

## Additional Supporting Information – Ainthorpe Yard, Ainthorpe – NYM/2020/0054/FL

### For consideration by Members – Members Update

Additional justification for the 1 no. local occupancy dwelling.

In summary, the applicant wishes to put forward the following information:

- Less landscape harm would be caused with 1 no. dwelling than filling the site with 10 houses, which has been the suggestion of Officers during pre-application discussions.
- No overlooking issues will result from the proposed development.
- In our opinion there would be no landscape harm to the distinctive character of this part of the National Park.
- The applicant currently lives in a modest two bed, mid-terraced house and this isn't the most ideal for a growing family to live in – it has been a great starter home and will be freed up for someone to do the same.
- The point they are trying to make is that their current accommodation is too small for their needs and a growing business enterprise, which relies on other land and buildings in Ainthorpe belonging to their family.
- The development is not fully reliant on being needed for location employment, rather it is based on the fact that it is for a modest local need development in the first instance.
- Wages are modest in the National Park and fall way too short to buy larger housing in the area. This drives out local people and allows tourists and second home owners in.
- For the applicant to live in housing at Botton, his place of work, is not an option. Housing in Botton is for residential care homes, not for private rental, and has various planning restrictions on the properties which prevent them been let out to private families. The charity has been fighting this for a couple of years now with no success. Also, the charity has a very firm and strict policy which doesn't allow paid employees to live in any of its properties, so it's simply not an option.
- Two years ago, Park Officers met in Danby Village Hall and spent the whole evening telling locals how the park needs to support more local occupancy dwellings and that they would do their part to support this.
- Come end of June the applicants will be a family of 4, so a 2-bed house will be a tight squeeze.
- Housing for sale in Danby is scarce and the current market is fragile. What is available is much larger accommodation. Two are bungalows and the other one has no garden. These are not ideal properties for a family to reside in.

Continued ...

- The applicant is seeking to build a very modest-sized home in a row of existing properties, and they themselves are in housing need.
- The site is within the main built-up area and has the strong support of the Parish Council and local and neighbouring residents who do not raise an issue with the proposal.
- The emerging Local Plan policies state that development will be looked at where it is small - scale and is 'in or adjacent to these areas to meet local housing needs'.
- We feel the proposed development is considered to accord with the above in that it is 'small -scale' development in or adjacent to the area to meet a genuine and verified local need.

Applicants' comments:

*"We have been thinking about making some comments as to our connections, not only to Ainthorpe village (7 - 8 generations) but also specifically to Ainthorpe Farm. The application site and land are the last remaining parcel of land owned by the Bonas family, from which Elizabeth directly descends (at least 3 generations).*

*It is extremely important and sentimental that the site remains in the family and our reason for purchasing the land. We want to bring a brand new, small-scale development (asset) to Ainthorpe which would be retained for the family (and others) for the next generation. Being able to live in this iconic landscape will mean our bit of local heritage continues to live on in a place we are familiar with.*

*As we understand, the National Park has spent an awful lot of money on the 'Land of Iron' project which is all about heritage and protection of heritage – surely this applies to local people and the way in which they live their lives?*

*Additionally, we note there is an application at the nearby Fox and Hounds, Ainthorpe which has recently been approved for a small-scale tourism venture, (we wish them and proposal well). But it seems the Authority is far more supportive of tourism and increasing visitors to the area, rather than supporting the local community which have to/ want to live here in the National Park. These are the people who keep the area ticking over and the landscape looking as it does."*

Further comments:

*"We operate a family run business keeping up an old school method of manually slaughtering our high-welfare poultry. This, 'our heritage' continues to thrive having been here for generations. It runs alongside a dedicated commitment to working the land, being producers of food and supplying the local community with our produce which generates a small amount of local employment.*

*Past generations have cared for the landscape - they weren't, and we aren't, here to destroy it in any way, we are merely requesting a very modest property to continue 'our heritage' and commitment through the next generation(s) of the family living and working in the National Park.*

From Ainthorpe Farm alone, our family produced chickens, turkeys, pigs, dairy cows (a milk round to locals) and sheep. All of which required bodies to help farm it, from the village. We carry on the traditional method of rearing and slaughtering our high-welfare poultry as our forefathers did before us.

