

NYM/2021/ENR/18059

1 Railway Cottages
Sneaton Lane
Ruswarp
Whitby
NY40VKS
YO22 5HL

NYMNP
28/09/2021

24/7/21

Dear Madam/Sir

Re: Re - Replacement Planning Application for Conservatory for
1 Railway Cottages, Sneaton Lane, Ruswarp, Whitby

Please find enclosed application, cheque & all relevant documentation
relating to the above the original & in triplicate for your attention.

Please confirm receipt by either letter or email

(All lowercase)

Yours sincerely

Denise Ritchie



**North York Moors
National Park
Authority**

Tom Hind
Chief Executive

Denise Ritchie
via email:

Your ref:

Our ref: NYM\2021\ENQ\18059

Date: 20 August 2021

NYMNPA
28/09/2021

Dear Ms Ritchie

Pre application advice for replacement conservatory at 1 Railway Cottages, Sneaton Lane, Ruswarp

Thank you for your enquiry received at the National Park Office on 12 August 2021, regarding the above.

I have since taken the opportunity to assess your proposal and would confirm that planning permission is required for the construction of a replacement conservatory. Unfortunately, the Town and Country Planning (General Permitted Development) Order 2015 does not allow for extensions or alterations at the side of a property if it is located in a National Park.

Having regard to the proposed material, although the Authority encourages the use of timber because it is a higher quality, more sustainable and traditional building material, I understand the main dwelling has uPVC framed windows. In the wider context, albeit a traditional property, it is not located within a conservation area and is set within a streetscene of mixed uses and building styles. Consequently, it is my informal Officer opinion that a well detailed uPVC framed conservatory is likely to receive Officer support. However, on account of the fact the property is in a prominent location and the gable elevation is highly visible, I would recommend that consideration is given to the use of a darker colour for the framework (i.e. off white or grey) which can off-set the impact of a conservatory. In some cases, applicants use a dark grey framework for glazed roof details in extensions (maintaining white window frames to match the main building) and this can help to ensure the roof structure is less prominent and does not dominate the elevation. I would also recommend that decorative finials and roof detailing is omitted from the design.

I hope the above information is of assistance to you and trust you appreciate that this letter is an expression of informal Officer opinion only, given without prejudice to any decision the Authority may issue following the consideration of a formal planning application. The cost of a householder application is £206 and further details about how to apply are included in the 'notes' section at the foot of this letter.

Yours sincerely

H. Stephenson

Mrs Helen Stephenson
Planning Officer

Normal Working Hours: Tuesday to Friday, 9am - 5pm.

Working together to sustain the landscape and life of the
North York Moors for both present and future generations to enjoy

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
01439 772700 general@northyorkmoors.org.uk
planning@northyorkmoors.org.uk northyorkmoors.org.uk



Notes:

1. Whilst the documentation submitted is acceptable for pre-application purposes, the details may not meet national and local validation requirements when submitting a planning application. As such, you may wish to consider contacting the Planning Administration Officer; Mrs Wendy Strangeway to seek further advice.
2. The relevant planning application forms and guidance notes are available to download from the Authority's website or paper copies are available upon request from the Planning Administration Team. Alternatively, an online application can be made via the Planning Portal website.
3. Useful links:

NYM Local Plan 2020:

<https://www.northyorkmoors.org.uk/planning/framework/Local-Plan-FINAL-Web-July-2020.pdf>

Supplementary Planning Documents (containing links to Parts 1 to 5 of the Design Guide):

<https://www.northyorkmoors.org.uk/planning/framework/spds>

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Miss Halliday
c/o Birch Joinery
Unit 9 Enterprise Way
Whitby Business Park
Whitby, North Yorkshire
YO22 4NH

NYMNPA

28/09/2021

The above named Authority being the Planning Authority for the purposes of your application dated 14 April 2000, in respect of proposed development for the purposes of erection of a conservatory at 1 Railway Cottage, Sneaton Lane, Ruswarp have considered your said application and have granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Office on the 4 July 2000.
3. All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building.
4. All new window frames, glazing bars and external door frames shall be of timber construction, white painted and thereafter be so maintained.

