

RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE REFUSED FOR THE REASON(S) GIVEN BELOW:

Application No: 17/00966/FUL

Proposal: Change of use and alterations to Barns 1 and 2 to include erection of two storey extension with single storey linking extension to form a 4no. bedroom dwelling with attached 1no. bedroom studio to include parking and amenity areas, decking and demolition of existing fold yard roof (revised details to refusal 16/00820/FUL dated 15.08.2016)

at: Bowforth Farm Back Lane Welburn Kirkbymoorside YO62 6HJ

for: Major J Shaw

Decision Date: 24 October 2017

REASON(S)

- 01 It is considered that there is insufficient evidence to demonstrate that the proposed residential dwelling would be suitable and/or available for local occupancy in accordance with Policy SP2 and SP21. The application is therefore contrary to the requirements of Policies SP2 (Delivery and Distribution of new housing) and Policy SP21 (Occupancy Restrictions) of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework
- 02 The proposed extensions, by virtue of their architectural style, size and scale are considered to neither preserve nor enhance the architectural style of the traditional agricultural barns. The proposal is therefore contrary to the requirements of Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.
- 03 It is considered that there is insufficient evidence to demonstrate that in accordance with the Habitat Regulations a Licence issued by Natural England would be likely to be given to carry out the proposed works. The application is therefore contrary to the requirements of Policy SP14 (Biodiversity) of the Ryedale Plan - Local Plan Strategy; Conservation of Habitats and Species Regulations 2010 and the National Planning Policy Framework.

Major J Shaw
C/O Moliorgreen Architecture (Rebecca Corner)
7.21
Windsor House
Cornwall Road
Harrogate
HG1 2PW

APPN NO: 17/00966/FUL

- 04 The red line denoting the proposed domestic curtilage for the dwelling the subject of this application is considered to be too large and encompass existing agricultural grazing land. As a result the size of the proposed curtilage area would not be commensurate to the scale of the proposed dwelling and adversely affect the character and appearance of the open countryside. The proposal is therefore considered to be contrary to the requirements of Policy SP13 and Policy SP20 of the Local Plan Strategy.

Positive & Proactive Statement

The Local Planning Authority has engaged with the agent and highlighted the areas of concern. The agent has been invited to withdraw the application and address the reasons for refusal but has chosen to have the application determined as submitted. The Local Planning Authority has therefore been positive and proactive when considering this application.



HEAD OF PLANNING

Major J Shaw