To quote from the NYM National Park website:

*“There’s no denying the passion for food across the North York Moors. Whether it’s a family-run business keeping alive a centuries-old culinary tradition, a chef whose menu is driven by the seasons or a farm shop championing local produce, what unites them is their passion for the area and their conviction that only the best is good enough.”*

## Sustainable location

Within the National Park opportunities for new housing are limited, particularly where it is small scale – infill sites are extremely rare. Ainthorpe is part of a rural Parish where the sharing of services between villages is seen to be sustainable in that it will improve environmental, social and economic sustainability.

Paragraph 77 of NPPF advises that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs; opportunities for villages to grow and thrive, especially where this will support local services.

In summary, a single detached dwelling of a modest scale and appropriate design will qualify as a realistic allowance in the presumption of achieving sustainable development which responds to local distinctiveness and the character of the immediate area.

## Assimilation on the site

The advice of Officers is that the engineering works required to bring a dwelling to the site would be disruptive to the topography causing landscape harm. We have acted upon this to prove to Members that the dwelling has been well thought out and would not:

- cause an unacceptable loss of privacy or erode the amenity of neighbouring residents through siting of the new dwelling.
- the plans have been formulated to deal with the site constraints in a simple manner, resembling a traditional built form and respecting the character of the locality.

Members are asked to be shown the attached illustration which shows the landscape impact that could potentially occur if the proposed dwelling were to be built at the same ground level as the adjacent bungalow.

This brings to light how a dwelling sited at the crest of the hill would be more exposed and visually prominent and therefore intrusive in the landscape, whereas the proposal provides a development having far less of an impact.

For the sake of a small amount of engineering work the impact of the dwelling can be significantly reduced by setting the building into the slope, as proposed.

We wish to emphasise that this is wholly achievable and that the dwelling will fit comfortably on the site as confirmed by the attached Statement below prepared by BHD Partnership Ltd where, in summary, the engineer confirms the disturbance to the existing land form in order to reduce visual impact is in fact considered to be minimal.

Additionally, the ground behind the dwelling is to be graded and seeded and will further ensure the development can be assimilated into the surrounding rising land.

#### ENGINEERING STATEMENT REGARDING THE SITE WORKS IN RELATION TO THE PROPOSED DWELLING AND GARAGE AT EASTON LANE, AINTHORPE, DANBY

*“The land on which the proposed dwelling and attached garage is to be positioned rises to the south from Easton Lane, Ainthorpe between approximately 3 metres at the Western Boundary ( adjacent to the existing farm shed ) and approximately 6 metres at the Eastern boundary adjacent to No 8 Easton Lane, Ainthorpe.*

*The proposed dwelling and garage are located centrally and to the East of the site at mid-point on the rising land which results in these being sat on a relative plateau which is approximately 1 to 1.2 metres above Easton Lane at a level of 8.69 metres to 8.83 metres which then rises to a level of approximately 10 metres on the Eastern boundary and a level of 12.02 metres on the western side .*

*This results in land rising between 1.5 metres to the East and 3.3 metres to the west.*

*The dwelling and rear terraced area being positioned on the plateau of approximately 8.69 metres results in the dig or excavation works at the rear and west side being approximately 1.5 metres deep to a potential maximum of 2 metres and the proposal is to grade the land back to blend in with the rising ground above so that there is not a requirement for the construction of retaining walls.*

*This design concept is also proposed in order to minimise the visual impact and create a continuation of the green rising land as the backdrop to the dwelling without the interruption of that by an engineered retaining wall of stone and reinforced concrete.*

*Therefore the likely excavation work in relation to the above of 1.5 to 2 metres is not considered to be a major engineering project and is relatively straight forward and manageable by any experienced competent local contractor without the need for the significant associated works sometimes required with such excavations.*

Continued ...