Reasons for conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act, 1990.
2. To avoid doubt.
- 3 & 4. The local planning authority is anxious to ensure that the materials used will be in character with the materials in general use in the area.

V A Dilcock .

Please Note

In your own interests your attention is particularly drawn to the conditions under which approval has been given to your proposals.

Failure to comply fully with the conditions could lead to enforcement action resulting in work already done being demolished or prosecution in Magistrates' Court.

Date . . . 14 JUL 2000 . . .

olves the applicant from the necessity of obtaining the approval, under those area the site of the proposed Development is situated; or of acts, orders, regulations and statutory provisions in force; and no part commenced until such further approval has been obtained.

OF APPEAL SEE OVERLEAF

ANDERSON
JOINERS & BUILDERS
01723 360072
Est 1840

Mrs D, Ritchie
1 Railway Cottages
Ruswarp

19/05/21

Please find enclosed estimate as required

NYMNPA

28/09/2021

Supply and install :-

Ref :- Conservatory

All work to be carried out as agreed

- 1, Remove old conservatory down to ground level
- 2, Rebuild new brick work
- 3, Install new conservatory Accoya frame work
- 4, Install "A" rated toughened 28mm units
- 5, Install new roof
- 6, Change flashings for stepped flashing
- 7, Clean up site

Yours Faithfully

Pete Hall

Web : www.andersonjoiners.co.uk

Email : _____

Mob : _____

JB Anderson joiners

01723 360072
15 YEARS OF COMPANY SERVICE

NYMNPA
 28/09/2021

Graham Electrical Solutions 7 Tidkin Lane, Guisborough TS14 8BX Mob: Tel: Email:	QUOTE QUOTE NO: RC16/0621 DATE: 16 th June 2021
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To: 1 Railway Cottage, Ruswarp, Whitby, YO22 5HL	For: Conservatory Electrics
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Description	Amount
<p><u>1 Railway Cottage, Whitby, YO22 5HL</u></p> <p>To disconnect existing electric system in the conservatory and make safe to the above address. To rewire the conservatory like for like.</p> <p>To supply and install the following materials: 1 x Consumer Unit 4 x Double Sockets 2 x Internal Lights and Switches 1 x External Double Socket</p> <p>The rewire would consist of making electrics safe and first fix of cables etc. Second fix to install the above. All circuits to be RCCD protected and tested and certified to the 18th Edition Regulations.</p>	



NYMNP
28/10/2021

**FLOOD RISK
ASSESSMENT FOR A
PROPOSED
REPLACEMENT
CONSERVATORY AT
NO. 1 RAILWAY
COTTAGES, RUSWARP,
NORTH YORKSHIRE**

**PROJECT NO.
JAG/AD/JF/46413-RP001**

OCTOBER 2021

Issuing Office

341 Beverley Road
HULL
HU5 1LD

Telephone:

Email:

Website: www.alanwood.co.uk

**FLOOD RISK ASSESSMENT FOR A PROPOSED REPLACEMENT
CONSERVATORY AT NO. 1 RAILWAY COTTAGES, RUSWARP, NORTH
YORKSHIRE**

Prepared by: A Dunn

Signed:

Date: 22nd October 2021

Approved by: J Gibson, MEng (Hons), CEng, CWEM MCIWEM
Civil Engineering Director

Signed:

Date: 22nd October 2021

Issue	Revision	Revised by	Approved by	Revised Date

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of third Parties) Act 1999.
The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

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1.0 INTRODUCTION

1.1 **Background**

1.1.1 Alan Wood & Partners were commissioned by Mrs D Ritchie to prepare a Flood Risk Assessment for the proposed construction of a replacement conservatory at No. 1 Railway Cottages, Ruswarp, North Yorkshire in support of an application for planning consent.

1.1.2 A Flood Risk Assessment (FRA) for the proposed development is required to assess the development's risk from flooding.

