

Andrew Morrison [via email]

Planning

Yorkshire Dales National Park Authority

2 December 2020

**Objection to Planning Application: C/55/54C Capna Barn Malham Moor**

**Full planning permission for conversion of barn to form dwelling house with self-contained and fully accessible holiday apartment, and erection of ancillary building for use as a woodwork workshop and sports massage suite, together with the installation of a package treatment plant**

Dear Mr Morrison

Capna Barn is a small field barn on a quiet stretch of rural road near Malham Tarn. Whilst its position adjacent to a road means that it may fall within current policy, we do not consider it appropriate for conversion to a residential dwelling in such an isolated and rural location. There would be adverse effects including the visual impact of a domestic curtilage and the additional traffic. It is apparently not for local occupancy, and includes a small holiday apartment, yet there is no indication of any need for a new dwelling in this location.

It is also inappropriate to erect a new building here. It is unclear what purpose this ancillary building serves. Again, the application states that no non-residential space is to be created, and yet it would appear that this is precisely what this building is - a workshop and sports massage suite. Are these for personal use, or for paying clients? This building will be visually obtrusive; it is poorly related to the existing building and constructed from entirely unsuitable materials, namely the metal roofing and timber cladding, in this prime location.

An application for conversion of this barn to a holiday cottage was turned down in 2003, and for conversion to a camping barn was withdrawn in 2017. This current application is unsatisfactory and unacceptable for the reasons given above; accordingly we wish to **object** to the proposed development.

Yours sincerely

Dr Malcolm Petyt, Chair, Policy and Planning Committee

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