

18. FULL APPLICATION – CHANGE OF USE OF A SINGLE DWELLING TO PART DWELLING AND PART HOLIDAY LET ACCOMMODATION AT 6 NEW ROAD, EYAM (NP/DDD/0915/0843, P.5648, 422205 / 376403, 18/11/2015/AM)

APPLICANT: MR PAUL WAKELAM

Site and Surroundings

6 New Road is a two storey semi-detached dwelling located in a relatively modern housing estate in Eyam. The property is constructed from rendered walls above brick under hipped roofs clad with natural blue slate. Windows and doors are white uPVC. Access to the site is via New Road. The nearest neighbouring properties are 5 and 7 New Road.

Proposal

This application seeks planning permission for the change of use of the dwelling to part dwelling and part holiday let accommodation. The application form states that the proposed development has already taken place and was completed in July 2015. The application is therefore retrospective.

The submitted plans show that the extension built after planning permission was granted in 2002 was converted to a two bedroom dwelling with kitchen and living room on the ground floor. This now forms a self-contained dwelling which is proposed to be occupied as holiday accommodation. The 'original' part of the dwelling would retain its own kitchen and lounge and three bedrooms and therefore would also form a self-contained dwelling.

The proposal is therefore for the change of use of part of the dwelling to create a dwelling which would be occupied as holiday accommodation. Both dwellings would share parking space and access to the front of the building and garden space to the rear. The plans show that an internal access would be maintained between the two dwellings at ground and first floor.

RECOMMENDATION:

That the application be APPROVED subject to the following condition.

- 1. The development hereby permitted shall be used for holiday accommodation ancillary to 6 New Road, Eyam and for no other purpose, including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended. The holiday accommodation shall not be occupied by any one person for more than 28 days in any calendar year. The existing house known as 6 New Road, Eyam and the holiday accommodation hereby permitted shall be maintained as a single planning unit.**

The owner shall keep an up-to-date written register of the details of all occupiers of the holiday accommodation hereby permitted, including their names and their main home addresses, and shall make it available for inspection by the local planning authority at all reasonable times.

Key Issues

- Whether the proposed development is supported by relevant policies within the Development Plan and specifically with reference to Core Strategy policies DS1 and RT2.
- The effect of the proposed development upon the character appearance and amenity of the area and whether it would conserve and enhance the valued characteristics of the

Peak District National Park.

History

2002: NP/DDD/1101/492: Planning permission granted conditionally for extension to dwelling.

2013: NP/DDD/0513/0402: Planning permission granted conditionally for conversion of window into a door on front elevation.

Consultations

Highway Authority – No objection subject to applicant demonstrating one additional off-street parking space.

District Council – No response to date.

Parish Council – The Parish Council state that it supports the application subject to three clauses which are that the property should not be used as a holiday let, that a local needs clause should be included and that the property cannot be sold off as a separate unit and should remain as a single dwelling.

This application proposes the use of the dwelling to part dwelling and part holiday let and must be determined on its own merits. The application does not seek permission for a local needs dwelling, which is a different development. Officers have therefore treated the Parish Council's comments as an objection to the proposed holiday accommodation.

Representations

One representation has been received to date. The letter makes the following general comments which are summarised below. The letter can be read in full on the Authority's website.

- Consideration needs to be given to the increased number of vehicles travelling in and out of the cul de sac both from a safety and parking point of view. More than half of the residential properties have small children that either reside on the street or regularly visit.
- The other main issue that we feel should have been addressed prior to the B&B opening its doors more than six months ago was the intrusive nature of having visitors in such close proximity to and overlooking 7 New Road.

Main Policies

Relevant Core Strategy policies: GSP3, DS1 and RT2

Relevant Local Plan policies: LC4, LR6, LT11 and LT18

National Planning Policy Framework

Paragraph 115 in the National Planning Policy Framework (the Framework) states that great weight should be given to conserving landscape and scenic beauty in National Parks along with the conservation of wildlife and cultural heritage. Paragraph 17 of the Framework sets out core planning principles including supporting sustainable economic development and high standards of design taking into account the roles and character of different areas, recognising the intrinsic character and beauty within the countryside and supporting thriving rural communities.

Paragraph 28 in the Framework states that planning policies should support economic growth in rural areas and should take a positive approach to sustainable new development. Planning policies should support the sustainable growth of all types of business both through conversion and well designed new buildings and should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.

Development Plan

Relevant policies in the Development Plan are broadly consistent with the Framework because they promote the conversion of existing buildings, and leisure and tourism development in the Peak District where it is consistent with the conservation and enhancement of the National Park's scenic beauty, cultural heritage and wildlife interests. GS1 also sets re-affirms the application of the Sanford Principle whereby conservation of the National Park landscape takes precedence over recreational interests where there is irreconcilable conflict between the two statutory purposes of the National Park's designation.

