

10. FULL APPLICATION – PROPOSED AMENDMENT TO SITE BOUNDARIES BETWEEN THE FARM HOUSE AND BARN 1 & BARN 2 (VARIATION OF ORIGINAL RED LINE FROM APPROVAL REF: NP/DDD/0619/0649) AND AN ADDITIONAL USE TO THE ANCILLARY ACCOMMODATION (BARN 2) TO INCLUDE HOLIDAY ACCOMMODATION AT LANESIDE FARM, HIGH STREET, CALVER (NP/DDD/0824/0801 CB)

APPLICANT: MR NICK HAWNT

Summary

1. Proposed is an increase in the size of the site to provide a larger amenity area for Barn 1 and the use of Barn 2 as a short-term holiday-let.
2. The increase in the size of the site and the use of the barn as a holiday let are appropriate and would not harm the character and appearance of the barn as a non-designated heritage asset, would conserve the Conservation Area and would not have a harmful impact on amenity.
3. The application is therefore recommended for approval subject to conditions.

Site and Surroundings

4. Laneside Farm is located south of the High Street in Calver in the Conservation Area. The site comprises of two barns. Planning permission, Ref: NP/DDD/0619/0649, was granted for the conversion of the two barns to form a dwelling (Barn 1) to the south of the site, with detached ancillary accommodation and garage/store in the roadside barn (Barn 2).
5. The barns are constructed of natural limestone. The larger of the barns (Barn 1) has limestone walls with gritstone detailing (including quoin stones, heads and cills) and a natural gritstone slate roof. The roadside barn (Barn 2) has a natural blue slate roof and does not have the same level of gritstone detailing.
6. The nearest neighbouring properties are 'Fernhill Cottage', adjoining the site to the west. To the south of the site is 'Hydrangea Cottage'
7. The farm house which adjoins the site to the east, fronts the road and is in the same ownership as the barns, but outside the site area as it is edged blue (land in ownership) on the plans. The farm house is finished in wet dashed render with gritstone detailing, its roof is clad with natural blue slate.
8. To the rear of the farm house and to the east is the dwelling 'The Cross'.
9. There are no listed buildings on the site. However, the house and barns are considered to be non-designated heritage assets that contribute positively to the character and appearance of the Conservation Area.
10. Between the boundary of Laneside Farm and the adjoining dwelling to the east 'The Cross' there is tall mature beech hedge.

Proposal

11. The proposal seeks to increase in the size of the site to provide a larger garden for the dwelling (Barn 1) and to use Barn 2 as a short-term holiday-let.

RECOMMENDATION:

That the application be **APPROVED** subject to the following conditions:

1. **Statutory 3-year time period for commencement of development.**
2. **In accordance with specified plans.**
3. **Holiday occupancy restriction to barn 2, to remain ancillary to main dwelling and within same planning unit.**
4. **Remove permitted development rights for alterations, extension and means of enclosure.**
5. **The holiday accommodation shall not be occupied until parking spaces have been laid out within the site in accordance with specified plans.**
6. **Car parking spaces shown on the specified plans to be retained and not used for any purpose other than the parking of private motor vehicles.**
7. **The approved use to be carried out entirely within the existing shell of the building with no rebuilding whatsoever.**
8. **Timber windows and doors and permanently so maintained.**
9. **Agree timber finish.**
10. **No gates or other barriers on the access other than that shown on specified plans.**

Key Issues

- The principle of the development.
- Impact upon cultural heritage
- Impact on residential amenity
- Highways and parking

Planning History

12. NP/DDD/0619/0649 - Conversion of two barns to form dwelling with detached ancillary accommodation and garage/store - Granted Conditionally - November 2020
13. NP/DIS/0522/0710 - Discharge of Condition 21(a) on NP/DDD/0619/0649 - Condition/s Partly Discharged - June 2022
14. NP/DDD/0424/0379 - S.73 application for the removal or variation of conditions 2, 3, 8, 16 and 20 on NP/DDD/0619/0649 - currently under consideration

Consultations

15. Highway Authority – Object to application for the following reasons:

- *Intensification of use of a substandard access onto the public highway. This is based*

on the previous HA concerns (response to NP/DDD/0619/0649) which includes the wording 'Although the vehicle would be blocked in given that it is ancillary accommodation and that there is manoeuvring room within the site whilst not ideal it should not be a major issue from a highway point of view. Whilst a far from ideal situation, as previously indicated, there are no accidents associated with the access and subject to the provision of only a single dwelling with ancillary accommodation the Highway Authority does not consider that a recommendation of refusal would be sustainable.'

