

Proposal for variation of condition Number 3

I feel the variation of the condition would contribute to some of the National Parks objectives.

- Objective 11
 - *Support tourism and recreation enterprises which do not detract from the National Park's special qualities and which contribute to the local economy.*
 - The guests we propose to target are cyclists and walkers. The property is next to the Whitby to Scarborough "Cinder Track". Currently this track is being resurfaced and is becoming ever more popular. This will encourage the promotion of a healthier mind and body and promote a more active lifestyle which will deliver mental and physical health benefits.
- Objective 14
 - *Protect existing employment opportunities and support new enterprises which are in appropriate locations and do not detract from National Park purposes.*
 - The change of use would have a knock-on effect to the local businesses including the local Pubs, Shops, Eateries, Cleaners and Laundry and would also be a new enterprise for ourselves.

NYMNPA

13/10/2020

Strategic Policy J - Tourism and Recreation:

Policy UE1 - Location of Tourism and Recreation Development

Tourism and recreation development will only be permitted where:

- *It is located in Helmsley or within the main built up area of one of the villages listed in Strategic Policy B;*
 - Stainsacre is identified as one of the smaller villages in Policy B.

Policy UE4 – New Holiday Accommodation Within Residential Curtilages

Development of new holiday accommodation within a residential curtilage will only be permitted where:

- *It would not detract from the character or appearance of the locality;*
 - Planning permission has already been granted for the construction of the annex so this has been accepted as not causing harm to the character of the area.
- *It is of an appropriate scale;*
 - Again, planning permission has already been granted for the extension so it has been determined that the size of the extension is appropriate.
- *There is no unacceptable harm in terms of noise and activity on the amenity of the neighbourhood.*
 - Planning has been granted for a one bedroom annex so there would only be couples visiting. This would have no adverse effect on amenities of the neighbourhood.
 - As planning has already been granted for the annex; it is accepted that there will be an additional couple of people staying at the property. Whether they are family members or guests, the change of use results in no additional activity to the property.
 - Along side the existing drive, there will be an additional parking space provided. This will be constructed with permeable material so as not to put more strain on the drainage systems. This will not detract from the appearance of the property as the front garden will still remain.