Policy DS1 states that in the countryside, amongst other things, extensions to existing buildings and the conversion or change of use of traditional buildings for visitor accommodation, preferably by re-use of traditional buildings will be acceptable in principle. GSP3 and LC4 require a high standard of design in accordance with adopted design guidance and for all development to conserve the amenity, security and privacy of any neighbouring properties or land uses.

Policy RT2 is relevant in regard to the principle of the use of part of the application building as a self-contained holiday let. RT2 says that proposals for hotels, bed and breakfast and self-catering accommodation must conform to the following principles:

- A. The change of use of a traditional building of historic or vernacular merit to serviced or self-catering holiday accommodation will be permitted, except where it would create unacceptable landscape impact in open countryside. The change of use of entire farmsteads to holiday accommodation will not be permitted.
- B. Appropriate minor developments which extend or make quality improvements to existing holiday accommodation will be permitted.
- C. New build holiday accommodation will not be permitted, except for a new hotel in Bakewell.

LR6 says that where permitted the occupancy of holiday accommodation by any one individual will be restricted to no more than 28 days per calendar year.

LT11 and LT18 say that safe access and adequate parking and turning arrangements are a pre-requisite of any development in the National Park.

Assessment

DS1 in principle allows for the creation of holiday accommodation in settlements, preferably by re-use of traditional buildings. RT2 specifically allows for the change of use of a traditional building of historic or vernacular merit except where the new use of the building would create unacceptable landscape impact in open countryside. The National Planning Policy Framework also supports the provision of sustainable tourist facilities in the National Park either through the conversion of existing buildings or the erection of well-designed new buildings.

The application building is semi-detached residential dwelling located on a modern estate within Eyam. The original building has been substantially extended to the side and rear following the grant of planning permission in 2002. This application seeks planning permission for the use of the 2002 extension as a self-contained two bedroom holiday let which would be linked internally to the rest of the property and would also share the existing parking and garden areas.

The property is located within Eyam and the proposal does not propose any new extensions or alterations to the building. Therefore there are no concerns that the proposed development would have any harmful impact upon any valued characteristic of the National Park.

The proposal does not involve the conversion of a traditional building of vernacular merit envisaged by RT2, but it would utilise part of the existing residential accommodation, in effect turning it over for use by paying guests and retained under the control of the occupants of the main house. The proposal therefore very similar to providing bed and breakfast accommodation at the house, but guests would have their own private living space and kitchen.

Concern has been raised in representations about the potential increase in vehicle movements, parking requirements related to the proposed development and for the potential for visitors to overlook 7 New Road which is located to the north.

The proposed development would change the existing five bedroom dwelling to a three bedroom dwelling and two bedroom holiday let. The total number of bedrooms would therefore be unchanged but it is accepted that the occupants of the holiday accommodation would be more likely to arrive in a separate car, possibly two. However, it is considered that any potential disturbance from an increase from three to four cars at the property would not have any significant impact upon residential amenity or harm highway safety. There is also space within the front parking area for four vehicles to park.

There are no material changes to the layout of the building any no changes to external window and door openings. It is therefore considered that the proposed development would not have any greater impact in terms of overlooking or loss of privacy to any neighbouring property compared to the existing use and occupation of the building as a single dwelling house.

It is therefore considered that the proposed development is acceptable and in accordance with relevant development plan policies. The comments from the Parish Council are noted but this application must be determined on its own merits and the proposed holiday let has been found to be in accordance with the development plan and the Framework. Any alternative proposal to use the property as a local needs dwelling would be determined on its own merits and it would be unreasonable to seek to restrict the proposed development to be occupied as a local need dwelling.

Conclusion

The proposed conversion of part of the existing dwelling to a holiday let is considered to be in accordance with the Authority's tourism and conservation policies because the development would create self-catered holiday accommodation in a sustainable location and without any harm to the National Park's valued characteristics of the amenity of the local area. In the absence of any further material considerations the proposal is therefore recommended for approval.

If permission is granted a condition to restrict the occupancy of the dwelling to holiday accommodation only and ancillary to the main dwelling would be recommended. This is in accordance with LR6 and because the creation of an unrestricted dwelling would not be in accordance with HC1 or LH1. The proposed holiday let also shares parking, garden and is connected internally to the main dwelling and therefore needs to remain ancillary for amenity reasons. As the application is retrospective conditions to secure the approved plans or to state the statutory time limit for implementation are not necessary.

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