

The proposed development will require the removal of an existing asbestos sheet nissen hut which is currently used for storage. The proposed replacement structure will be a timber cabin which will make use of the current concrete base as a foundation pad. The cabin will be used as ancillary accommodation to 10 The Cliff.

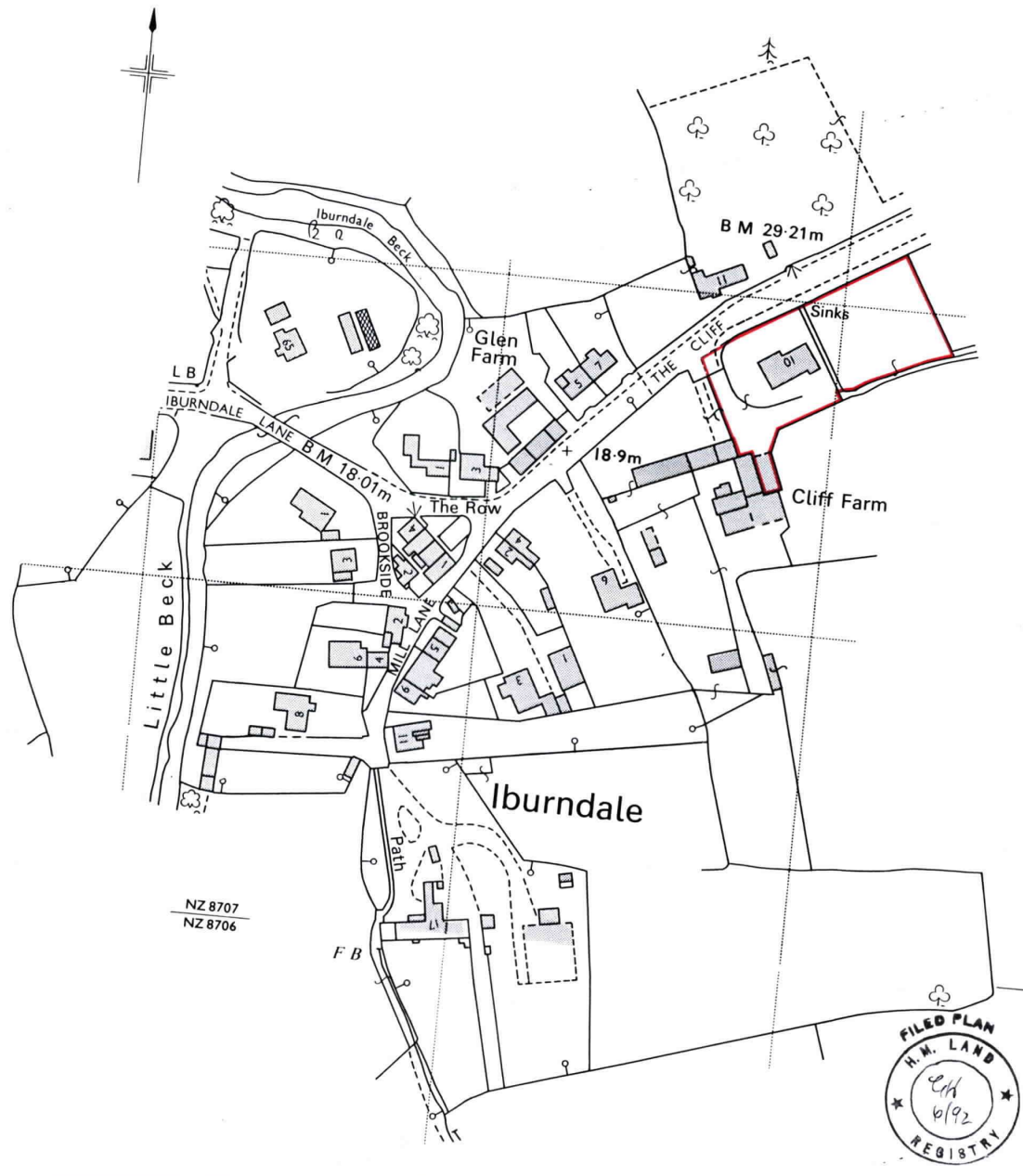
Policy UE2 is supportive of a range of small-scale holiday accommodation, favouring small units of high-quality design (i.e., pods, yurts, cabins, chalets, caravans and motorhomes). The pre application process has helped inform the design to one that is not only of high quality, but that is also in keeping with the local vernacular design, i.e., pitched roof with vertical cladding. In the open countryside, the policy advises that developments will be permitted provided it is not isolated from an existing business or residential unit from which the site can be managed. The main residence of 10 The Cliff is 20m away and the owners will manage and maintain this development.

The cabin will be set circa 30m from the road and has a degree of both natural screening and also topographical screening from the neighbouring holiday accommodation which is adjacent to the development. Appendix 7 sets out where additional screening will be incorporated using native species such as hawthorn and holly. Mature species such as birch and rowan will also be planted to add height where needed. Planting in close proximity to the development site will begin once the current nissen hut is removed and the cabin has been constructed so as to not damage vegetation during this process. However, screening has already been planted in other areas. It is envisaged that the new smaller development (building footprint 27m²) will enhance the wider landscape rather than be detracting.

The plot currently adjoins neighbouring land of which their holiday accommodation development is as close to number 10 The Cliff as the proposed development will be to the neighbour's main residence. It is noted that the neighbours have a right of access over the land in front of the proposed development as illustrated in Appendix 4. This access will not be impeded. The current asbestos nissen hut does not currently have a fence protecting it from stock, albeit there historically used to be one. It is proposed that a retaining wall will be built given the slope of the neighbouring field and that the boundary is hedged and or fenced to both screen the area and protect the neighbour's privacy.

10 The Cliffs main residence currently has enough parking in the driveway for 3 cars with adequate room to turn vehicles. 10 The Cliff also has a separate access to the cabin location and there is also on street parking available (see Appendix 4). Minimal external lighting will be required and it is envisaged that a PIR sensor LED light will be sufficient in addition to the main houses external lighting.

H.M. LAND REGISTRY		TITLE NUMBER	
		NYK110409	
ORDNANCE SURVEY PLAN REFERENCE	NZ 8707	SECTION B	Scale 1/1250 Enlarged from 1/2500
COUNTY	NORTH YORKSHIRE	DISTRICT	SCARBOROUGH
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10/12/2021

Existing Structure - Asbestos Nissen Hut



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