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15/01259/FUL

Demolition of agricultural barn and construction of a three bedroom dwelling. at Ivy Cottage, West Rounton for Mr & Mrs I Mann

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site lies at the south end of West Rounton, and includes an open barn which is positioned close to a single storey stable building, and two dwellings, Ivy Cottage and Holly Cottage. Ivy Cottage is two storey. Holly Cottage is single storey. Both are rendered and painted white. The buildings form a linear group, located behind the main line of development in the village, along the village street. Ivy Cottage is accessed via a drive direct from the village street. Holly Cottage is accessed from the south via a steep drive.
- 1.2 The site is at the end of a promontory above the river, and the land falls moderately steeply to the south and west. The site itself occupies level ground partially forward of the existing barn. Across the street from the site, the Parish Church, Listed, Grade II*, is also slightly elevated. On the roadside from the church there is a pair of cottages.
- 1.3 The proposal is to remove the barn and construct a detached two storey house with 3 bedrooms in a simple pitched roof design, with a small pitched roof porch on the front (east) elevation. The house is proposed to be rendered externally and to have a clay pantile roof. The neighbouring stable is to be partially demolished and two parking spaces provided.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 09/02558/FUL Retrospective change of use of ancillary accommodation to a holiday cottage; Granted 11 December 2009.
- 2.2 07/02832/FUL - single storey extension to existing dwelling to form a sunroom; Granted 29 October 2007.
- 2.3 2/98/169/0057 - formation of a surface for the schooling of horses; Granted 16 June 1998.
- 2.4 2/94/169/0021B - extension to existing agricultural building to form 2 stables; Granted 15 November 1994.

3.0 NATIONAL AND LOCAL POLICY

- 3.1 The relevant policies are:

Core Strategy Policy CP2 - Access
Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP4 - Settlement hierarchy
Interim Guidance Note - adopted by Council on 7th April 2015
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP32 - General design
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

4.0 CONSULTATION

- 4.1 Parish Council – no response.
- 4.2 Historic England - draws attention to the opportunity for the development to positively affect the setting and therefore the significance of designated heritage assets. These aspects are considered to be adequately addressed in the Planning Design and Access Statement.
- 4.3 Highway Authority - conditions recommended.
- 4.4 Environmental Health Officer – recommends a condition to regulate construction times.
- 4.5 Neighbours and site notice - concerns have been expressed about overlooking and loss of privacy to Church Cottage and whether a precedent would be set for further development. Comment have been made on the extent of the applicant's ownership.

5.0 OBSERVATIONS

- 5.1 West Rounton is a village without status within the hierarchy set out in CP4 as adopted in 2008. In 2015 the Council adopted Interim Policy Guidance which updates the hierarchy and includes West Rounton as a secondary village, and which provides for a more flexible consideration of new development at the edge of settlements. Accordingly the main consideration is whether the development is in accordance with the criteria of the Interim Guidance, and thereafter whether it is in accordance with any other relevant policies of the local plan including the amenity of nearby occupiers (CP1 and DP1, design (CP17 and DP32) and any highway safety issues.
- 5.2 The Interim Policy Guidance states that “Small scale housing development will be supported in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community AND where it meets ALL of the following criteria:
 - 1. Development should be located where it will support local services including services in a village nearby.
 - 2. Development must be small in scale, reflecting the existing built form and character of the village.
 - 3. Development must not have a detrimental impact on the natural, built and historic environment.
 - 4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
 - 5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
 - 6. Development must conform with all other relevant LDF policies.”
- 5.3 The inclusion of West Rounton in the updated settlement hierarchy as a secondary village indicates it is considered to be a reasonably 'sustainable' location where an additional dwelling can be considered to support local services, which include a pub.

- 5.4 As a single dwelling it is small in scale. The site is at the village edge, and the proposed dwelling is aligned with the neighbouring properties forming a continuation of the established line of development, to a point where changes in topography form a natural end point. For these reasons the development reflects the existing built form of the village.
- 5.5 The site supports an existing development and the new proposal will not harm the natural or built environment. The Listed Parish Church is the strongest feature in the historic environment locally, and it is important that any new dwelling is not harmful to its setting. Historic England identify that the position, proximity and orientation and topography of the application site and church are key factors in enhancing the heritage asset and on this basis, the development will not be harmful to the setting of the church or the historic environment generally.
- 5.6 Due to the distinctive topography and the existing building on the site, the proposed development will appear as a natural addition to the village and not be harmful to the open character of the surroundings.
- 5.7 There is no evidence that a single extra dwelling cannot be accommodated within the capacity of the existing infrastructure.
- 5.8 The proposal is considered to be acceptable development in the terms of the Interim Policy Guidance.
- 5.9 With regard to the amenity of neighbours, due to the alignment of the properties, there will not be any significant harm to the amenities of occupiers at Holly Cottage or Ivy Cottage. Neighbours across the road have expressed concerns about overlooking from the proposed house. Whilst the facing windows in this direction would be a new feature, the distance between the properties would be approximately 60m and would be comfortably outside the range where loss of amenity would normally be considered to be unacceptable, and refusal on these grounds could not be justified.
- 5.10 The proposed design is a simple structure with traditional features including a clay tile roof and chimneys and is in keeping with the character of the other village houses locally.
- 5.11 With regard to highway safety, the proposed access from the south has not been objected to by the highway authority and on this basis the proposal is considered acceptable in highway safety terms.
- 5.12 With regard to the concerns of a neighbour about precedent, any new proposals would have to be considered carefully on their merits and against the relevant policies and advice at that time.
- 5.12 The development is CIL liable.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application 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 147:14/01 Rev B received by Hambleton

District Council on 4 June 2015 unless otherwise approved in writing by the Local Planning Authority.

3. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on 147:14/01 for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
4. The development hereby approved shall not be commenced until details of the foul sewage and surface water disposal facilities have been submitted and approved in writing by the Local Planning Authority.
5. The use of the development hereby approved shall not be commenced until the foul sewage and surface water disposal facilities have been constructed and brought into use in accordance with the details approved under condition 4 above.

The reasons for the above conditions 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.
3. In accordance with policy DP4 and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
4. In order to avoid the pollution of watercourses and land in accordance with Local Development Framework CP21 and DP43
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