

NYMNPA

06/09/2021

SUPPORTING PLANNING STATEMENT

2 Prospect Field, Hawsker

Summary of the Development – Conversion of outbuilding to 1 bed holiday let/family annexe (dual use) at 2 Prospect Field, Hawsker for J N Tindall.

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying householder planning application. In summary, it provides a structured way of describing the development proposal.

Site

2 Prospect Field is situated in the small settlement of High Hawsker just off the A171 and B1447 coastal road to Robin Hoods Bay. The location is close to the junction with the main road which provides good access to the application site. The property is occupied as a principle residence dwelling meaning that it is occupied on a permanent residential basis rather than as a second home.

The property is a semi-detached dwelling with front, side and rear gardens together with a large (underused) outbuilding. It is the outbuilding that forms the subject of this planning application and will remain in the same ownership as 2 Prospect Field. The building is of a coursed aggregate under a pantile roof and has an angled wall at the north eastern corner on account of the land ownership boundary which creates an almost triangular shape plot.

The site is bound by neighbouring properties to the north, south and east with the B1477 and Prospect Field Road(s) between properties.

All in all, the site lies in a key and sustainable location to support the proposed use and together with the economies of Whitby and the surrounding coastal villages of Hawsker, Stainsacre, and Robin Hoods Bay and local businesses in and around the National Park which are within easy reach.

The site benefits from good access links and accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.

The site lies within the NY Moors National Park for planning jurisdiction.

The application will now predominantly focus on the outbuilding situated to the east side of the host building.

2 Prospect Field, Hawsker does not benefit from any previous planning history.

Proposal

The circumstances of the family have recently changed and there is a need to support an elderly relative who is residing at 2 Prospect Field. With this in mind, the applicants are looking at future options that would allow them to make use of the outbuilding to support their relatively i.e. annexe accommodation and in the medium to long term have the flexibility/fallback to use the same accommodation as a holiday let i.e. economic use.

In all cases the accommodation will remain under the control of the occupier of the main house and will be for private use by the applicants for purposes incidental to the enjoyment of the dwellinghouse i.e. in order to support their relative.

Amount

The building is of an adequate size and lends itself to the type of accommodation and use that is proposed without harm to the occupiers of the main house. The scheme proposes a modest level of accommodation (1 bed) appropriate for future users without necessarily pinching from the garden and/or amenity for occupiers of the host building.

Layout

The layout of the site will remain unchanged. The drive between the house and outbuilding will act as a useful transitional area for functionality purposes.

Post construction there will be ample amenity space for the day to day functioning of the property.

Scale

The building is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings.

Appearance

The design and appearance are reflective of the form and character of the building and provides for essential functional requirements of the proposed intended use(s).

The proposal has a simple yet traditional appearance with a traditional pitched roof. All materials will match that of the existing building.

The garage door is to be removed and the opening blocked-up to create useful inside wall space i.e. a blank elevation. Other than the change of a window in the side elevation (south) being changed to accommodate a set of patio doors there are no other changes proposed.

Access

Access is gained by a private drive and there is ample parking and manoeuvring for up to 4 vehicles to leave the site in a forward gear.

Access serving the property and the nearby road network will remain unaffected by the proposed development.

Conclusion

The development is sympathetic to the character and appearance of the host building and reflects a standard of design like the host dwelling.

All in all, the development is subservient in scale, height, form, massing and position so as not to detract from the character and form of the original dwelling or its setting in the streetscene. Nor does the development detract from the amenity of neighbouring occupiers.

The proposal would enable use of the building to take on a dual use function:

- To be used as annexe accommodation in the short term to support an elderly relative.
- To be let as holiday accommodation in the medium to long term.

Only one of the above uses would be able to take place at any one time and will function alongside the dwelling known as 2 Prospect Field, Hawsker.

Being able to make use of a part of the building for these purposes will provide a small contribution to the economic, social and environmental conditions of the area without harming the National Park's special qualities or the amenity of neighbouring residents.

The building is located within an existing group of buildings that have a close physical and visual relationship to each other and includes an existing residential unit within the group which will act as the central hub and is from where the site will be appropriately managed.

All of the above uses will remain ancillary to the main dwelling and within the control of the applicant where there is ample amenity and parking for existing and proposed users.

Taking the above into account the development is therefore aligned with **Policy CO17** (Householder Development), **CO18** (Annexes) and **UE4** (New Holiday Accommodation within Residential Curtilages) of the NYM Local Plan and Part 2 of the NYM Design Guide. Additionally, the development does not adversely affect the residential amenity of neighbouring occupiers across the development or result in inadequate levels of amenity for the existing dwelling.

Up to date photographs



Fig 1. – House and outbuilding at 2 Prospect Field, Hawsker.



Fig 2. – Building conversion.



Fig 3. – Front and side elevation.