*The proposals will be over-seen by a suitably qualified engineer working closely with the applicant and his chosen contractor to ensure that the works are carried out safely and correctly in accordance with the proposed design should planning consent be granted”.*

Additionally, if we can ask Officers and Members to refer to **Appendix A** which is an accompaniment to the additional support information which provides examples of recently engineered projects in the North York Moors.

## Conclusion

A strong based architectural design approach is said to produce uncompromising buildings which preserve the principles set out in Paragraph 79 of the NPPF. The ‘highest standards in architecture’ remains achievable for the site by carrying through the principles of a traditional moors dwelling as far as possible.

The proposal has been developed by observing the site's form and character including its parameters, topography, levels, adjacent buildings, its relationship to other buildings and neighbouring residential amenity, being careful not to spoil the approach to the site, the vegetation and the nearby trees and domestic vegetation.

The dwelling is to be of a vernacular form and layout with the principal elevation north facing in line with the neighbouring properties.

# APPENDIX A - EXAMPLES OF ENGINEERED PROJECTS IN THE NORTH YORK MOORS

In connection with Ainthorpe Yard, Ainthorpe – NYM/2020/0054/FL



**For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe**

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**For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe**

**Table of revisions**

Rev/version no.	Date	Amendment details	Revision prepared by

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For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

Examples of applications (engineered to fit site location)

Small scale housing development

1. **Holmwood, Glaisdale** – Erection of two storey dwelling – heavily engineered project and property built into bank side over steep levels.



Example 1 - Holmwood, Glaisdale

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

2. **NYM/2017/0147/FL** – The Logie, Glaisdale - Construction of 1 no. dwelling with associated parking, amenity space and landscaping works following demolition of existing garages together with creation of new vehicular access.

Officers comments:

*“The form and layout of Glaisdale comprises a number of loose clusters of sporadic development with sizeable gaps between them which have evolved due to the topography of the land. This site is considered to be within the main built up area of one of these section of Glaisdale and is therefore considered to be a gap within a continuously built up frontage within the main built up part of the village required by Core Policy J*

*In this locational the development is located to the south side of the road, with the older properties of Carr End Far and Arncliffe Terrace, flanking the more recent development between them.*

*The properties in the area are visible along the skyline when viewed from the low road through Glaisdale and therefore this is quite a prominent site which it is important to approve the correct size dwelling on”.*

Photograph on the next page.

**For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe**



**Example 2 – The Logie, Glaisdale**

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

3. No.'s 17 and 21 Egton Road, Aislaby

**NYM/2018/0252/FL** - Alterations, raising of roof height and construction of side extension following removal of existing summerhouse and greenhouse together with construction of detached double garage with office space above (revised scheme to NYM/2017/0374/FL).

**NYM/2016/0364/FL** - Alterations and extensions to dwelling and creation of vehicular access, turning and parking areas at 17 Egton Road, Aislaby



Example 3 - Nos 17 and 21 Egton Road, Aislaby. Photo from rear facing south to Eskdaleside.

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe



Example 3 – No. 17 Extension and new access drive. Photo from rear facing Egton Road.

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe



Example 3 - No 21 Significant extensions to dwelling and detached double garage built into rising land. Photo from rear facing Egton Road.

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

4. **NYM/2016/0417/FL** - Rear of 15 Egton Road, Aislaby - change of use of land from agricultural to domestic together with construction of boundary wall (part retrospective).

