

Our Ref: 2018-209 - HPA - COVERING LETTER - PLANNING STATEMENT.DOCX

Your Ref:

30/05/2019

planning@northyorkmoors.org.uk

Miss Helen Webster
Planning Services,
North York Moors National Park Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York,
YO62 5BP

NYMNPA

03/06/2019

Dear Miss Webster,

Re: Proposed Extension and works to 2 Fairhead Cottage, Fairhead, Grosmont.
For: Mr R Sherman

Following receipt of the pre-application enquiry response received on 2nd April 2019 and further conversations, we have reviewed and discussed this with the applicant. We have updated the proposals and now submit the below drawings as a formal Householder Planning Application through the national planning portal.

Enclosed are the existing and proposed drawings:

- 2018-209 LP E – Location Plan and Existing Block Site Layout
- 2018-209 001 A – Existing Elevations
- 2018-209 002 A – Existing Layouts
- 2018-209 003 E – Proposed Lower Ground and Ground Floor Layouts
- 2018-209 004 E – Proposed First and Attic Room Layouts
- 2018-209 005 E – Proposed Elevations
- 2018-209 006 E – Proposed Site Layout

PLANNING STATEMENT

NATIONAL POLICY

The National Planning Policy Framework (NPPF) is a key material planning consideration. The following parts are of particular relevance to this proposal:

- Part 2 (Achieving sustainable development)
- Part 4 (Decision making)
- Part 8 (Promoting healthy and safe communities)
- Part 12 (Achieving Well Designed Places)
- Part 14 (Meeting the challenge of climate change, flooding and coastal change)
- Part 15 (Conserving and Enhancing the natural environment)
- Part 16 (Conserving and enhancing the historic environment)

Part 17 (Facilitating the sustainable use of minerals)

LOCAL PLAN POLICY

Core Strategy and Development Policies which are be relevant in this case would be the adopted policies:

Policy 3 (Design)

Policy 19 (Householder Development)

Also consideration would be given to the adopted design guidance contained within the Supplementary Planning Documents:

Local Development Framework Design Guide Part 1: General Principles

Local Development Framework Design Guide Part 2: Extension and Alterations to Dwellings

PRINCIPLE OF DEVELOPMENT

The proposal looks improve and modernise and existing modest 4 storey cottage, believed to have been formed by the splitting of the existing building into the current form. It was accepted and agreed through the pre-application advice that the principle of an extension at the rear would be acceptable, along with an improved single storey arrangement to the front elevation may be acceptable.

Taking the above on board this is what the application now looks to seek permission for.

The existing property is not located within a conservation area, although we do agree that views from Fair Head Lane the property is reasonably prominent.

SCALE / DESIGN / AMOUNT AND SUSTAINABILITY

The rear (east) elevation is proposed to replace the existing stone single storey extension, which because of the split level of the site is located at ground floor level, along with a 'mis-mash' of timber extensions, with a double storey predominantly natural stone extension. The proposed materials are to match those of the host building, including course block natural stone with punched face opening surround details, natural slate roof coverings and simple casement windows. The proposed extension matches in eaves height with the existing dwelling, also matching roof pitch, however is narrower than the host building so the ridge is reduced, which is compliant with the SPD Design Guidance.

To the front (west) elevation is proposed to replace the existing timber flat roofed conservatory, which is also a 'mis-match of materials, with a single storey 'asymmetrical pitched roof extension, of matching block course punch faced stonework, to the existing stepped stone plinth level. The roof is proposed as natural slate matching the existing main roof, with a single conservation roof light within the South Elevation roof slope and a close boarded HW gable.

Both extensions and narrower in footprint than those existing, which in turn allows an improved level of external amenity space to be provided, with a yard of approximately 8.5m to the rear and a small yard, stepped entrance and bin storage area to the front of 5.5m.

It is worth considering that the layout and position of the dwelling within the street scene is to the rear of the existing adjoining cottage 1 Fairhead. This is considered in relation to the guidance provided with the SPD Design Guide Pt 2, as within this it discusses extension to the front and the negative impact on the street scene within context. *(This is shown and studied within application drawings.)*

The application also looks to enhance the attic room accommodation with the inclusion of an enlarged window opening located within the South Elevation (gable of the existing dwelling.)

Accommodation Schedule:				
Floor Level	Existing (m)	Existing (ft)	Proposed (m)	Proposed (ft)
Attic	19.6 (reduced head height)	210	18	193
First Floor	19.6	210	30	322
Ground Floor	28	301	30	322
Lower G F	22.5	242	26.5	285
Total	89.7	963	104.5	1122

The above accommodation schedule shows the proposal is in fact only proposing a small increase in floor area which is mainly proposed at 1st floor level within the rear extension.

