

08 JULY 2019

NYMNP/PA

11/07/2019

# ERECTION OF FIRST FLOOR BALCONY

AT HOGARTH HALL, FYLINGDALES FOR MR D AND MRS A PATTINSON

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# Design and Access Statement

## Erection of first floor balcony at Hogarth Hall, Fylingdales

This statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. In summary, it provides a structured way of describing the development proposal.

The LPA have confirmed that full planning permission is required on the basis that the property is operated on a mixed-use basis. The application for planning permission is sought under The Town and Country Planning Act 1990.

The site lies within the NY Moors National Park for planning jurisdiction.

### Site

Hogarth Hall Farm is situated to the south of the Boggle Hole Road and is a short distance from the A171 Whitby to Scarborough road and has good access for all users of the site. The site is well screened from the road network by existing well matured landscape screening.

The site has been in mixed agricultural, residential and tourism uses since the 1960's and is operated over a 55-hectare unit/area.

The local landscape can be described as rolling coastal hinterland with nearby deep valleys lined with deciduous woodland much of which is ancient semi-natural woodland. Views of the coast are available to the east.

### Use

The host dwelling is typical of a moors farmhouse situated overlooking the associated landscape. The domestic and agricultural function is situated at the rear (west) and the open aspect and views are maintained to the east (seaward).

The balcony would occupy part of the east elevation and take advantage of the iconic views allowing visitors and residents to experience the National Park landscape from a different aspect down the coastal hinterland and towards the coast.

### Amount

The amount of development is focussed on the main property frontage and equates to a usable first floor area of 46.4 square metres as shown on plan D11336-07 Rev B.

### Layout

The balcony is to be accessed from the first floor only and will serve Bedroom 1 and Bedroom 2 situated in the main dwelling. The balcony would be accessed from inside the dwelling at first floor level via 2 no. existing openings which are required to be enlarged to provide door openings. The central window would remain unchanged.

### Scale

The external measurements of the balcony are 12.05 metres long and 4 metres deep. To the top of the platform it is 2.5 metres and to the top of the balustrade it is 1.1 metres to comply with Building Regulations. Overall the structure measures 3.6 metres from the ground to the top of the glass balustrade.

### Appearance

Taking on board the Officers advice the balcony is to be constructed with 3 no. supporting pillars of steel construction to be clad in timber. The timber deck and non-reflective glass balustrade and will be viewed as an open structure.

Other than a small modification to the roof of the left-hand side ground projecting window no other changes are proposed to the otherwise flat fronted facade.

## Access

There are no changes to the way the application site or the host building is accessed i.e. functionality and movement around the dwelling and site remain the same.

## Conclusion

The National Planning Policy Framework (2019) sets out the Government's overarching planning policies and at its heart is a presumption in favour of sustainable development.

Paragraph 38 advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Paragraph 127 states that planning policies and decisions should ensure that developments will achieve a number of aims including:

- function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- are sympathetic to local character and history, including the surrounding built environment and landscape setting
- create places that are safe, inclusive and accessible and promote health and well-being with a high standard of amenity for existing and future users.

The NPPF also places great importance on good design. Paragraph 128 says that design quality should be considered throughout the evolution and assessment of individual proposals.

The application site is in an isolated location away from public vantage points and is considered to be compatible with the host building and the site in general given the mix of uses taking place.

The scale, form, massing, design detailing and appearance are appropriately designed for the site and the host building as required by national and local planning policy.

Specific regard is had to Development Policy 3 of the NYM Local Development Framework (2008) which is fully met and will add to the overall quality and character of Hogarth Hall over the lifetime of the development.

The balcony would provide a unique and quiet place to take advantage of the special views and the dark night skies.

In a wider context it is demonstrated that the development conserves the special qualities of the locality and that of the NYM National Park.

Taking all of the above into account it is respectfully requested that the application is subsequently approved.

Site photographs



**Fig 1. – East facing elevation of Hogarth Hall, Fylingdales**



**Fig 2. – Looking south across eastern facade of Hogarth Hall, Fylingdales**