

<b>APPLICATION NO</b>	<b>PA/2008/1515</b>
<b>APPLICANT</b>	Mr D Leader
<b>DEVELOPMENT</b>	Planning permission to change the use of a sewing room/playroom into self-catering holiday accommodation
<b>LOCATION</b>	West End Farm, 70 Station Road, Epworth
<b>PARISH</b>	<b>EPWORTH</b>
<b>WARD</b>	Axholme Central
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Epworth Town Council
<b>POLICIES</b>	<p><b>Regional Spatial Strategy for Yorkshire and the Humber:</b> Policy E6 (Sustainable Tourism) states that local authorities should promote, support and encourage tourism by adopting an overall approach which recognises the sustainable growth of tourism as an integral contributor to the economy and makes best use of indigenous resources and existing tourism infrastructure.</p> <p><b>North Lincolnshire Local Plan:</b> Policy DS4 (Changes of Use in Residential Areas) states that consideration will be given to other uses provided that the development will not adversely affect the appearance and character of a residential area or residential amenity by virtue of noise, traffic generation, reduction in road safety or other adverse environmental conditions.</p> <p>Policy R14 (Hotel and Guest House Accommodation) states that development for guest houses and bed and breakfast accommodation will be permitted in the open countryside for the conversion of rural buildings provided that the development proposed is compatible with its surroundings, doesn't have an adverse impact on the character and appearance of the open countryside and doesn't harm neighbouring residential amenity.</p> <p>Policy RD2 (Development in the Open Countryside) states that planning permission will only be granted for development which is for the re-use and adaptation of existing rural buildings provided that the development</p>

would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials and would not harm residential amenity.

Policies DS1 (General Requirements) and R13 (Tourism) also apply.

## **CONSULTATIONS**

**Highways:** No objections or comments.

## **TOWN COUNCIL**

Object on the grounds that the proposed change of use constitutes tandem development where both the outbuilding and the applicant's property will share the same vehicular access.

## **PUBLICITY**

Neighbouring properties have been notified and no letters of objection or comment have been received.

## **ASSESSMENT**

The application site is a two-storey outbuilding which originally served as a granary to the main farmhouse. The outbuilding was granted permission for change of use to a sewing room and store in 1988. The outbuilding is sited to the rear of the applicant's property, approximately 15 metres to the north.

A planning application (PA/2008/1315) was submitted to convert the outbuilding for use as ancillary residential accommodation. This application was withdrawn as it was not required. This planning application is to change the use of the outbuilding for short-term, self-catering holiday accommodation which requires planning permission as it will not be used as ancillary residential accommodation.

**The main issue in determining this application is whether the proposed change of use constitutes tandem development where one building is sited behind another and shares the same vehicular access.**

It should be noted that the proposed development is for self-catering holiday accommodation and not for residential use. Policy H7 applies to residential backland and tandem development where new permanent housing is proposed. The planning application proposes the change of use of an existing rural outbuilding for tourism purposes. The council's Highway Development Team have raised no objections to the parking allocation for the proposed self-catering accommodation. It is considered that the proposed development will re-use an existing outbuilding and there is sufficient space within the site for vehicular access and parking. Therefore the proposed

change of use does not constitute backland or tandem development.

**RECOMMENDATION**

**Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The outbuilding shall be occupied for holiday purposes only.

Reason

The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.

3.

The outbuilding shall not be occupied as a person's sole or main place of residence and no holiday let shall be to the same person or family for more than 14 consecutive days.

Reason

The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.

4.

