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# Heritage, Design and Access Statement

for proposed works at:

Dale View,  
Egton,  
Whitby,  
North Yorkshire,  
YO21 1TZ

client:

E.C. Marsh and I.T. Woodcock

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**THE PROPOSAL**

The site contains two separate buildings consisting of a house and a detached, two storey outbuilding.

The proposal is to convert the first floor of the outbuilding from a holiday letting flat into additional habitable accommodation for the house with a link extension from the house to the outbuilding situated largely below ground. On completion the Applicants will be able to continue living on the site which they have occupied since 1998.

## **ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT**

- **Use –**

The site is used as a single dwellinghouse as defined under Class C3(a) in the Town & Country Planning (Use Classes) Order 1987 (as amended). Although the outbuilding was used as a separate holiday letting annex in the past it has been used for domestic storage and hobbies for the past two decades and more.

Historically, there has been a building on the site fronting the road for centuries, the main building having been re-modelled by the Egton Estate post the 1869 sale to the Foster family to form two houses with stables, pig sties and a hay loft at the rear. The two houses were converted into a single dwelling during the 1950s. Extensions were added to the house and the outbuilding was converted for use as a holiday letting flat at the first floor level in 1979/80 but it has not been used for that purpose during the current owners' tenure starting in 1998.

- **Character –**

The house is a typical moors house built of coursed, local sandstone with a pitched roof covered in natural, blue slate and stone copings. The building is habitable over two full stories with an additional two rooms on the second floor. Extensions have been added at various times to the rear side and front. The front entrance, unused, is via a porch which was constructed over the entrance into one of the original cottages around 1900 when the building was in use as a post office. Two original, stone chimney stacks remain. The door into the second cottage was blocked at an unknown date.

The outbuilding at the rear is now fully over two storeys (originally a partial single storey) with additions to one side and upper floor in part. The external walls of the original parts of the building are constructed of dressed sandstone, the same material was used to face the first floor extension. The staircase extension is faced in undressed sandstone

An open yard separates the outbuilding from the house surfaced in a mix of stone paving and macadam. The outbuilding sits on higher ground than the house by approximately 1.50m.

- **Special designation and setting –**

The site is within the Egton Conservation Area.

The site is subject to an Article 4 Direction.

There are no tree preservation orders attached to the site.

The Wheatsheaf Inn, located some 37m north of Dale View is recorded on the Historic England register as a Grade 2 listed building under List UID 1148782.

- **Spaces –**

The site is accessed by a driveway which is in the Applicants' ownership but passing through manorial waste which forms wide verges either side of the street. Until the twentieth century this part of the village was used as a market place. There are gardens to both sides and rear with vehicular access alongside and around the house. The outbuilding is located at the rear of the house with vegetable gardens and amenity spaces beyond. The site slopes upwards from the highway, levelling off beyond the outbuilding.
  
- **Access routes –**

The site takes vehicular and pedestrian access directly from the adopted highway verge. The access is gated at the site entrance with the remaining frontage walled off by stone retaining walls. There are front and side entrances, both with porches. There are various entrances into the outbuilding including a covered, external staircase leading to the first floor at the southern end enabling access to the (former) self contained annex.
  
- **Access to services/transportation –**

High Street is the main highway through Egton and links with the A171 about one mile to the north. The road continues down into the Esk Valley to Egton Bridge, where there is a railway station. A road fork just past the house drops down to Grosmont, where there is another railway station.

There is a regular bus service from the village which provides public transport links with surrounding towns and the railway network.

## **ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT**

- **Use –**

The proposals do not include changes to the current C3(a) Use Class. However, it is proposed to dispense with the holiday letting flat use giving over that space to the main house. The outbuilding has not been used for letting for over 20 years and has served as domestic storage and hobby rooms used only by the owners. These uses have become more important to the owners in retirement and they wish to improve access into the upper floor of the outbuilding by adding a link extension between the house and outbuilding. Thus, effectively extending the internal space of the house. The general topography of the site, in particular between the house and outbuilding, provides a gentle upward rise sufficient to enable the construction of an extension linking the house and outbuilding situated largely below ground with only a modest element visible above ground and even then it will be partly concealed by the existing retaining wall around the house path, although full shielding will be provided by a yew hedge.

In this way, the Applicants can achieve their aim of adding to the house accommodation without the need to substantially increase the size of the current house or to disturb the existing character of the setting.
- **Character -**

The character of the original house and outbuilding will be maintained. It is proposed to add a modest, single storey extension, largely below ground, to the north-eastern corner of the house to provide a way through to the link extension. The design and use of materials in the extension will continue the theme of the existing house making use of natural, local materials.

The proposed changes to the outbuilding are all internal maintaining the status quo in relation to the external appearance.
- **Spaces –**

The proposal does not affect or change the use of the surrounding spaces. Vehicular and pedestrian accesses will continue as they have for many years.
- **Archaeology –**

There is no visible evidence of archaeological remains based on a walk-over inspection.

However, if, during the course of construction, items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service inviting their interest. Given the most recent uses of the site there is little potential for findings.