2.0 EXISTING SITE DESCRIPTION

2.1 Location

- 2.1.1 The proposed development site is located approximately at No. 1 Railway Cottages, Sneaton Lane, Ruswarp, North Yorkshire.
- 2.1.2 The property lies on the northern side of Sneaton Lane, to the south of the railway lines.
- 2.1.3 The conservatory is to be located in its' former position adjacent to the western wall of the property.
- 2.1.4 An aerial photograph is included in Figure 1 below, which shows the location of the development.

Figure 1: Aerial Photograph



- 2.1.5 The Ordnance Survey grid reference for the development location is approximately 488935, 509020.

3.0 PROPOSED DEVELOPMENT

3.1 **The Proposed Development**

3.1.1 The development involves the replacement of the former conservatory, which was damaged by vehicle impact and has been demolished.

3.1.2 The new conservatory will be constructed utilising the existing foundations and floor slab and will be of the same plan area as the former conservatory and therefore does not increase the existing impermeable area.

3.2 **Flood Risk**

3.2.1 In terms of flood risk vulnerability, the construction of a conservatory to a residential property is classed as 'Minor Development'.

3.2.2 In terms of flood zone compatibility, the construction of 'Minor Development' is considered to be appropriate in Flood Zone 1, Flood Zone 2 or Flood Zone 3a.

3.2.3 A 'Street View' of the property showing the original conservatory prior to demolition is included in Figure 2 below for information purposes.

Figure 2: Street View



4.0 DRAINAGE ASSESSMENT

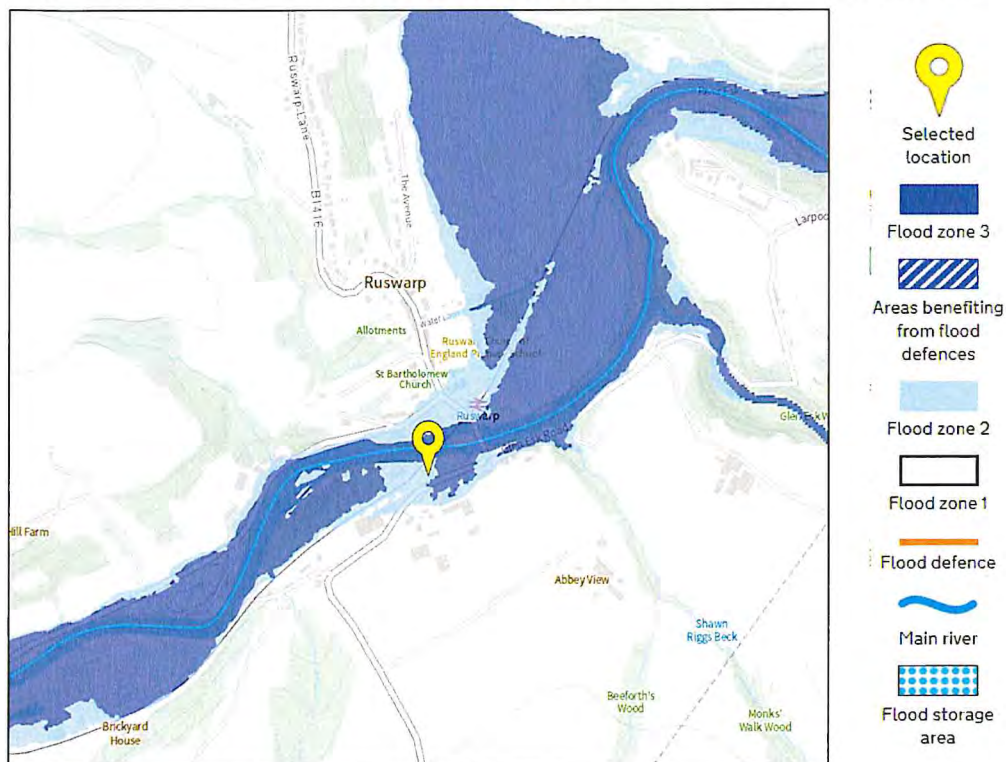
- 4.1 The new conservatory will have the same plan area as the original conservatory and will consequently not increase the former rate of surface water run-off.
- 4.2 The development will consequently not have any impact on the drainage network and will not increase the risk of flooding to other parties.

