

NYMNPA

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Planning

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

Design and Access Statement

Erection of 2 no. first floor balconies 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.

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 a traditionally constructed east coast moors farmhouse situated overlooking the associated landscape. The domestic and agricultural function is situated at the rear (west) of the house with the more open aspect and landscape views maintained on the east (seaward) side of the house.

In September 2019, the LPA granted planning permission for the construction of a first floor balcony to serve the main house on grounds that the development would not detract from the character of the host building nor would it be visually intrusive in the immediate or wider landscape.

The applicant is proposing to introduce two more balconies to serve the bed and breakfast rooms granted permission under NYM/2018/0411/FL. The first would occupy a section of the east (seaward) elevation, the second is located off the north facing elevation off a side projecting element to be accommodated in a small alcove also able to take advantage of the iconic views. The objective is to allow visitors and residents to experience the National Park landscape and the peace and tranquillity of the land/coast from a different aspect of the house.

Amount

The amount of development to the east side equates to usable first floor area of 41.76 square metres. The smaller section at the side equates to 24.5 square metres of usable balcony as shown on plan **D11336-07 Rev D**.

Layout

The balconies are to be accessed via first floor rooms from 3 no. existing openings which are required to be enlarged to provide French doors.

Scale

The external measurements of the east facing balcony are 11.6 metres long and 4 metres deep and for the north elevation balcony it is 7 metres long and 4 metres wide. To the top of the platform it is 2.5 metres and to the top of the balustrade it is a further 1.1 metres to comply with Building Regulations.

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Overall, these structures measure 3.6 metres from the ground to the top of the glass balustrade.

Appearance

Taking on board the Officers advice for the balcony recently approved the 2 no. additional balconies sought under this proposal are to be similarly constructed with supporting pillars of steel construction to be clad in timber. They will have a timber deck and non-reflective glass balustrade and will be constructed to the same specification i.e. to be viewed as open/transparent structures.

Other than minor window changes no other changes are proposed to the otherwise flat fronted building facades.

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 **Strategic Policy C** of the emerging NYM Local Plan which will shortly confirm that development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment and is in accordance with the principles set out in the NYM Design Guide.

Also, the siting, orientation, layout and density of the proposal complements existing buildings and creates spaces around and between buildings which contribute to the character and quality of the locality.

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The development will complement the remaining bed and breakfast rooms and add to the quality of the accommodation and the unique selling point of the property which aims to keep up to date with changing markets with appropriate development.

The principles of these strategic policies are fully met and will add to the overall quality and character of Hogarth Hall over the lifetime of the development.

The emerging NYM Local Plan draws particular attention to the senses belonging to this National Park and the many reasons why local residents and visitors are encouraged to interact with this special, iconic place. They include typical sights, smells and noises including those from the coast including:

- The late summer swathes of purple heather moorland
- Pinpoints of starlight against the blackness of the night sky
- The lonely calling of curlews and lapwings, returning to the moors to mate and nest
- The clink of glasses from a couple of well-earned beers
- Seagulls' cries as they wheel over coastal villages
- Patterns in intricate fossils found on the Jurassic Coast
- The warmth emanating from a stone building
- The salty tang of the sea air along cliff tops and at coastal villages
- The sweetness of an ice cream at Boggle Hole

The 2 no. balconies would provide a unique and quiet place to take advantage of these special senses.

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.

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