

	REPORT TO PLANNING & DEVELOPMENT COMMITTEE TO BE HELD ON THURSDAY, 7 March 2019	
APPLICATION REFERENCE NO: 18/03090/FL	TARGET DATE: 28 February 2019 Extended date: 11 March 2019	GRID REF: 513993-476276

REPORT OF THE PLANNING SERVICES MANAGER – PSM/19/52

SUBJECT: Division of detached dwelling to two semi-detached dwellings at Hunroe Brow 9 Southfield Reighton Gap Filey North Yorkshire YO14 9SN for Mrs V Flegg

1.0 THE PROPOSAL

1.1 This application concerns a proposal to create two semi-detached dwellings by subdividing the existing single detached dwelling. The host property which has recently been refurbished is one of a few properties left in this area located on the cliff top to the north-east of Reighton Village. The application site lies just north of the established Reighton Sands Holiday Park within the open countryside.

1.2 The single dwelling will be divided into one 4-bedroomed dwelling and one 3-bedroomed dwelling. Both dwellings will be accessed from the existing separate front doors. Apart from blocking up one door internally to achieve the subdivision, the existing layout (main structure and layout of internal walls) will remain the same. No alterations to the exterior of the building are proposed.

1.3 This application is required to appear before Members as the site lies within the open countryside. Consequently it is required to appear before committee for determination (the proposed development is not in accordance with the adopted development plan, but it is recommended that the local planning authority grants planning permission).

2.0 SCREENING OPINION REQUIRED?

2.1 No.

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None undertaken.

4.0 CONSULTATIONS AND COMMENTS

4.1 The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.2 Reighton and Speeton Parish Council - No objections.

4.3 Environmental Health (SBC) - No objections.

4.4 Publicity - Consultation period expired on 16 February 2019. No representations received.

5.0 RELEVANT SITE HISTORY

5.1 2017 - Retrospective application for erection of single storey extension with balcony over and decking to rear. Installation of dormer windows to front and rear. Application Permitted (with conditions).

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan 2017

SD 1 - Presumption in Favour of Sustainable Development

DEC 1 - Principles of Good Design

DEC 4 - Protection of Amenity

ENV 6 - Development Affecting the Countryside

National Planning Policy Framework

NPPF5 - Delivering a sufficient supply of homes

Scarborough Borough Supplementary Planning Documents

None relevant

Local Planning Policy and Guidance

None relevant

7.0 ASSESSMENT

7.1 The host property is situated outside of the Development Limits as defined by the Local Plan and is therefore considered in planning terms to be located within the open countryside, where development is strictly controlled by Policy ENV 6. The areas of open countryside are exceptionally valuable to residents and visitors alike for scenic quality, visual amenity value, and recreational opportunities. Fundamentally, this site lies outside of the Development Limits for Reighton, so ordinarily any application for housing on this site would not be looked upon favourably; in brief terms, adopted policies preclude new dwellings outside of the Development Limits of the Borough's settlements other than in certain circumstances. In addition, there are no shops, services or facilities close to the site and potential future occupants would have to rely on the use of a private car to meet the majority of their day-to-day needs.

7.2 Promotion of sustainable development forms the cornerstone of Planning Policy. Policy SD1 of the Scarborough Borough Local Plan advocates a presumption in favour of sustainable development. The National Planning Policy Framework (NPPF) seeks to advocate sustainable development and states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. In this regard, paragraph 79 of the NPPF is of fundamental significance as it is supportive of development that would involve the subdivision of an existing residential dwelling in the countryside. For this reason, the principle of development is considered acceptable.

7.3 This application has been assessed against policies DEC 1, DEC 3 and DEC 4 of the Scarborough Borough Local Plan 2017. Local Plan policy DEC 3 and its supporting text (see paragraph 5.38) are supportive of proposals for the subdivision of existing buildings where they accord with other relevant policies in the plan, including those relating to the impact on amenity (DEC 4) and the design of any alterations to the fabric of the building (DEC 1).

7.4 Whilst the host property is sited in a fairly remote location, it is not considered that the introduction of an additional dwelling would cause any harm to the amenity of people living in this area. Similarly, the council's Environmental Health department has not objected to the proposal therefore it is considered that an acceptable level of amenity would be secured for prospective occupants.

7.5 With regard to the design of the internal alterations, the subdivision seeks to make use of the basic layout of the dwelling as existing, only minor internal alterations are proposed. As there are no external alterations proposed it is considered that there will be no impact on neighbouring amenity. The front elevation of the building will be as existing and as such the street scene will be unaltered. The building's appearance as a dwelling appears satisfactory and in keeping with the character of the area (which is primarily that of a caravan site). There have been no representations received in response to the proposal and Reighton and Speeton Parish Council has raised no objection to the proposal.

7.6 In this case, the proposed subdivision of the existing dwelling into two dwellings is considered to be acceptable.

POSITIVE AND PROACTIVE STATEMENT

The proposed development as submitted is acceptable and the application was therefore approved without the need for further proactive action from the Local Planning Authority.

RECOMMENDATION

PERMISSION BE GRANTED, subject to the following condition(s)

- 1 The development hereby approved shall be carried out in strict accordance with the following:

Drawing No. YO149SN_AMC-03.1-XX-DR-A_0013 showing the Existing Floor Plans at Scale 1:100 received by the Local Planning Authority on the 17 January 2019,

Drawing No. YO149SN_AMC-03.1-XX-DR-A_0012 showing the Proposed Floor Plans at Scale 1:100 received by the Local Planning Authority on the 17 January 2019,

Drawing No. YO149SN_AMC-03.1-XX-DR-A_0014 showing the Existing and Proposed Elevations at Scale 1:100 received by the Local Planning Authority on the 24 December 2018,

Drawing No. YO149SN_AMC-03.1-XX-DR-A_0015 showing the Existing and Proposed Site / Roof Plan at Scale 1:200 received by the Local Planning Authority on the 24 December 2018.

Reason: For the avoidance of doubt.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MRS KATJA HARPER ON 01723 383532 email katja.harper@scarborough.gov.uk



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