

**From:**  
**To:** [Jill Bastow](#)  
**Cc:** [Planning](#)  
**Subject:** RE: Brackenrigg, Fylingdales - NYM/2019/0867/FL  
**Date:** 13 February 2020 09:47:16  
**Attachments:** [image001.png](#)  
[13 Feb 20 - Add supp info.pdf](#)  
[D11648-01E.pdf](#)

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Dear Jill

Please find amended plan in connection with the above planning application which we hope together with the supporting information is able to be placed on the 27 February Cttee agenda.

- Block plan, garage plan and elevations
- Project title amended

Should you require anything further from us please do not hesitate to contact me.

Kind regards

*Cheryl*

Cheryl Ward Planning  
MSc MRTPI

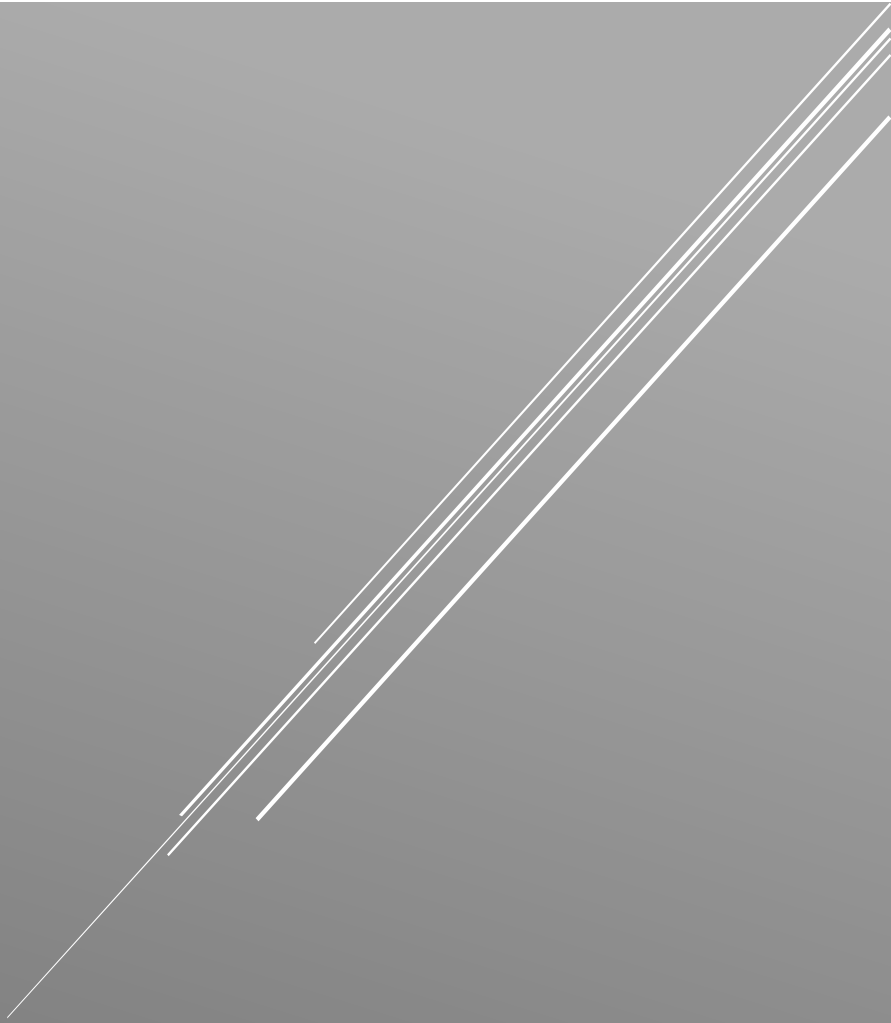
***Note: I will be away from the office w/c 17 February and returning on Monday 24 February 2020.***



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Before printing, think about the environment



ADDITIONAL SUPPORTING  
INFORMATION  
NYM/2019/0867/FL

Brackenrigg, Fylingdales

**For: Mr G Long**  
**Brackenrigg, Fylingdales**

Purposely left blank

For: Mr N and Mrs J Ford  
Holly House, Newton on Rawcliffe



Mrs J Bastow

North York Moors National Park Authority (Planning)

The Old Vicarage

Bondgate

Helmsley

York, YO62 5BP

Your Ref: NYM/2019/0867/FL

Ref: P#0066

13 February 2020

Dear Jill

**Change of Use of Land to Garden Together with Construction of Double Garage and Relocation of Vehicular Access (Revised Scheme to NYM/2019/0311/FL) at Brackenrigg, Fylingdales.**

Further to your recent correspondence on 28 January 2020 the applicant has taken on board the Authority's advice and are most grateful to be able to provide the following response. The documentation is supported by amended plans prepared by BHD Partnership Ltd together with additional supporting information which I hope you will find to be useful.