There is also a small increase proposed internally to the existing basement, which will be a consequence of the remedial works required following the alterations to the adjoining property which have in turn caused structural defects which must be remediated. A comprehensive remediation scheme is currently being drawn up which is a consequence of a party wall case separate to this application, through the appointment of a specialist structural engineer and Geotechnical Engineer.

For information only: The current property doesn't benefit from a mains gas supply, so the applicant is also proposing to install a ground source heating system, with the bore holes being proposed under the floor of the proposed entrance replacement extension (in lieu of the existing conservatory.)

As well as an extensive modernisation scheme also proposed, including all structural remediation, replacement electrical installation, replacement floor structures, improved insulation levels through internal drylining and replacement stair case.

HIGHWAY SAFETY

Access to the highway and parking provision is unaltered by the proposals within this application.

LANDSCAPING

There is only a small opportunity for landscaping works, which is formed by this proposal to both the front access way and rear yard. It is proposed that the rear courtyard is landscaped with hard landscaping to provide access to the rear doorway, with a mix of loose gravel and soft landscaping. To the front the access way / yard is proposed to be landscaped with natural stone paving.

We trust this is found in order and welcome the opportunity to discuss the proposals in more detail through the process of this full planning application submission.

The client will make a payment for the sum of £300.00 as identified within the charging schedule of DCC pre-application advice protocol Minor Developments, All other minor developments.

Yours faithfully

Craig Kipling
Director
For: CREATE Architecture Ltd

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Your ref:
Our ref: NYM\2018\ENQ\14397
Date: 02 April 2019

Dear Mr Kipling

Proposed Extensions and Dormer Windows at 2 Fairhead Cottages, Fairhead, Grosmont

Thank you for your enquiry received at the National Park Authority on 20 March 2019, as an amended scheme to an earlier proposal dealt with in summer 2018. I have since taken the opportunity to consider the revised scheme in conjunction with my earlier correspondence.

I do not know whether you have had the benefit of seeing the informal comment and advice provided to your client last year but for the avoidance of doubt, I will include relevant background information as if we were starting afresh.

2 Fairhead Cottages is not a listed building and is not within a designated village conservation area, however it does occupy a prominent position with the highly protected landscape of the North York Moors National Park.

An application for extensions and alterations to the property would be considered against Development Policies 3 (Design) and 19 (Householder Development). Consideration would also be given to the advice and guidance contained within Part 2 of the Authority's adopted Design Guide.

Development Policies 3 and 19 collectively seek to ensure that new development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

Having considered the revised scheme, I remain concerned that the amount and scale of extensions and alterations would result in over-development of the property and undermine its current modest size and architectural form. I advised by letter dated 13 June 2018 that:

Continued.../



In view of the above policy context and adopted design advice, I would have no objection in principle to the construction of a two storey extension at the rear to provide improved first floor accommodation and added symmetry to the neighbouring property. However, I regret to inform you that a dormer window and two storey lean-to style extension on the front (west) elevation is unlikely to receive favourable consideration. An improved single storey arrangement may be more suitable and I am happy to look at alternative options if you wish.

In comparing the current scheme to the plans presented in June 2018 for comment, it is clear that the level of extension and alteration has in fact increased as opposed to being reduced in scale and ambition.

The scheme is considered to be too extensive in relation to this modest semi-detached cottage and would dominate the host property to an unacceptable degree. The cottage is currently seen as a pair with its attached neighbour and with the exception of small, ancillary extensions, the properties have retained a good amount of symmetry which would be completely lost if the proposed scheme was completed. I would also comment that I have concerns in relation to overlooking of the neighbouring property on the basis the proposed west elevation has windows proposed at first, second and third (dormer) level and facing the property known as 'Hillside'.

I am sorry that I cannot offer support to the proposal at this stage but I hope my comments are of assistance to you. I would be happy to consider a revised, reduced scheme and would take this opportunity to draw your attention to the Authority's Core Strategy and Development Policy Document which is available to download here:

<http://www.northyorkmoors.org.uk/planning/framework/Adopted-Core-Strategy-and-Development-Policies.pdf>

The Authority's adopted Design Guides can be viewed here and in this instance, I would confirm Design Guide Part 2 is most relevant.

<http://www.northyorkmoors.org.uk/planning/framework/spds>

I trust you appreciate that this letter is an expression of informal Officer opinion only and is given without prejudice to any decision the Authority may issue following the consideration of a formal planning application. If you have any questions or would like to discuss the matter, please do not hesitate to contact me.

Yours sincerely

H. Webster

Miss Helen Webster
Planning Officer