- **Contamination –**  
There is no visible evidence of contamination on the site based on a walk-over inspection. Further and more detailed studies will be undertaken as a matter of course during and throughout construction and appropriate action will be taken in consultation with the appointed Building Control Body should materials of risk be found.
  
- **Accessibility –**  
Access to the site from the public road and transport network will remain as existing.  
Within the site the approaches to the buildings and parking/turning areas will remain as existing.
  
- **Security –**  
Existing security will not be compromised by the proposal and there will be no increased risk due to there being no new entry points.
  
- **Impact on Existing Trees –**  
There are no trees within influence of the proposed works on the site or on adjoining sites.
  
- **Topography/gradients –**  
Existing site levels will be retained without alteration.
  
- **Special designation and setting –**  
The site will remain within the Egton Conservation Area and the proposals do not justify changes to the current planning status.  
The subject buildings are not listed but are situated close to a listed building. However, as there is one unlisted building between the application site and the listed building the proposal to add a single storey extension will not adversely impact upon the setting of the listed building and will be out of direct sight of the listed building.  
The conclusion is, therefore, that Listed Building Consent is not required.

### **SOCIAL CONTEXT**

- **Effect from the proposed works –**  
The proposed works will improve the living accommodation for the house and be beneficial to the owners in providing additional indoor space. The loss of a potential, holiday letting unit will not adversely affect the local tourism trade bearing in mind that letting has not taken place for many years.
  
- **Over-looking/over-shadowing –**  
The proposal does not involve additional window openings or the creation of vantage points and will not, therefore, result in overlooking or over-shadowing of any property beyond the application site.
  
- **Impact on local services –**  
There will be no changes likely to impact upon local services.

### **ECONOMIC CONTEXT**

- **Employment –**  
Short term employment will be provided throughout the construction period, otherwise there will be no advantage in this respect.
  
- **Effect on attractiveness of area to investors –**  
The proposal will improve the attractiveness of Dale View to visitors and investors in the area by making better use of otherwise underused spaces. The proposal is therefore seen as positive in this context.

**RELEVANT PLANNING POLICIES**

- **Local Plan Policies -**  
Relevant policies contained in the adopted Local Plan are:  
  
CO17 - Householder Development  
ENV11 - Historic Settlements and Built Heritage  
UE3 - Loss of Existing Tourism and Recreation Facilities
  
- **National and Regional Policies –**  
National Planning Policy Framework (NPPF)

**COMMUNITY INVOLVEMENT**

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposal will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

**EVALUATION AND SUSTAINABILITY**

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses and the rural economy, which this proposal is.
- The proposal meets the aims and objectives of the adopted Local Plan insofar as the recommendations contained in relevant policies CO17, ENV11 and UE3 have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the occupiers by improving available facilities.

## **DESIGN**

- **Use Justification –**

There are no proposed changes to the long standing use of the site as a private dwelling.

- **Local Plan Policies**

**CO17 - Householder Development**

The proposal is modest in scale and takes full account of the character of the local area. The scale, height, form, position and design of the extension do not detract from the character and form of the original dwelling and do not adversely affect the residential amenity for the existing dwelling.

The principles set out in the supplementary Design Guide have been taken into account in terms of:

- I. the proposed extension is clearly subservient to the host building;
- II. the design style of the proposed extension reflects the main building;
- III. detailing on the proposed extension reflects the main building;
- IV. types of facing materials on the extension reflect the main building.

**ENV11 – Historic Settlements and Built Heritage**

The proposal is not directly linked to a historic site and does not adversely affect the setting of nearby listed building The Wheatsheaf Inn. In that context the proposal is very modest, discreet and respects the integrity of the historic settlement.

**UE3 – Tourism and Recreation**

Although the site was connected with local tourism and, in theory, could continue in that use, it has remained dormant for the past 20+ years making no contribution to the local tourist economy.

On that basis the proposal will not adversely affect tourism and the building will be better used for domestic purposes.

- **National Land Use Policies**

**NPPF – paragraph 2 (Introduction) states – ‘Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.’**

This proposal is non-contentious and can be determined positively within the scope of the Local Plan.

In summary:

- **Amount –**  
The proposal is for the conversion of the first floor of the existing outbuilding into an annex to the main residence together with the construction of a small extension and below ground link extension joining the main house with the outbuilding.
- **Layout –**  
The proposal does not adversely impact upon the current layout of the site, neighbouring house or area in general.
- **Scale –**  
The scale of the proposed visible house extension is modest and clearly subservient to the host building and does not have an adverse or overbearing impact on the character of the Conservation Area.
- **Landscaping –**  
Existing landscaping will be managed and retained and it is considered there is no need for additional hard or soft landscaping.
- **Appearance –**  
The appearance of the proposed visible extension will be in character with host building and will be sympathetic to the character of the setting.
- **Access –**  
Access into and around the site will not be altered by the proposals.

## **CONCLUDING STATEMENT**

This Heritage, Design and Access Statement has been written in support of a proposal to convert the first floor of the outbuilding from a holiday letting flat into additional habitable accommodation for the house with a link extension from the house to the outbuilding situated largely below ground.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the planning authority should be supportive of the scheme and grant planning permission.

**END**