

Planning Statement for Barn Conversion to Annexed Accommodation/Holiday Let

High Farm, Beadlam Rigg

This application is for the conversion of a domestic storage area attached to the main house at High Farm, Beadlam Rigg into an annexed bedroom which could be used by a family member or as holiday let ensuite room aimed at short stays for walkers and cyclists.

The building was reroofed in May 2016 when the asbestos ceiling was removed from the kitchen of the farmhouse, which this building is attached to. At this time the gable end and dividing wall between this outbuilding and the main house were stabilised with internal breeze block walls.

The physical works proposed to accommodate this conversion are merely a new doorway and window in the gable end wall and also a rooflight on the East elevation facing into the courtyard to match those on this elevation in the house. These elements would be considered to be permitted development in an attached domestic outbuilding.

Planning permission is required for the change of use from annexed accommodation to holiday letting accommodation and therefore an either-or style condition is requested to allow flexibility between the two uses.

The doors and windows will be finished in the Nawton Tower Estate livery colours. The doors will be 'Grey Brown' RAL 7013 and the windows will be 'Oyster White' RAL1013.

Foul drainage will connect to the existing domestic septic tank.

Parking for one car will be provided in place of the existing old kennels and runs on the footings of an earlier garage.

Bat Survey and Structural Survey

As stated above the buildings were recently reroofed and repointed by the Estate and internal breeze block walls have been installed to support the gable wall and to create a better dividing wall between the house and outbuilding. The building is in very good, structurally sound condition and no works are required to aid this conversion other than the additional window and door in the gable end and one rooflight. The building is weatherproof and well pointed and has no openings which would mean that it is suitable for use by either bats or swallows and therefore they will not be affected by this proposal. In light of these comments and the accompanying photographs below I would be grateful if you could confirm that in this instance a bat and structural survey is not required.

View of the Steading from the South looking North.



Western Elevation of proposed conversion attached to the main house



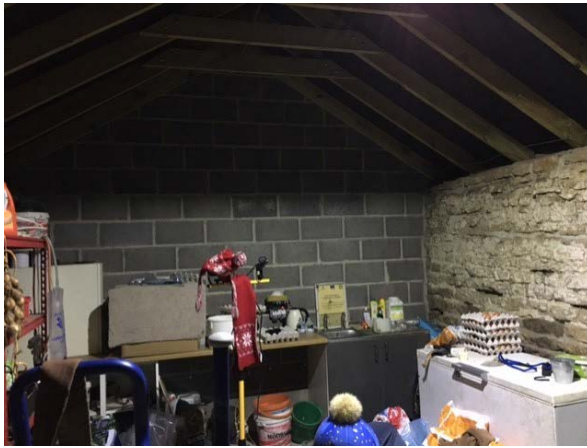
Parking to be provided in place of the dog runs (footings for an earlier garage still exists)



Eastern Elevation



Internal photos showing the condition of the existing walls and roof to be in a good state of repair with no structural works required to carryout the conversion or any detrimental impact on any bat habitat.



NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site HIGH FARM, BEADAM RIGG, POCKLEY

1. Please indicate distance to nearest mains drainage AT LEAST 2 MILES.

2. Number of Occupiers of proposed development:

Full Time

Part Time

2

3. Number of previous occupiers (if applicable) 0

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank



Package Treatment Plant



Cess Pool



If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: *If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
NB: *A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.*

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank _____

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) _____