

Parish: Thimbleby
Ward: Osmotherley & Swainby

Committee Date : 17 September 2015
Officer dealing : Mrs H M Laws
Target Date: 25 September 2015

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15/01361/FUL

**Construction of a detached holiday cottage as amended by plans received by Hambleton District Council on 27 August 2015.
at The Reading Room Thimbleby North Yorkshire DL6 3PY
for Mrs P Franks.**

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The site lies within the village of Thimbleby on the western side of the village street and is within the existing curtilage of The Reading Room, now converted into a dwellinghouse with rear extensions.

1.2 The application site forms the southern part of The Reading Room's curtilage and incorporates the existing access from the village street. Approximately 10m of the existing driveway that lies within the application site boundary falls within the boundary of the Thimbleby Conservation Area; the remaining part of the application site lies outside the Conservation Area.

1.3 It is proposed to construct a two storey detached building to be occupied as a holiday unit. The building is rectangular in footprint with dimensions of 12.8m x 7.3m and a ridge height of 7.5m.

1.4 The accommodation includes a ground floor lounge, kitchen and utility room and a spa room with two bedrooms, each with an ensuite at first floor.

1.5 The building would be finished in Yorkshire stone and clay pantiles with white timber sliding sash windows and doors.

1.6 Access would remain as existing, with the proposed building and The Reading Room sharing the driveway and parking area.

2.0 PLANNING & ENFORCEMENT HISTORY

2.1 None relevant

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 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 DP4 - Access for all
- Development Policies DP9 - Development outside Development Limits
- Development Policies DP25 - Rural employment
- Development Policies DP28 - Conservation
- Development Policies DP30 - Protecting the character and appearance of the countryside

4.0 CONSULTATIONS

4.1 Parish Council - the site has not been identified as being an approved infill site and that there is no proven record of a need for a further dwelling of any category in the village of Thimbleby.

Strongly opposed to the proposal to develop on this site within the Conservation area and surrounded by Listed Buildings. It is considered inappropriate when there is no record within the HDC LDF of the need for a dwelling and that the relatively recent Housing Needs Survey all respondents were able to avail themselves of the Affordable site at Westfields, Osmotherley. All village residents and the PC Member are opposed and feel that it should be rejected.

4.2 NYCC Highways - conditions recommended

4.3 North York Moors National Park Planning Authority - comments as follows:

The proposed holiday cottage would be substantial in scale and although the hedging and trees at the front of the site are proposed to be retained, the construction of such a substantial dwelling in this location would result in a significant intensification of development in this settlement, which would have a detrimental impact on its rural character and consequently, would have an adverse impact on the setting of the National Park.

4.4 HDC Environmental Health Officer - no objections

4.5 HDC Conservation Officer - comments as follows:

This application lies just outside of the Thimbleby Conservation Area boundary and to the south west of the Grade II listed Reading Room.

Whilst the application site is within the current grounds of the listed building, this is not considered to be part of the original curtilage.

The Reading Rooms date to 1908 and first appear on the 1911 Ordnance Survey map. The OS map shows a very tightly defined curtilage around the building with farm land to the rear.

The proposed new building has been sited adjacent to Orchard House, which was constructed in the mid 1980s. The position of the new building follows the north-east to south-west orientation of the majority of properties in the village and aligns with Orchard House. The building is set back from the roadside and from the line of The Reading Room, which allows its prominence to be minimised. Existing hedging to the roadside will provide screening of the building and help to assimilate it within the wider setting of the village.

Whilst it is appreciated that the spaces between the properties in Thimbleby are important to the sense of character, the infilling of this site which is set back from the road is considered to have a neutral effect on the character of the streetscene.

Well-designed buildings in suitable positions should be encouraged and the applicant has sought to incorporate traditional features into the design. The building would be constructed from Yorkshire sandstone with a pantile roof. I would like to see handmade clay pantiles here. A stone chimney is shown to the north gable and stone water tabling to both verges and stone kneelers. Windows are to be timber sliding sash.

I do not envisage any harm to the setting of The Reading Room as a result of this development. The Reading Room has been extensively altered to the rear with various extensions and this development would not in any way compromise its character. Whilst the building would be visible from the listed Webstone House opposite, it is sufficiently far away not to compromise its setting. The traditional design of the building enables it to sit comfortably within this site and therefore no harm is expected.

With regard to the wider setting of the North York Moors National Park, as sited above this is a well-designed building sited to minimise its impact within the streetscene. I can see no potential adverse impact for the wider character of the National Park.

4.6 Site notice/local residents - objections have been received from 5 local residents, which are summarised as follows:

1. Adverse effect on residential amenity due to a loss of privacy
2. Increase in noise and general disturbance
3. Garden grabbing, contrary to advice within village design statement
4. Thimbleby is already saturated with holiday letting accommodation
5. Out of character with other properties
6. Adversely affect highway safety
7. No dormer windows in village
8. Development amounts to cramming
9. There is no public transport in the village and all visitors come by car
10. The Reading Room is a listed building and the site lies within the Conservation Area
11. The Residents in Thimbleby do not want more traffic coming through the Village.
12. Thimbleby is a 'hamlet' not offering any amenities i.e. shop, school, pub etc.
13. Adversely affect the view from the house opposite
14. Detrimental impact on the character and appearance of the Conservation Area
15. Set a precedent for the infilling of further green spaces
16. No justification for new development
17. Trimming hedges will exacerbate the visual impact of a large car parking area within the centre of the village adjacent to a Conservation Area.

