

Design and Access Statement

Proposed sitting of two shepherds' huts for holiday letting

Wind Hill
Glaisdale
Whitby
YO21 2QY

Client: Ms Alex Bentley

Wind Hill
Glaisdale
Whitby
YO21 2QY

NYMNPA

11/11/2020

Agent: Don Watt

6 West Lane
Danby
North Yorkshire
YO21 2LY

Introduction

Wind Hill occupies a site in Glaisdale overlooking a valley towards Lealhome. The property consists of a dwelling with surrounding land. The visual impact of the proposed huts would be negligible, as it will be shielded to the south by an embankment and cannot be seen from the main road.

Use and amount

The proposed shepherds' huts have a floor area of 9.4 sq. metres each
Each hut measuring:
Length 4.800 (including roof overhang) Height 2.700 and With 2.400

Design Rationale and compliance with Policy UE2

The proposed holiday accommodation meets the Authority's Local Plan policy UE2 camping, glamping, caravans and cabins as it is not isolated from the existing residential unit which will be used to manage the proposed accommodation.

The proposed accommodation will be surrounded by existing embankment that is within the applicant's control and management.

The following criteria will also be met:

- a. The accommodation avoids excessive alteration to ground levels and has low environmental impact because of limited foundations enabling the accommodation to be removed without harm to the landscape.
- b. It will not lead to unacceptable harm in terms of noise and activity on the immediate area
- c. The proposal will not, in combination with the existing area, will not detract from the character, tranquillity or visual attractiveness of the area
- d. The accommodation is of a high quality design which compliments its surroundings in addition to the above criteria
- e. The proposed accommodation is of a traditional design and construction. It would be made of high quality materials. The floor area is under 25sq m and it will not be connected to the main drains. Waste and foul water will be accommodated with a Thetford cassette toilet with a removable waste – holding tank and the contents disposed of through existing drainage

Proposed Management

The accommodation will be managed by the applicant via their residence which is near to the proposed hut allowing easy supervision.



NYMNPA

11/11/2020

From:
To: [Planning](#)
Subject: Re: NYM/2020/0906/NEW
Date: 18 November 2020 12:04:51

Thank you for your email
I would confirm that parking for a minimum of six cars will be provided adjacent to the huts.

Also the fee has been payed to day.
Thank you for your assistance in this matter.
Don Watt

On Fri, 13 Nov 2020 at 4:23 pm, <planning@northyorkmoors.org.uk> wrote:

Reference: NYM/2020/0906/NEW.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

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