



NYMNP
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PLANNING CONSULTANCY SERVICES

Planning Support Statement

Gowland Lodge, Gowland Lane,
Cloughton, Scarborough YO13 0DU

Single storey rear extension and conversion of existing building to form additional living space.

for Mr M and Mrs B Lunn

June 2021

Version 1.0

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intentionally left blank.*

Planning support statement

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Property and project:

Gowland Lodge, Gowland Lane, Cloughton, Scarborough YO13 0DU

Single storey rear extension and conversion of existing building to form additional living space.

Registration of revisions

Rev/ version no.	Date	Amendment details	Revision prepared by

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1 Introduction

This report has been commissioned by the applicants Mr M and Mrs B Lunn and relates to the area outlined in red on the attached location plan. The statement is to be read and fully considered as a supporting document in conjunction with the accompanying householder planning application.

The applicants have instructed for the planning application to be submitted for the construction of a single storey rear extension and conversion of existing building to form additional living space.

The application site falls under the jurisdiction of the North York Moors National Park for planning control.

2 Purpose of the statement

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3 Relevant planning history

According to the Council's online planning record, the site has two previous planning applications made as follows:

40240092 – Change of use of smallholding to a riding holiday centre, approved with conditions 07-03-1984

40240092A – Extension to dwelling for bedrooms and games rooms, approved with conditions 08-02-1985

4 Proposal

Site context and location

The application site falls within the parish of Cloughton, although located 2.8 miles (by road) to the north of the village of Cloughton. The property is a detached residential dwelling with the main living accommodation single storey and a two-storey building linked to the rear with a number of other outbuildings.

The property is in a remote location, with a neighbouring property immediately to the North.

In a wider landscape context, the site is 6.3 miles north of Scarborough and 13.2 miles south of Whitby. The site is located on Gowland Lane, which is off the main A171 Scarborough to Whitby road which runs parallel to the east coast.

The area is characterised as coastal plateau, the property is surrounded by rough pasture and grassland with clusters of gorse and shelter belts of young and mature trees. Traditional stone walls and hedgerows are predominant features used to define boundaries and enclose fields.

The site is in Flood Zone 1, the lowest risk of surface water and river flooding. There are no known Tree Preservation Orders (TPO's) or listed building in close proximity.

The proposal

The householder planning application seeks to obtain approval for a modest single storey rear extension and conversion of an existing two storey building; attached to the dwelling; to form additional living space.

Amenity

There are no reasons why existing uses on and around the site or the neighbouring site to the north would be affected by the proposal. Appropriate separation distance and site boundaries would be retained.

Given the separation distance between the property and land of the immediate neighbours and the fact that there is no change in building heights, the proposal will not give rise to overlooking, overshadowing, noise or any disturbance impact.

5 National planning policy consideration

National Planning Policy Framework (NPPF) (2019)

National planning policy is set out in the National Planning Policy Framework (NPPF) with the most recent version published in February 2019, superseding previous versions published in July 2018 and March 2012. This provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.

To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

Paragraph 8 of the NPPF advises that there are three objectives to sustainable development: economic, social and environmental. The key to providing sustainable development is to ensure that all three are considered within planning decisions and plan making.

Paragraph 9 of the NPPF states that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but these should take into account local circumstances which reflect the character, needs and opportunities of each area.

Paragraph 10 of the NPPF advises that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, and it is pursued in a positive way.

Paragraph 11 goes on to state in decision-taking, local planning authorities should approve development proposals that accord with an up-to-date development plan without delay or where there are no relevant development plan policies, any adverse impacts would significantly and demonstrably be outweighed by the benefits.

6 Conclusion

A key objective of planning is to bring forward development that is appropriate and in the right place. This is made clear in the National Planning Policy Framework (NPPF), which states that there should be a presumption in favour of sustainable development.

The scale and design of the proposals has been carefully designed to respond to the character of the host building and local area. The proposal will not result in adverse impacts on the neighbouring occupiers, nor will it result in the loss of privacy.

Accordingly, the proposal complies with national and local planning policy, and it is respectfully asked that it be granted planning permission.

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