



***Design and Access Statement for the erection of
An oak garage to replace existing***

at

Peony Bank Farm

Egton Road

Aislaby

Whitby

North Yorks

YO21 1SX

On behalf of

Mr and Mrs Fiddler

This Design and Access statement has been prepared as part of a Planning application to construct an oak garage (to replace existing) at Peony Bank Farm, Egton Road, Aislaby.

The site and surroundings

Aislaby

Aislaby is a small village located approximately 5 miles south west of Whitby and within the boundaries of the North York Moors National Park.

The village is predominantly residential within a rural location.

Peony Bank Farm



Peony Bank Farm is a detached residential property, stone built with a tiled roof.

The property is approached by a 100 metre drive to the north of Egton Road and is set within 3500 square metres of private domestic curtilage. The applicants also own the land to the north, south, east and west of the application site.

Peony Bank Farm is located 1 mile west of Aislaby village in an isolated location.



The entrance to Peony Bank Farm from Egton Road. As is evident the only part of the dwelling and garages that are visible from the highway is the first floor window of the house. The garages are located 18 metres north east of the property.

Due to the natural mature landscaping along Egton Road, the garages cannot be viewed from the public highway.

The Proposal

The applicants, Mr and Mrs Fiddler run numerous businesses within the locality. This at present leads to the applicants travelling to and fro from their businesses on a regular basis. The purpose of replacing the existing garages with a new garage block with office space above is to centralise all the administration works associated with all the businesses. The

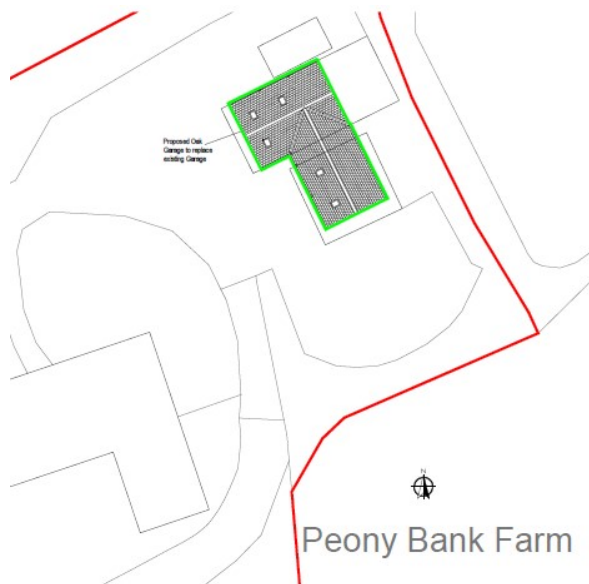
office space is for their use only and they will not be employing any staff to work from the home office.

By centralising all the administration in one place will be beneficial not just to the applicants but to the environment.



The image above shows the existing garages that are of poor quality and design (as recognised by the Planning Dept) and are running into a state of disrepair.

The garages will be carefully dismantled and removed from site.



As already stated the replacement garage and office will be located 18 metres north east of the dwelling house.

As is also evident on the above block plan, the footprint of the proposed replacement garage will be less than existing.

The existing garages have a combined footprint of 130 square metres. The proposed replacement garage and office will have a footprint of 90 square metres. A 30% reduction in overall footprint.

The materials have been carefully selected to compliment the property.

Due to the distance from the host dwelling the proposed garage and office will appear as a subservient addition and will sit unobtrusively with the landscape and surrounding area.



The above demonstrates the distance the distance that the garages are (and will be) away from the host dwelling.



This is a view of the garages from the side of Peony Bank Farm. The window to the left is on the first floor of the dwelling house as demonstrated on the image below.



Peony Bank Farm is a split level property.

The height of the dwelling house to the right is approximately 8.5 metres high to the ridge of the roof.

The height of the existing garages range from 2.8 metres to 3.1 metres. The replacement garage and office block will be a maximum 5.93 metres from ground floor level, some 2.5

metres lower than the host dwelling. As the garage will be located 18 metres away from the house, it will appear as a subservient addition, sitting unobtrusively within the surrounding area.

The applicants own the land to the north, south, east and west of the application site. To the north east of the house a two storey American style barn has been erected, shown below. This is located approximately 147 metres from the property.



The barn is two storey and is much higher than the proposed garage and is sited 26 metres west of the neighbouring property.

It is also visible from Egton Road, as shown below.



The image below shows the location of the existing garages to be replaced. This also demonstrates that the proposed garage and office will be nestled behind a copse and there will be no views from the public domain.



The image below shows the Sirius mine shaft. This is visible from Peony Bank Farm and visible to thousands of homes throughout the region. This is approximately 10 miles from the application site and is clearly visible. This clearly does not sit well within the landscape.



The proposed works will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the host dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Compatibility:

The proposed design has been chosen to ensure that it is subordinate to the host elevation and not to be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials, stone, natural oak, larch and tiles are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed replacement garage and office is located to the north west of the property and the nearest adjoining neighbour to the west is .5 mile away. The proposed garage will have no impact on the amenities currently enjoyed by the neighbouring properties.

Policy Considerations

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system. The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

Para.17 “Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings” is one of the 12 core planning principles set out in the NPPF.

Para.56 “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North York Moors National Park Authority Local Development Framework

DEVELOPMENT POLICY 3 Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- 3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4 Provision is made for adequate storage and waste management facilities.
- 5 Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6 A satisfactory landscaping scheme forms an integral part of the proposal.
- 7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

The oak garage will:-

- Be aesthetically pleasing and will remove the current outbuildings which are running into a state of disrepair
- Be subservient to the main dwelling and will sit unobtrusively within its setting and the surrounding landscape.

We believe that the proposed works satisfy the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposals will not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed replacement garage has sufficient integrity to contribute to the amenity of Peony Bank Farm without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owners of this property Mr and Mrs Fiddler are keen to make certain changes to enhance their enjoyment of this area and to centralise all the administration of their businesses into one location. The applicants also want to ensure that when the work is completed, the finished project must be high quality. Mr and Mrs Fiddler are also keen to avoid having a structure that did not respect & reflect the current building design. In conclusion we feel that the brief has been fully met.