Officers comments:

*“In this instance the additional land to be used as garden area is not prominent at close proximity; however, the property boundary is visible across the valley in long distance views.*

*At present the alterations look very harsh in the landscape, but it has been agreed that with appropriate conditioning the proposed works could be assimilated into the wider landscape context”.*



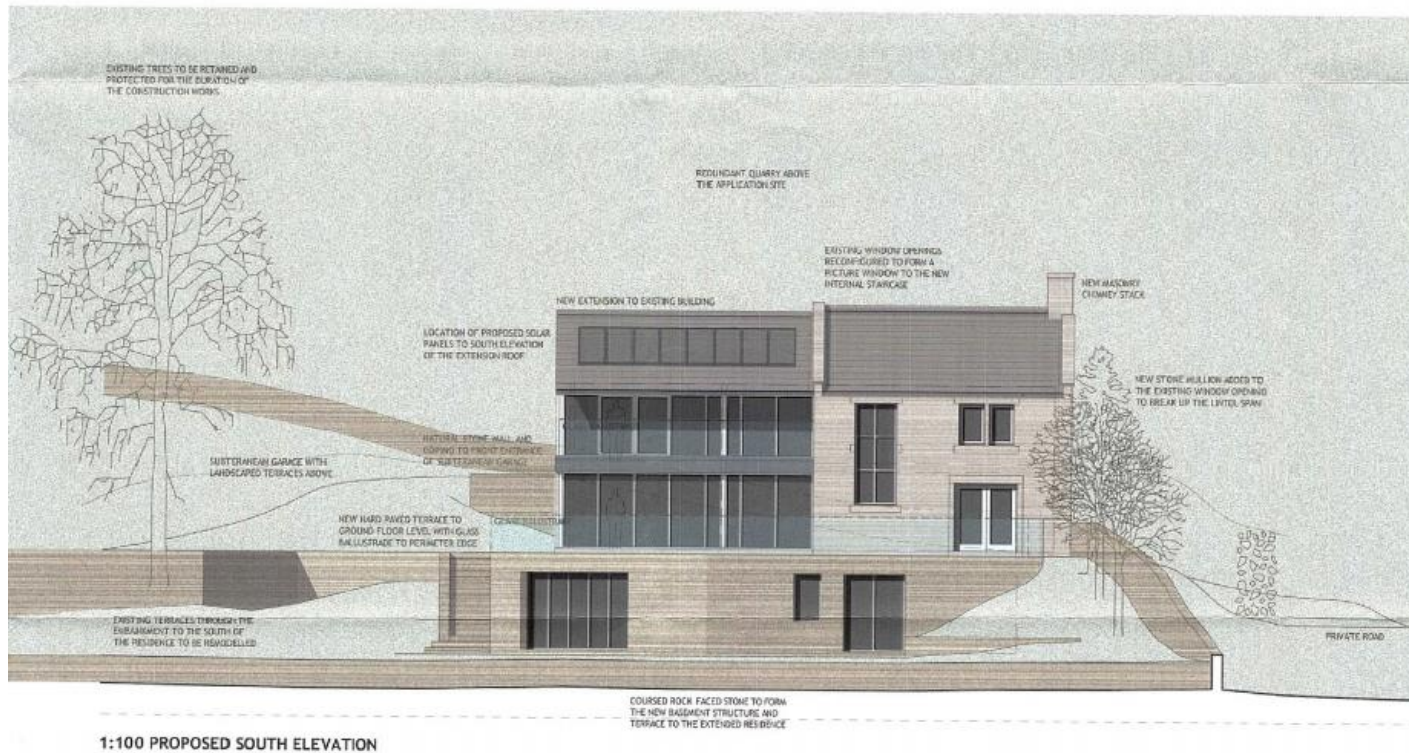
Example 4 - No 15 New off street parking area and retaining walls.



2 no. photos from rear facing Egton Road.

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

5. **NYM/2012/0046/FL** – Keepers Cottage, Moor Road, Aislaby – Construction of two storey extension including basement level together with construction of subterranean garage and associated landscaping works following the demolition of existing garage and extensions.



Example 5 – High Cragwell, Aislaby – Source:

[http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3Dpublic%2BNYM2012-0046-FL%2BOther%2BPlans.pdf%26unique%3D808713%26type%3DNLP11GL1\\_DC\\_PLANAPP](http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3Dpublic%2BNYM2012-0046-FL%2BOther%2BPlans.pdf%26unique%3D808713%26type%3DNLP11GL1_DC_PLANAPP) – for illustrative purposes only.