The amended scheme comprises:

- Moving the garage 5 metres along the rear boundary (east) and closer to the house. From the edge of the house to the edge of the garage there is a 20 metre gap i.e. on the cusp of permitted development. Development is precluded from being any close for an existing structure being in the way.
- The access track will now turn towards the dwelling to correspond with the garage frontage with a turning head for manoeuvring.
- To pole with which has previously been referenced has a stay to its west side. A 2 metre radius and clearance for works access must be retained. This stay is 13.5 metres from the corner of the house and 24 hr access and working space is required by Northern Power grid.

## The Amended Strategy

### *Garage*

Development Policy 19 of the Core Strategy and Development Policies Document (CSDPD) sets out the Authority's approach to householder development and considers scale, height, form, position and design of new development so that it does not detract from the character and form of the original dwelling or its setting in the landscape.

Policy CO18 of the emerging NYM Local Plan takes a similar approach to development within the domestic curtilage where scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape.

Policy CO20 of the emerging NYM Local Plan states that proposals for the extension of existing domestic curtilages will be permitted where the change to domestic use will not have an adverse impact on the local landscape character.

Additionally, the development does not affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The proposal is little over what could be achieved under permitted development save for the fact that the property benefits from minimal domestic curtilage and there is a need to extend this before being able to site the garage. The property does not benefit from any well mannered undercover vehicle parking except for a very small sectional structure which is too small to park a vehicle inside. The revised plan shows the proposed garage to be 20 metres from the dwelling which is considered to be a reasonable distance.

**Siting the building immediately to left side (east) of the dwelling would however result in a fundamental and inadequate level of amenity for the occupiers of the existing dwelling by blocking the only view they have of the amenity land connected with the bungalow and the reason why the applicant purchased the property.**

Essentially the bungalow is designed to take in the side views (its only view). Siting a structure directly in this sight line would completely obliterate the views – hence the requirement for the garage to be sited behind the dwelling on the rear boundary. The only other available site is in front of the building line of the dwelling however there has already been some resistance to this.

The property has no other outlook:

- To the front (north) is the Jet garage forecourt.
- To the east are buildings connected with Fylingdales Service Station.
- To the rear (south) there is very little curtilage to Brackenrigg.
- 

It is concluded that other than the siting of the garage, access and a series of landscaping and planting of trees already carried out by the applicant for biodiversity enhancement (adding further amenity value) for appreciation by all (where this previously did not exist) there are no further changes to the property, land or curtilage.

For: Mr N and Mrs J Ford  
Holly House, Newton on Rawcliffe



Fig. 1 Sight lines from Brackenrigg, Fylingdales.

We do not feel that the development in its amended form will impact on the nature of the site or the special qualities of this part of the National Park. The development is highly unlikely to generate unsociable activity or traffic levels and will be well integrated into the surrounding landscape close to the existing bungalow. With a sufficient amount of amenity land available beyond the domestic curtilage (north and east) creating a suitable land buffer in between we would respectfully ask that the development is approved in line with the above planning policies.

Should you require further information please don't hesitate to contact me and we will do all that we can to assist.

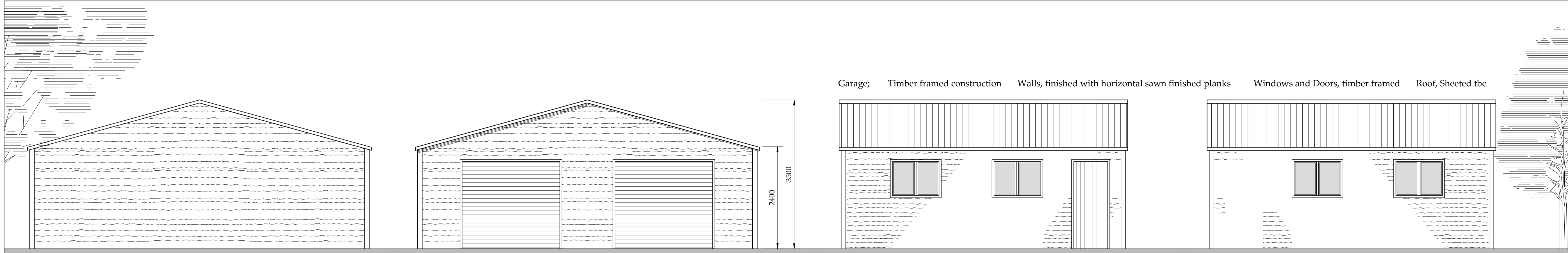
Kind regards

*Cheryl Ward*

Cheryl Ward Planning

MSc MRTPI





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 Contractor must agree the 'Principle Contractor' roll with the client prior to commencement of the works.  
 Ensure if required under CDM2015 regulations that the project is notified to the HSE.

