

JANUARY 2022
GEF/DAS.02

Design and Access Statement

for

Proposed Development at:

**Green End Farm
Green End
Goathland
North Yorkshire. YO22 5LQ**

A. Introduction

This Planning Application is for the Change of Use of an attached, domestic annex to provide a part-time holiday cottage as well as continued use as a guest annex, ancillary to the host dwelling.

B. The Existing House and its Location

Green End consists of a small cluster of properties and agricultural holdings accessed down a single track, unclassified adopted road, off the C83 Beck Hole Road.

Green End Farm, the last property on the lane, consists of a single dwelling together with an attached annex and two detached holiday let units, converted from former barns under Planning Approval reference NYM/2018/0536/FL, dated 29th March 2019.

C. The Proposal

The applicants developed this property to provide their principal place of residence, as well as an income / business opportunity with the development of the barn to provide quality holiday accommodation.

To attain the private accommodation required, the existing farmhouse was refurbished, altered and partially extended to provide the applicant's home, with attached ancillary stables converted to residential use.

During the course of the Planning Application process that led to Approval ref. NYM/2018/0536/FL, the classification of the attached stables was discussed. The stables have been converted to residential accommodation and comprise an open plan living / dining / kitchen space, one bedroom and a bathroom. While this accommodation is linked to the main house internally, it also has its own, independent entrance door. Essentially, therefore, these stables form an attached annex to the host dwelling.

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It was agreed with Helen Stephenson (née Webster) while completing the original application forms (the application subsequently approved under ref. NYM/2018/0536/FL) that the holiday cottage that was actually attached to the main farm house would be referred to as an annex to the house, as it would be used at times as annexed guest accommodation and at other times as a holiday let. This was discussed a number of times during the course of the application process and indeed led to a last minute amendment to the Design and Access Statement to clarify the position. This can be seen on page 3 of the previous application's document "GEF-DAS-01-B - DESIGN AND ACCESS STATEMENT Revision B.pdf", under sub-section "Main House and Linked Stales / Workshop" item 3. The amended text was highlighted at the time in red for clarity.

This annex was intended by the Applicants to be usable as guest accommodation, hence its internal connecting door. In parallel to this private use, the Applicant's also intended to be able to let the annex as an independent holiday cottage.

The Applicants have registered the detached Barns 1 and 2 (respectively known as "The Cow Barn" and "The Sheep Shed") with NYMNP for Business Rates. The attached annex (known as "The Stables") has not been registered for Business Rates, on the understanding that its lettable use is limited to a maximum accrued total of 144 days per annum. This is consistent with the Applicants intentions for the annex, which is largely only required in peak season holiday times, when demand is higher and a need for more diversified accommodation is needed within the park.

The proposal subject to this current Householder Planning Application seeks to formalise this split purpose arrangement.

D. The Design Process

1. **Design:**

No physical alterations are required to enable this, moreover none were carried out subsequent to the Approval ref. NYM/2018/0536/FL on the basis that the approved scheme comprised the annex in its current form, with internal connecting access and its own independent entrance.

2. **Use:**

It is proposed that the use of the annex be both as private, guest accommodation ancillary to the host dwelling, while also being usable as an independent holiday let.

3. **Scale:**

As no physical alterations are required to enable this proposal, the scale of the proposals remains unchanged from that of Planning Approval ref. NYM/2018/0536/FL.

4. **Materials:**

As no physical alterations are required to enable this proposal, the materials of the proposals remain unchanged from that of Planning Approval ref. NYM/2018/0536/FL.

5. **Landscaping:**

As this Application relates to matters of "use", there are no landscaping implications.

E. Access

Access to / from and within the annex remain unchanged from the Planning Approval ref. NYM/2018/0536/FL.

F. Sustainability & Ecology

As this Application relates to matters of “use”, there are no implications on sustainability or ecology issues.

G. Pre-Application Advice

A letter received from the Local Planning Authority under reference NYM\2021\ENQ\17881, dated 27th September 2021 and penned by Miss. Hannah Thompson, references the annex and split use, being used “as a potential holiday let on occasion”. In her letter Miss. Thompson advises:

“Having spoken with the Planning Officer who dealt with the original application regarding this matter, I would advise that it would be best to submit an application for the use of this annex area for holiday letting in addition to family annex use, in order to regularise.”

H. Conclusion

Green End Farm enjoys a stunning location in the National Park, with opportunities for stunning views, and in the midst of countryside with ample opportunity for leisure pastimes. The existing buildings have been developed with an exceptional quality of build and together form a very attractive and tranquil environment in which to live or to holiday.

The Applicants property provides quality holiday accommodation for those wishing to visit and explore the Park, bringing with it all the local economic and social benefits that the tourism industry generates.

Much time and effort has been spent developing this scheme, in open and collaborative discussion with the LPA to develop a proposal that is appropriate to the site, sympathetic to the heritage of the buildings, considerate to the nearby adjoining owners and, above all, contributory to the quality and character of the National Park.

The “occasional” use of the smaller annex as an independent holiday cottage provides further accommodation to the tourism portfolio without any negative impact on the property of the surrounding local area.

It is hoped that the proposals will therefore gain the support of the Local Planning Authority.