

Design And Access/Heritage Statement
For
Proposed Conversion of Store to Kitchen
and Small Storage Shed
At
Raincliffe Barn, Throxenby,
Scarborough

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1.Application Site

The site lies to the North of Scarborough, Newby and East Ayton. It is closely located to the A170 Pickering 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 semi-detached barn conversion set within a large garden mainly laid to lawns, with a small shed within the garden. The dwelling is constructed from stone with a red clay pantile roof. There is parking situated to the side of the property.

The proposal is to create a new kitchen in the storage space by glazing the openings. The proposal also includes a small storage shed.

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:

NYM/2021/0349/LB- listed building consent- Application Withdrawn

NYM/2011/0299/FL- erection of garden shed- Approved with Conditions

NYM/2008/0357/LB- listed building consent for revisions to doors, windows and internal layout to NYM/2004/0397/LB- Listed Building Consent Granted

NYM/2008/0356/FL- change of use and alterations to farm buildings to create a dwelling with associated workspace (revised scheme to NYM4/018/3010B/Pa to regularise development as built)- Approved with Condition

The Barn was approved for conversion in 2008 with some minor amendments to this application. A shed was approved in 2011 to provide storage for garden tools etc.

3. Description of the Development

The application seeks to secure Householder Planning Consent for works to a listed building, to create a new kitchen area and provide a new storage shed.

Consultation with North York Moors National Park Planning Authority has been undertaken. Enquiry No. NYM/2021/ENQ/18001, deals with the query. The officer was Mrs Jill Bastow and her advice regarding the glazing the openings to create the kitchen area was generally positive. The additional storage shed has already been started by a previous owner of the property and the applicant seeks to put a roof over the existing structure supported on timber columns. Mrs Bastow was not keen to support this part of the application.

The new glazing to the openings, will be set into the reveals as far as is practically possible. The opening to the eastern side, will be partially blocked up with a pair of fixed timber doors to match the style of doors on the adjacent garage, with the top part being glazed to allow as much natural light into the kitchen. Again, this glazing will be set back in order to reduce the reflection of light.

The applicant would also like to change the colour of the doors and windows to Farrow and Balls French Grey.

The store, as already mentioned, has already been started by a previous owner, and will only need the roof structure adding to it. This will provide storage for the items currently housed within the existing store.

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 the applicant with a new kitchen area that will be more usable than the existing kitchen. It allows the applicant to have an open kitchen dining area and creates another sitting room for the dwelling.

The store would provide the applicant with the additional storage required.

Policy CO17

The above policy states that: - Householder 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.

The proposal is in accord with this policy. The design and detailing of the timber windows and doors will match the existing doors and windows.

The amenity of the neighbours will not be affected by the changes, as it is well screened from the adjacent property.

The colour change will actually help the proposal to blend into its surroundings. The current light blue colour is very obvious from the surrounding area and can be seen for some considerable distance. A darker colour would help the openings look more like traditional farm openings in a barn, rather than the very domestic looking blue.

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

With regard to the above document, the alterations are quite minimal as the proposal does not involve increasing the size of the building. The doors and windows will be made of timber and will reflect the style already used in the property. Windows will be set into the reveals as far as is possible to reduce the overall impact of the glazing.

The store again uses materials already on site and is well screened from the road and other viewpoints around the area.

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 works to a Listed Building for conversion of store to kitchen and a small storage shed at Raincliffe Barn, Throxenby, 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, Supplementary Guidance and the NPPF.

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

The proposal allows the applicant to have a more modern home without compromising on storage.

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