Elevations-  
 Scale 1:50 @A1

Rear- North

Front-South

Side-East

Side-West

NYMNPA  
 13/02/2020

Plan  
 Scale 1:50 @ A1

Location Plan  
 Scale 1:1250 @ A1

AMENDED

REV	DATE	BY	AMENDMENT
E	12/02/20	nid	Garage moved
D	20/12/18	nid	Added Elec pole
C	19/12/19	NID	Location and Re/Blue Lines
B	11/12/19	NID	General layout
A	06/06/19	NID	Issue for approval

**bhd**  
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CLIENT: Mr G Long

PROJECT: Proposed Garage and Associated Access

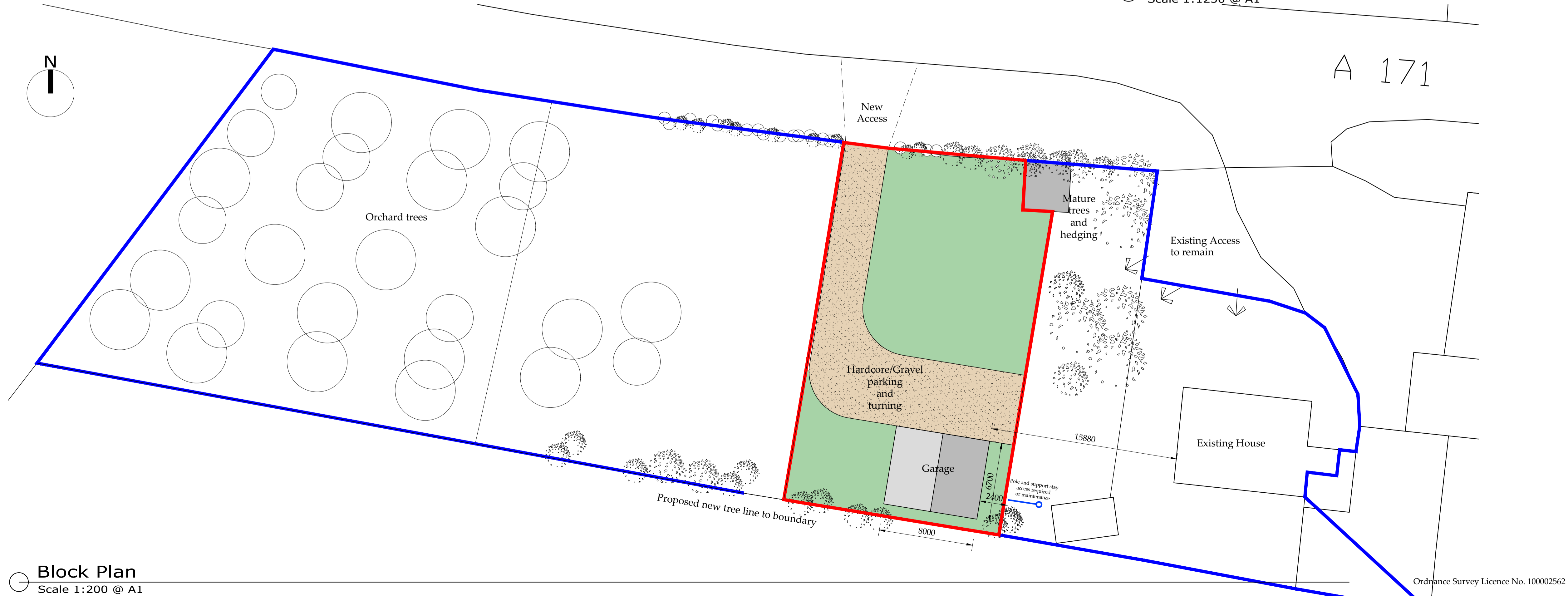
Drawing: Block Plan  
 Garage Plan and Elevations

DRAWING STATUS: Provisional

DRAWN: NID CHECKED:

SCALE @ SIZE: As Shown @ A1 DATE: 06/06/19

DRAWING No: D11648-01 REV: E



Block Plan  
 Scale 1:200 @ A1

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