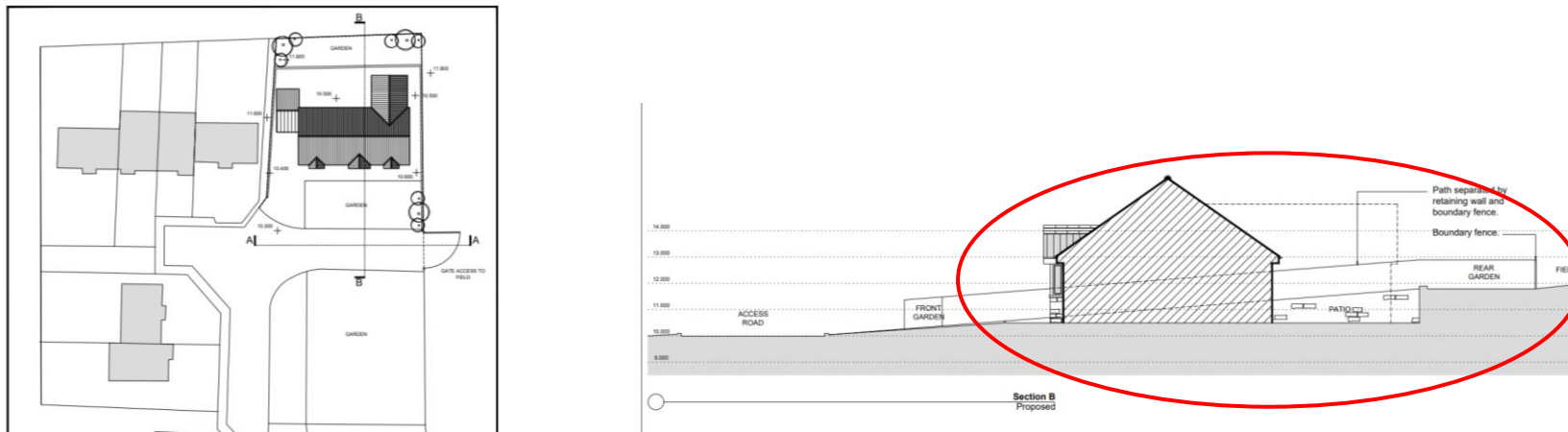


6. **NYM/2018/0173/FL** - Land adjacent 6 Wellington Close, Danby - construction of 1 no. estate workers bungalow with associated parking and landscaping works (revised scheme following withdrawal of NYM/2018/0045/FL)

Officers comments:

*“The proposed site would not be considered to be a gap site within a continuously built up frontage as required by Core Policy J for a local occupancy dwelling, as it is location adjacent to an exception site. However, it is considered to be well related to the adjacent affordable housing site and therefore is considered to be suitable for development as a rural exception site”.*

The dwelling utilises the land levels across the site as requested by Officers rather than it being constructed on top.



Example 6 – Dwelling recently permitted in the same parish. Dwelling fills the site and uses the land levels as suggested by the LPA.

Plans used for illustrative purposes only.

## Larger scale engineered development

Examples of projects either already built or approved but not yet constructed in the northern area of the National Park involving significant engineering work

- 7. NYM/2018/0310/FL** - Honey Bee Nest, Glaisdale - **Demolition** of existing Filling Station and construction of Bed and Breakfast accommodation, comprising up to 7 no. letting rooms with manager's accommodation together with Tearoom and spa/beauty facility and associated parking and landscaping works.

Officers report confirms:

*“The site falls away from the highway to lower ground at the back, making a full storey difference plus. The design takes advantage of this, presenting an obviously two storey building to the road, but a basement floor opening to the rear, facing the valley. There is also a three storey rear gable extension design to appear as more of a modern addition”.*

Photograph on the next page.

