amenity space. The proximity and orientation of the two sections of dwelling to each other would mean that independent occupation would result in disturbance and an adverse impact on the residential amenity of both sets of occupants. It is unlikely therefore that the two parts of the dwelling could satisfactorily be divided to provide two independent dwelling

units. The principle of replacing the existing accommodation with a larger dwelling and annexe is therefore acceptable and is in accordance with Policy DP9.

Appearance of rural landscape

- 5.5 The existing dwelling is a converted barn but is domestic in appearance and not considered to be of special architectural or historic merit and contributes little to the character of the area. The proposed alterations to the existing building are not significant but the removal of the later additions to the side and rear would improve its overall appearance. The proposed 'extension' would be much larger in scale but comprises several sections in terms of roof arrangement and heights thereby breaking up the bulk and footprint.
- 5.6 LDF Policies CP16 and DP30 require development to protect the rural character and appearance of the countryside. The application site and its neighbours form a group of dwellings, farm buildings and outbuildings that is contained within the landscape by well-established screening of mature hedgerows and trees. The removal of part of the existing agricultural barn that lies to the east of the dwelling would significantly improve the appearance of the site. The proposed replacement dwelling, albeit large, would not cover as much space as the agricultural building. It would have a different appearance, i.e. domestic rather than agricultural, but would not extend beyond the existing established domestic part of the plot. The use of the land on which the agricultural building would be removed, would be changed from agricultural to domestic but this would have less visual impact than existing as a result of the building to be removed. The land to which the application site relates would not extend into the adjacent open rural landscape beyond the existing established grouping.

Amenity of local residents

- 5.7 LDF Policy DP1 requires that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), vibration and daylight. The proposed development would not have an adverse impact on the amenity of existing residents as the extended part of the development lies further from the neighbouring properties than the existing.

Other matters

- 5.8 There are no objections to the increase in the accommodation in respect of highway safety.
- 5.9 The proposed development is an appropriate scale and design and would not detract from the appearance of the existing building or immediate locality. It would not have an adverse effect on the character or appearance of the surrounding rural landscape or the amenity of neighbouring residents and is in accordance with LDF Policies.
- 5.10 The proposed development does not increase the number of dwelling units in the countryside, would not have an adverse impact on the character and appearance of the rural landscape and would not harm residential amenity or highway safety. It is considered that the proposed development is acceptable and approval of the application is recommended.

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. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling; shall be occupied as a single dwelling with the original dwelling known as Roman Castle Barn, Pickhill; and shall form and shall remain part of the curtilage of the original dwelling as a single planning unit.
4. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered 2019:15/02A; 05E; 06C; 07D; 08D; 09B; received by Hambleton District Council on 13 and 26 June and 15 August 2019 unless otherwise approved in writing by the Local Planning Authority.

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. 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.
3. The Local Planning Authority would wish to carefully examine any independent use of the building to assess whether the development would be acceptable in terms of policy, access and amenity in accordance with LDF Policies CP1, CP2, CP4 and DP1.
4. 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.