

NYMNPA

20/08/2020

C. A. HALL
ARCHITECTURAL
SERVICES

Domestic & Commercial Building Plans
New Build / Extensions / Conversions
Cad Drawings to Local Authority Approval

64A Nelson Street
Scarborough
North Yorkshire
YO12 7SZ

A CHANGE OF USE FROM ANNEX INTO NEW HOLIDAY ACCOMMODATION / HOLIDAY COTTAGE
AT ISLAND FARM COTTAGE STAINTONDALE YO13 0EB

Dear Sir / Madam

19/08/2020

Please find attached all the documentation in regards to the above mentioned application.

The applicant will pay the application fee over the phone on Friday – using the property as a reference.

Kind Regards

Chris

DESIGN AND ACCESS STATEMENT.
FOR THE CHANGE OF USE FROM RESIDENTIAL ANNEX TO
HOLIDAY ACCOMMODATION / COTTAGE AT
ISLAND FARM COTTAGE, STAINTONDALE

- 1) The existing site at Island farm cottage comprises of a farmhouse, holiday cottages and numerous outbuildings in a substantial area of land (19 acres please see ordnance map). The existing buildings consist of a farmhouse which the applicant lives in. An annex attached to the farmhouse on the North-Eastern boundary. As stated there are numerous outbuildings – stables and a manege
- 2) Mr Richings and his partner have lived at Island Farm Cottage for nearly 5 years now.
- 3) Mr Richings's application proposes a change of use for the residential annex attached to the farmhouse on the North Eastern boundary into holiday accommodation / cottage. The cottage holiday accommodation would be used mainly by walkers / ramblers who wish to admire the fantastic views The National Park offers.
- 4) In order to preserve the overall village scene and minimise impact of any new development The proposed scheme has being designed so as to not alter any of the existing fabric of the existing farmhouse whatsoever, so as not to be detrimental - and also keep the surrounding buildings unaffected. (Please see submitted plans).

The applicant states that being sympathetic to the character and appearance of the existing buildings and its neighbouring properties in terms of using the existing footprint and no external changes there will be no detrimental impact to the National Park.

- 5) Should the authority consider it appropriate or necessary, the Applicant would be Happy to accept any conditions attached to a successful application.

Note: Mr Richings successfully applied for planning permission to change the old pool house into 2 holiday cottages in March 2017 – Application NYM/2016/0866/FL at Island Farm Cottage. If permission was granted, it would increase the existing number of holiday cottages in existence by 1 – and increase local revenues in the surrounding area, with tourism.

ACCESS.

Access to the existing property is gained by a driveway along the North Eastern boundary. For many years this has proved more than adequate for the level of traffic. No obvious traffic problems to our knowledge have ever been encountered by vehicles or pedestrians due to access to or egress from the property.