- *The use of 'Barn 2' as holiday accommodation contravenes Condition 3 of NP/DDD/0619/0649.*

16. Calver Parish Council – Objection, on the basis of parking and the potential impact of on-street parking on the local area.

17. Derbyshire Dales District Council – no response at the time of writing

Representations

18. During the consultation period, the Authority has received one letter objecting to the proposal which raises material planning concerns, summarised as follows:

- the number of holiday lets already in the village
- that the proposed use as a holiday-let denies local people the opportunity to buy or let the property
- that the proposed use will increase the number of cars parked on the road.

Main Policies

Relevant Core Strategy policies:

19. GSP1 – Sets out the broad strategy for achieving the National Park's objectives and seeks to secure national park legal purposes and duties through the conservation and enhancement of the National Park's landscape and its wildlife and heritage. Where there is irreconcilable conflict between the statutory purposes, the Sandford Principle will be applied and the conservation and enhancement of the National Park given priority.

20. GSP2 – Opportunities for enhancing the valued characteristics of the National Park will be identified and acted upon. Proposals intended to enhance the National Park will need to demonstrate that they offer significant overall benefit to the natural beauty, wildlife and cultural heritage of the area.

21. GSP3 – All development must respect, conserve and enhance all valued characteristics of the site and buildings, paying particular attention to impact on the character and setting of buildings, scale of the development and accordance with the Authority's Design Guide, impact on living conditions and access.

22. CC1 – All development must make the most efficient and sustainable use of land, buildings and natural resources and take account for the energy hierarchy. Development should be directed away from areas of flood risk, and achieve the highest possible standards of carbon reductions.

23. DS1 – Forms of development in all settlements which are acceptable in principle include conversion or change of use of buildings for housing and business, preferably by re-use of traditional buildings. In named settlements, new build development will be acceptable for affordable housing and small-scale business premises.
24. L1 - Landscape character and valued characteristics. Seeks to ensure that all development conserves and enhances valued landscape character and sites, features and species of biodiversity importance.
25. L3 – Development must conserve and where appropriate enhance or reveal the significance of historic assets and their settings
26. RT2 – sets out the parameters for proposals involving self-catering/holiday accommodation. It stipulates under part a. that ‘the change of use of a traditional building of historic or vernacular merit to self-catering holiday accommodation will be permitted.’
27. T7 – states residential parking will be the minimum required for operational purposes, taking into account environmental constraints and future requirements.
28. Policy DMC5 - Assessing the impact of development on designated and non-designated heritage assets and their settings, requires applications to be supported by information sufficient to enable the significance of the heritage asset and the effect of the development on it to be identified. In the case of development in a conservation area, the policies expect development to preserve or enhance its character and appearance. Development that results in harm to a heritage asset will not be supported unless the public benefits to be derived from it dictate otherwise.
29. DMT3 and DMT8 require that all development is provided with safe access and satisfactory parking.

National Planning Policy Framework

30. Policies in the Development Plan provide a clear starting point consistent with the National Park’s statutory purposes for the determination of this application. It is considered that in this case there is no significant conflict between prevailing policies in the Development Plan and the NPPF with regard to the issues that are raised.
31. Para 137 states design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
32. Para 182 states great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.

Supplementary Guidance:

33. The Authority has adopted three relevant supplementary planning documents (SPD) that offers guidance, namely;
- Design Guide
 - Conversion of Historic Buildings
 - Residential Annexes

Assessment

Principle

34. The principle of conversion of the buildings to residential use has been established by planning permission NP/DDD/0619/0649. The application proposes to use Barn 2 as a holiday let ancillary to the permitted dwelling in Barn 1.
35. Policy DS1 outlines that in all settlements the conversion or change of use for housing, community facilities and business uses including visitor accommodation, preferably by re-use of traditional building, will be acceptable in principle.
36. The building subject to this application is a ‘traditional’ building as defined by Paragraph 3.30 of the Development Management Policies Plan, which states that a *‘traditional building is defined as a property built prior to 1919 with solid walls constructed of moisture permeable materials.’*
37. This building has historic vernacular merit and makes a positive contribution to the historic significance and character of the Conservation Area. The building is therefore considered to satisfy the requirements of Core Strategy Policies DS1 and RT2 and the principle of conversion to a holiday let is acceptable.
38. A planning condition can be attached to any grant of planning permission that the building be used as a holiday let or as ancillary accommodation.

Impact upon cultural heritage

39. This application proposes no external alterations to the building. The proposed development would therefore not be harmful to the character and appearance of the building, to its significance as a non-designated heritage asset, to its setting or to the Calver Conservation Area.
40. The proposal is therefore compliant with policies Core Strategy Policies GSP3 and L3, and Development Management Plan Policies DMC5, DMC8 and DMC10.