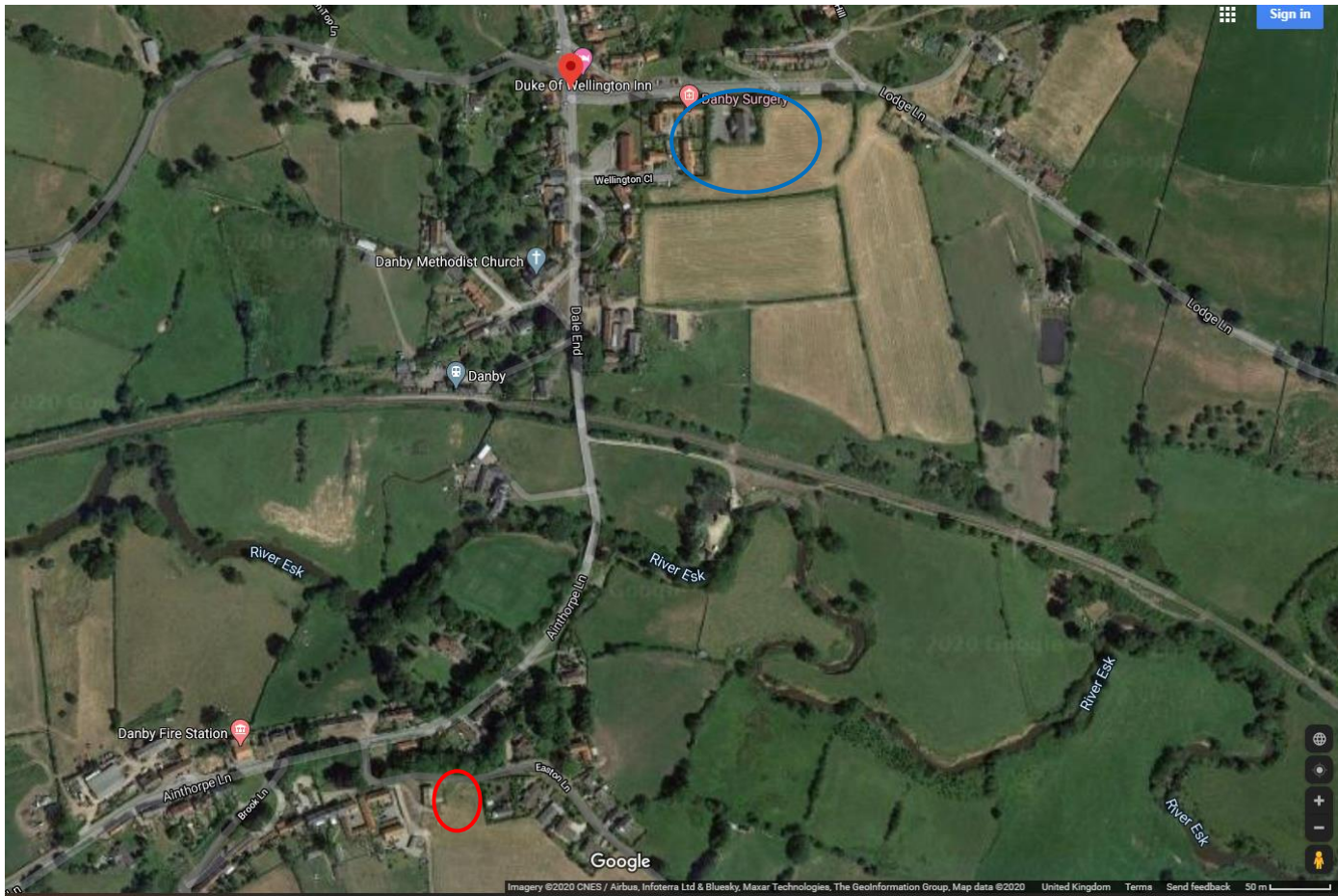
**For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe**



**Example 3 - Honey Bee Nest, Garage and Filling Station, Glaisdale – site with planning permission.**

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

8. NYM/2004/0660/FL – Land at Brier Hill, Danby (now Danby Surgery) - Construction of doctor's surgery and associated car parking.