5.0 FLOOD RISK ASSESSMENT

5.1 Flood Zone

- 5.1.1 A copy of the Environment Agency Flood Map for Planning is included in Figure 3 below, which identifies the development site to be located within an area designated as Flood Zone 2, (medium probability of flooding), comprising land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding or between a 1 in 200 and 1 in 1000 annual probably of sea flooding in any year.

Figure 3: Environment Agency Flood map for planning dated October 2021



5.2 Fluvial Flooding

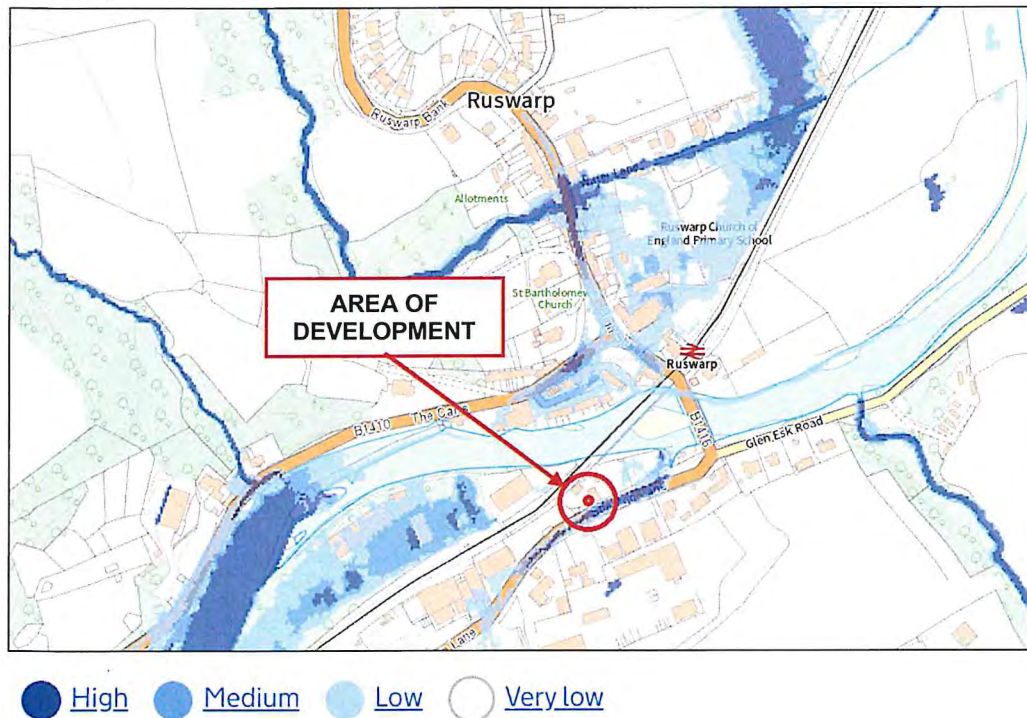
- 5.2.1 The River Esk is situated to the north of the development and lies approximately 40m from the development.
- 5.2.2 The area of the development is shown to be at risk from flooding in the event that the River Esk overtops its' banks during an extreme rainfall event.

5.2.3 The northern boundary of No. 1 Railway Cottages is shown to lie at the outer extent of flooding and consequently it is not envisaged that the development would be affected by any significant depth of flood waters during such an event.

5.3 Surface Water Flooding

5.3.1 A copy of the Environment Agency map showing the extent of flooding from surface water is included in Figure 4 below.

Figure 4: Environment Agency map dated October 2021 showing the extent of flooding from surface water