5.0 OBSERVATIONS

5.1 The issues to be considered include whether, having due regard to the tourism needs of the area, the site would be a sustainable location for the proposed development; the effect of the development on the character and appearance of the surrounding landscape and Conservation Area; the impact on the amenity of the adjacent residents and access to the site.

5.2 The importance of following sustainable development objectives in the provision of holiday accommodation is reiterated in the Good Practice Guide on Planning for Tourism. The Guide advises that new sites for tourist accommodation of the kind proposed will generally be more sustainable when located close to existing settlements and other services as some local services may be accessed by means other than the car. Policies CP1 and CP2 of the LDF require that development should be located to minimise the need to travel, including by car.

5.3 The site is located within Thimbleby approximately 1.5km to the south of Osmotherley, which offers a range of services, attractions and public transport services. There is no access to public transport from the application site and it is anticipated that many journeys by the holiday makers will be made by car. The wider area offers further tourism opportunities including the attractions of the National Park, the boundary of which is literally across the road from the site. The local area offers opportunities for cycling along the road network and walking. The proposed development complies with Policies CP1 and CP2.

5.4 Policy CP4 states that development outside the defined Development Limits of identified settlements will only be supported in specific circumstances. These include where development is necessary to meet the needs of tourism and will help to support a sustainable rural economy. Due to the location of the site in close proximity to the National Park there is always likely to be a demand for tourist accommodation. It is anticipated that local businesses will be supported by the visitors in respect of local activities within and outside the National Park and pubs and shops in local towns and villages. It is considered that the proposed use will help to support the local rural economy and is in accordance with Policy CP4.

5.5 In conjunction with CP15 and in particular DP25 the proposal is a rural economic use which is relatively modest in scale and which provides accommodation of a specific rural type that cannot be provided within a larger settlement.

5.6 There is concern that the development would be 'crammed in' and reduce the open space identified within the Village Design Statement as being important within the village. There exists a large space to either side of The Reading Room, which contributes to the open nature of the village where dwellings are quite well spaced and, in many cases, set back from the road. The spacing between the dwellings along the village is not compromised by the proposed development, which is also set well back from the road frontage.

5.7 The proposed position of the building is outside the boundary of the Conservation Area but it is important the development is of a high standard of design. The proposed building has been designed to respect the character and appearance of the village and the adjacent listed building and respects the advice given within the Village Design Statement. Detailing, such as stone water tabling, has been included and, subject to the use of appropriate materials (Yorkshire stone and clay pantiles are proposed), the proposed building would be of a high standard of design.

5.8 The proposed building would lie adjacent to the neighbouring dwelling at Orchard House at a distance of 7m from the boundary. There would be no windows in the first floor side elevation of the proposed building and any overlooking would be restricted by the existing, well established, boundary hedging. The proposed building is set back more than 25m from the boundary with the village street and would not therefore adversely affect the amenity of the dwellings on the opposite side of the road. The loss of a view or ability to see the building from an existing dwelling is not a planning matter.

5.9 The Highway Authority has no objection to the use of the existing access for the proposed use subject to an appropriate condition ensuring that visibility is improved at the access and that parking is retained for its purpose.

5.10 The development would be liable for Community Infrastructure Levy (CIL) contributions for new market residential floor space following the Council's adoption of a CIL Charging Schedule on 7 April 2015.

5.11 It is considered that the proposed development is acceptable and approval of the application is recommended.

6.0 RECOMMENDATION: that subject to any outstanding consultations the application be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be 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 occupation of the accommodation hereby approved shall be as follows: (i) the holiday accommodation is occupied for holiday purposes only; (ii) the holiday accommodation shall not be occupied as a person's sole, or main place of residence; (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday accommodation on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

4. The cottage should not be brought into use until visibility splays are provided giving visibility of 43m measured in a north easterly direction along the edge of the carriageway of the village street from a point measured 2.0m down the centre line of the access road. The visibility splay shall be maintained clear of any obstruction and retained for its intended purpose at all times.

5. 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 drg no 1581/P/01 'B' for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

6. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings numbered 1581/P/LP 'O', 1581/P/01 'B' and 1581/P/02 'B' received by Hambleton District Council on 17 June and 27 August 2015 unless otherwise approved in writing by the Local Planning Authority.

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. 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. To ensure that the approved holiday accommodation is not used for unauthorised permanent residential occupation and can thereby contribute to the economy without undue demands on local schools, social and health services etc, and in accordance with the objectives of the Hambleton Local Development Framework.

4. In accordance with LDF Policies CP2 and DP4 and in the interests of road safety.

5. In accordance with LDF Policies CP2 and 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.

6. 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.