Impact on residential amenity

41. It is considered that the proposed use of the building as a holiday let would be unlikely to give rise to significant additional amenity issues, including noise or disturbance, over and above the permitted residential use of the building, given it would have restricted occupancy, by virtue of its size.
42. In addition, no new openings are proposed that would prejudice the neighbours’ privacy.
43. The proposed use is therefore considered not to significantly alter the existing situation in relation to the impact on amenity, privacy or security of any neighbouring properties

44. If this application were to be approved, the building would still remain ancillary to the approved dwelling and this can be secured by planning condition. As such, there are no concerns over the relaxation of the occupation restriction to enable it to be used as short-stay holiday accommodation.
45. The increased area of amenity space for Barn 1, would be unlikely to give rise to significant additional amenity issues.
46. The proposed development is therefore acceptable on residential amenity grounds and is considered to comply with Policy DMC3, DMR3 and DMH5, in this regard.

Highways and parking

47. The Highway Authority (HA) have raised the following objections to the application.
 - *Intensification of use of a substandard access onto the public highway. This is based on the previous HA concerns (see attached HA response to NP/DDD/0619/0649) which includes the wording 'Although the vehicle would be blocked in given that it is ancillary accommodation and that there is manoeuvring room within the site whilst not ideal it should not be a major issue from a highway point of view. Whilst a far from ideal situation, as previously indicated, there are no accidents associated with the access and subject to the provision of only a single dwelling with ancillary accommodation the Highway Authority does not consider that a recommendation of refusal would be sustainable.'*
 - *The use of 'Barn 2' as holiday accommodation contravenes Condition 3 of NP/DDD/0619/0649.*
48. The concerns raised by the HA are acknowledged and Officers agree the access to the property is substandard in terms of visibility existing the site onto High Street and therefore that any significant intensification of use could harm highway safety. The proposal to use Barn 2 as holiday accommodation ancillary to the use of Barn 1 would potentially be more intensive than sole use as ancillary accommodation but the intention is for the holiday let to remain ancillary to the main house to give the option to let to paying guests rather than be let a separate dwelling.
49. Therefore, while the use of the access may be more intensive it would not be significantly so compared to the permitted use. Officers therefore conclude contrary to the view of the HA that proposal would not result in any significant harm in terms of highway safety.
50. Calver Parish Council have raised an objection with regard to potential parking on the highway and the impact of this upon highway safety. It is noted that the HA have raised no objection to the application of the grounds of parking provision.
51. The proposed increase in the area of the site, to provide for an increase in the area of amenity space for Barn 1, would result in a loss of one parking space at the rear of the existing farm house. Nevertheless, the house, Barn 1 and Barn 2 would still be provided sufficient off-street parking meeting the standards adopted in Development Management policies.
52. It is considered that the loss of one parking space to the house, and the resulting possibility of on-street parking, when balanced against the improvement in the amenity space for the Barn 1, commensurate to size of the 3-bedroom property, would not result in significant harm to highway safety or the amenity of the area, which would warrant the refusal of the application.

53. Subject to a condition to ensure that the parking spaces shall be maintained free from impediment for the parking of cars, it is considered that there would adequate parking provision within the site.

54. The development is therefore in compliance with policy DMT3 and DMT8.

Other matters

55. The dwelling is an open-market and is not restricted to local occupation. As such, no significant weight can be afforded to the provision of affordable housing in this instance.

56. The proposed development would be constructed using local building materials, and sustainable building methods. This is considered commensurate to the scale of development and in accordance with policy CC1.

Conclusion

57. On the balance, the proposed use of Barn 2 as a holiday let is considered to be compliant with Core Strategy Policies DS1 and RT2 and DMC3 of the Development Management Plan.

58. It is recommended that planning permission be granted subject to a condition that restricts the use of the holiday accommodation to be used for no more than 28 days per calendar year by any one person in accordance with the requirements of Policy DMR3.

59. The proposal will not harm the character and appearance of the building, or its significance, as a non-designated heritage asset and will conserve the designated Conservation Area, in compliance with Development Management policies L3, DMC5, DMC8 and DMC10.

60. The proposal would not cause significant amenity or highway safety issues and complies with Development Management Policies DMT3 and DMT8, subject to the use of appropriate conditions.

61. The proposed development is not outweighed by any other material considerations which would indicate planning permission should be refused.

62. Given compliance with relevant policies, adopted supplementary planning guidance and the NPPF and in the absence of any further material considerations, the application is recommended for approval subject to conditions.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

Nil

Report Author: Chris Briggs - Senior Planner - North Area Team