

Design And Access Statement
For
Proposed Garage Block
At
Rockwood Farm, Gowland Lane,
Scarborough

NYMNPA

21/04/2021

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1.Application Site

The site lies to the North of Scarborough, close to Harwood Dale. It is closely located to the A171 Whitby to Scarborough road. It is situated within the North York Moors National Park.

The site and its immediate context is shown on the submitted Site Location Plan.

The site consists of a detached family home set within a large garden mainly laid to lawns, with a small shed and summerhouse located close to a pond within the garden. The dwelling is constructed from pitched stone with a red clay pantile roof. There is parking situated to the side of the property.

The proposal is to construct a garage block with a storage/play room above to be used by the applicants grandchildren.

2. Planning History

Relevant planning history for the application site is considered to comprise the following application as recorded on the Local Planning Authority online planning database:

App no. 40240044D - RENEWAL OF CONSENT TO SITE 2 CARAVANS FOR AGRICULTURAL USE – Refused

App No. 40240044A - RENEWAL OF CONSENT TO SITE 2 CARAVANS - Approved with Conditions

App No. 40240044C - RENEWAL OF PERMISSION TO SITE 2 CARAVANS - Approved with Conditions

App No. 40240044E- ERECTION OF A DWELLING HOUSE- Refused

App No. 40240044F - SITING OF 2 CARAVANS- Approved with Conditions

App No. 40240044G - ERECTION OF A FARM HOUSE- Approved with Conditions

App No. 40240044L - variation of agricultural occupancy condition (No. 5 of NYM4/024/0044G/PA) to permit occupation in connection with mixed agriculture/coal delivery business operating from Rockwood Farm, Gowlands Lane - Approved with Conditions

App No. 40240044K - certificate of lawfulness for the storage and distribution of coal and associated products

App No. 40240044J - variation of condition 5 of consent NYM4/024/0044G/PA to enable occupation of dwelling without compliance with agricultural occupancy condition – Withdrawn

App No. 40240044H - formation of access and roadways in connection with change of use of agricultural land to touring caravan park (maximum 50) – Refused

Most of the applications above are for business uses on the site. The house was approved in 1984 and only three of the above applications relate directly to the dwelling, the two original applications, one of which was refused and then a further application that was approved. There is an amendment application for one of the conditions of this application, however this was also approved.

3. Description of the Development

The application seeks to secure Householder Planning Consent for a new garage block with storage/play room above.

Consultation with North York Moors National Park Planning Authority has not been undertaken.

The site already has a small wooden shed and a small summerhouse but no existing garaging options for the dwelling. We have sited the block, so the dwelling will screen it from the road with some screening to the rear via the wall and shrubs. The other side will be screened by sheds etc located in the adjacent fuel yard.

The new building will create three garages for the occupants of the dwelling house. The proposal will be constructed from stone to match the existing dwelling with a red clay pantile roof which will also match the existing dwelling.

4. Planning Policy

The North York Moors National Park Authority Local Plan which was adopted in July 2020 outlines the requirements planning applications need to fulfil in order to be approved.

Strategic Policy A states that:

Within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework and where decisions are consistent with National Park statutory purposes:

- 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;*
- 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.*

Where there is an irreconcilable conflict between the statutory purposes the Sandford Principle will be applied and greater weight will be attached to the first purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park. Sustainable development means development which:

- a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment;*
- b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities;*
- c) Protects or enhances natural capital and the ecosystem services they provide;*
- d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; 38 North York Moors National Park Authority Local Plan July 2020 18The National Parks and Access to the Countryside Act, 1949, Section 11A(2), as inserted by Section 62 of the 1995 Environment Act*
- e) Builds resilience to climate change through adaptation to and mitigation of its effects;*
- f) Makes sustainable use of resources, including using previously developed land wherever possible; and*
- g) Does not reduce the quality of soil, air and water in and around the National Park.*

The proposal accords with the above policy in that it provides a garage block for the occupants of the dwelling which is in keeping with the surrounding area. The existing storage is not adequate for a family home and there is no garaging available on the site at all. The new block would give the dwelling a more finished look, with a house of this size a garage block would be expected to be part of the curtilage. The materials utilised in the proposal accord with recommendations within the supplementary design guidance produced by North York Moors National Park Authority.

Policy CO17

The above policy states that: - Householder Development Development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where:

1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape; 140 North York Moors National Park Authority Local Plan July 2020

2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling;

and 3. The development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:

a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension;

and b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

Where permission is granted, future extensions may be controlled by the removal of permitted development rights.

In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

- i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;
- ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling,
- iii. New outbuildings should be located in close proximity to existing buildings;
- iv. If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and
- v. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use. All proposals for residential annexes should also meet the requirements of Policy CO18 Residential Annexes.

The proposal is mainly concerned with the second part of this policy. With regard to i. the building would be incidental to the residential use of the main dwelling. Living in open countryside unfortunately means a car/s are an essential part of life to get shopping, go to work and go to other leisure activities.

- ii. The proposal is subservient to the main building as its ridge line is lower than the dwelling and the footprint of the building is also smaller.
- iii. It is located in close proximity to the dwelling, at the end of the drive.
- iv. & v. Not applicable.

The applicant would like three garages, two to park cars in and the third for a ride on lawn mower and other garden storage ie. furniture etc. The upper floor is to be used as a play room by the grandchildren and some household storage as well.

Supplementary Planning Document Design Guide, Part 2: Extensions and Alterations to Dwellings

With regard to the above document, specifically Section 3.7 Garages and Other Outbuildings, as already discussed, we have located the garage in close proximity to the existing dwelling and it is subservient to the host building. The host building is relatively new compared to other properties in the area, so it is felt that a slightly larger than average garage block would be acceptable in this location.

The materials will compliment the host building. While we feel the addition of the arched doors provides a cart shed look to the building. The stone steps up to the first floor are also a feature of many older barns and outbuildings.

5.Site access

Access to the site will be from the via the current access. There are no proposed changes to this.

6.Conclusions

The application seeks Householder planning permission for a garage block at Rockwood Farm, Gowland Lane, Scarborough.

The proposal has been considered alongside relevant planning policies and guidance. It has been demonstrated that the proposal is in accordance with policies contained within the North York Moors National Park Authority Local Plan Document and the NPPF.

We feel the proposal is sympathetic to both the host site and the surrounding area.

The proposal allows the applicant a suitable building to house his cars and garden equipment with an additional storage/play area.

It is therefore respectfully requested that, for the reasons outlined in this statement, this planning application is granted.