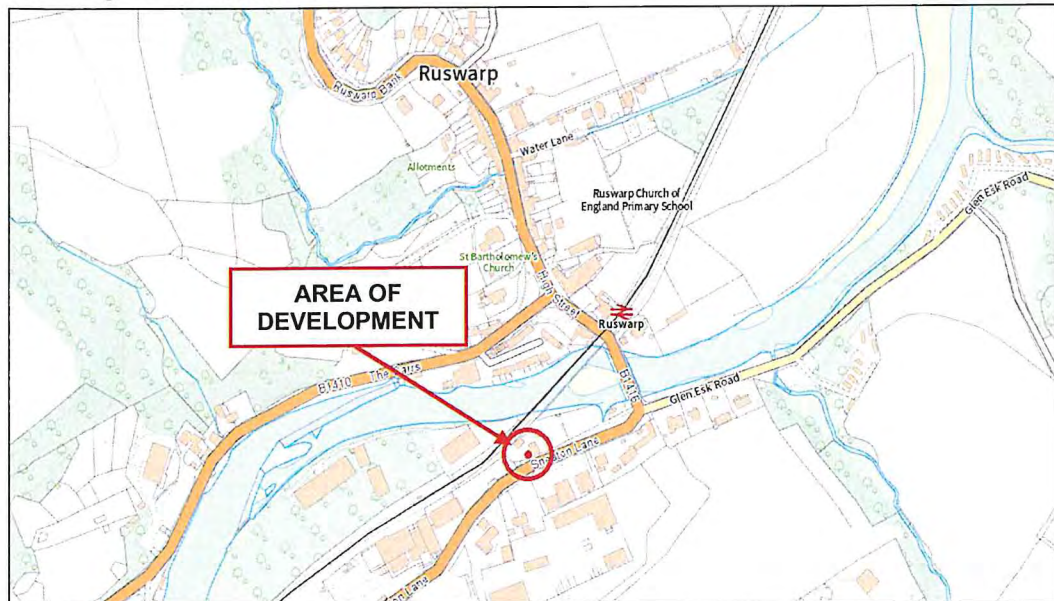


5.3.2 The map shows that the development lies in an area which is considered to be at 'very low risk' from surface water flooding.

5.4 Flooding from Reservoirs, Canals and Other Artificial Sources

5.4.1 A copy of the map produced by the Environment Agency showing the extent of flooding from reservoirs is included in Figure 5 below.

Figure 5: Environment Agency map dated October 2021 showing the extent of flooding from reservoirs



● Maximum extent of flooding

5.4.2 The map shows that the development site is not considered to be at risk from reservoir flooding.

6.0 FLOOD MITIGATION MEASURES

- 6.1 For new developments shown to be at risk of flooding, the normal requirement is to elevate the floor of the development above the predicted flood level.
- 6.2 However, as the floor slab of the original conservatory is to be retained and suitable access through to the property needs to be maintained, this will not be an option.
- 6.3 Should a flood situation occur, the traditional seals on the external door should prevent an ingress of flood water, although minor seepage may occur.
- 6.4 As the conservatory will be constructed from flood resilient materials, the conservatory should not suffer any material damage should such flooding occur.
- 6.5 However, any electrical apparatus or other flood sensitive equipment should be elevated to a minimum of 900mm above floor level to prevent flood damage to the apparatus.
- 6.6 The property should subscribe to the Environment Agency's 'Flood Direct' Warning System which will ensure the occupants are made aware of any imminent flood situation.
- 6.7 This will allow time for any flood sensitive materials to be removed and temporarily located at first floor level within the property to prevent flood damage.
- 6.8 It is considered that no other specific flood mitigation measures are necessary in respect of the proposed development.

7.0 SUMMARY

- 7.1 The report has been prepared to assess the flood risk implications for a proposed replacement conservatory at No. 1 Railway Cottages, Ruswarp, North Yorkshire.
- 7.2 The site falls in Flood Zone 2 (medium probability of flooding) on the Environment Agency maps.
- 7.3 In terms of flood risk vulnerability, the proposals are classed as 'Minor Development' which is considered appropriate in Flood Zone 2.
- 7.4 The primary risk to the site is from fluvial flooding from the River Esk resulting from the river defences being overtopped during an extreme flood event.
- 7.5 Flood mitigation measures are proposed, which we consider will reduce the risk from this event down to an acceptable level.
- 7.6 The primary focus for flood risk assessment is to protect life, and then consideration should be given to buildings, contents, operation and re-use.
- 7.7 Overall, this report demonstrates that the flood risk to the proposed replacement conservatory is reasonable and acceptable.

Alan Wood & Partners

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