The owners/operators shall maintain an up-to-date register of the names of all occupiers of the outbuilding on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason

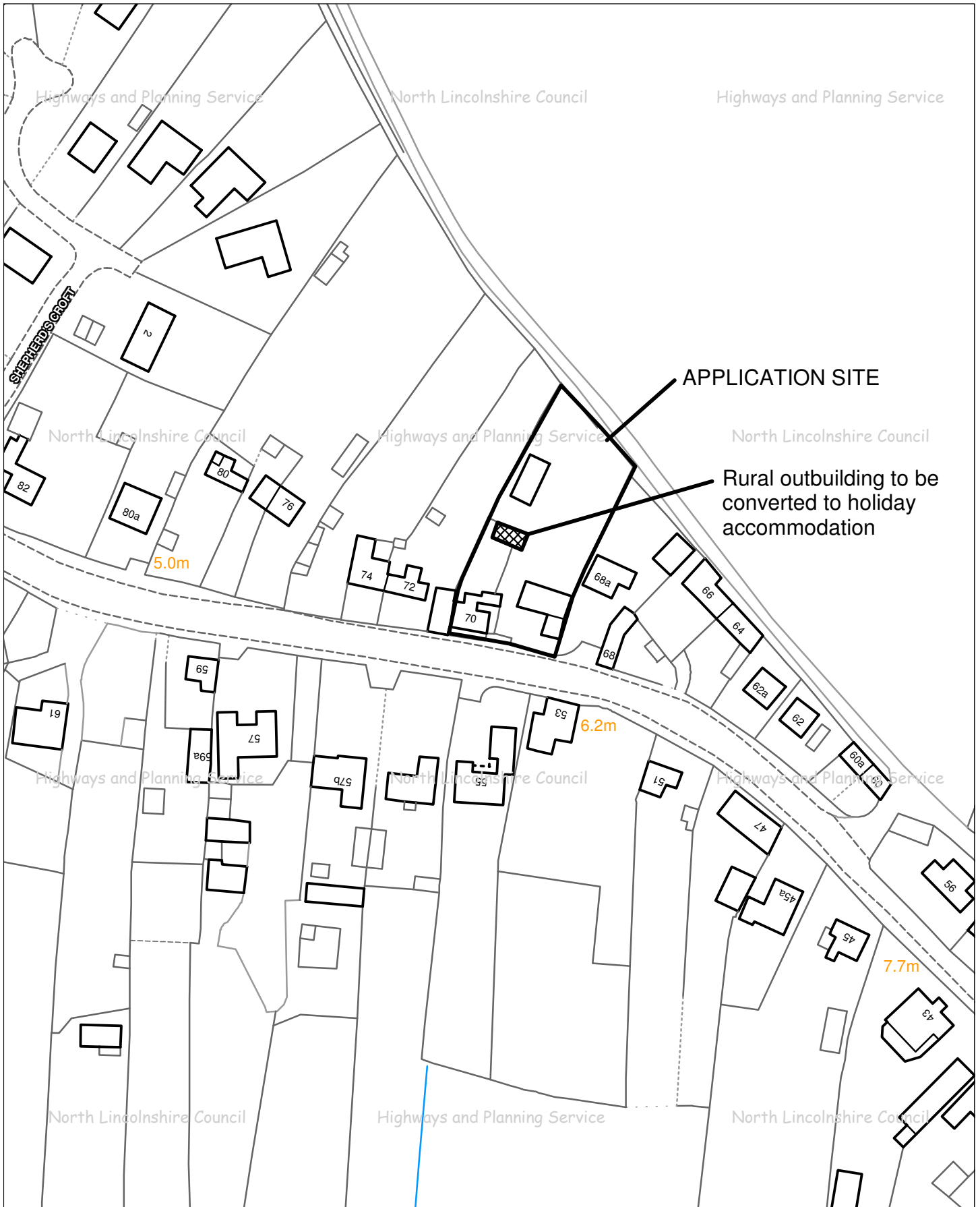
The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.

5.

There shall be no occupation of the holiday let unit between 1 December and 31 January.

Reason

The building is for holiday lettings only and is inappropriate for permanent residential development, being contrary to policy H7 of the North Lincolnshire Local Plan for such occupation.



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**Highways and Planning Service**

Service Director,  
G Popple

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