Example 8 – Danby Surgery (blue). Application site (red)

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

9. **NYM/2013/0626/FL** – Land to west of Coach Road, Sleights - Change of use of land and construction of 5 no. dwellings with associated access road, parking and landscaping works.



Example 9 – Housing site heavily engineered over the site at Coach Road, Sleights.

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe



Example 9 – Housing site heavily engineered over the site at Coach Road, Sleights.

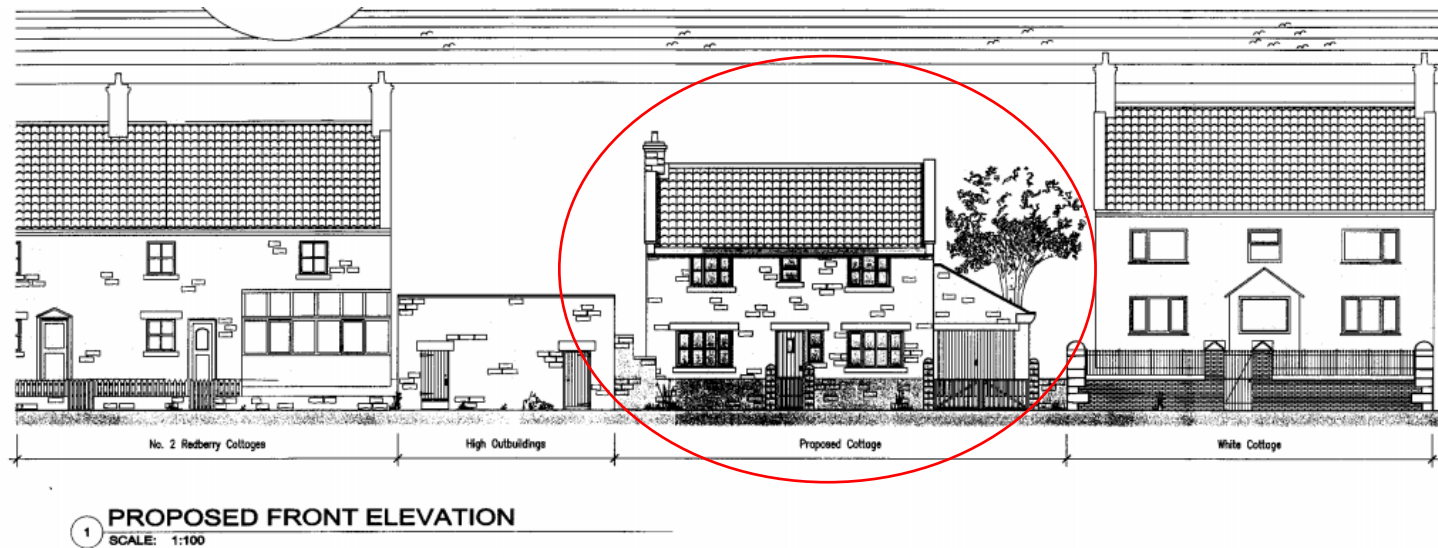
For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe



Example 9 – Housing site heavily engineered over the site at Coach Road, Sleights.

For: Mr R and Mrs E Asquith  
Ainthorpe Yard, Ainthorpe

10. NYM/2008/0741/FL – Redberry Cottages, Lealholmside - Erection of two storey dwelling with attached garage.



Example 10. – New dwelling at Lealholmside. Source:

[http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3Dpublic%2B20080741.pdf%26unique%3D805687%26type%3DNLP11GL1\\_DC\\_PLANAPP](http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3Dpublic%2B20080741.pdf%26unique%3D805687%26type%3DNLP11GL1_DC_PLANAPP) – For illustrative purposes only.



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