
Supporting Statement

for proposed works at:
2 Seafeld House,
Whitby Road,
Robin Hoods Bay,
YO22 4PB

client:
Mr & Mrs Hall

NYMNPA

15/06/2022

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THE PROPOSAL

This proposal is for the conversion and extension of existing outbuildings into habitable accommodation, creation of an independent holiday letting unit from existing internal letting rooms within a dwelling, addition of external insulation, erection of a detached garage, re-arrangement of existing car parking.

ASSESSMENT OF THE SITE'S IMMEDIATE AND WIDER CONTEXT

The site is located on the northern edge of the developed limits of Robin Hoods Bay and outside the Conservation Area boundary but still within a residential area. Pedestrian and vehicular access is taken off Whitby Road along the northern edge of the site with internal car parking for five cars.

The property consists of a mainly two storey house with a third storey (attic space) over approximately one third of the footprint planned in a linear pattern as a continuation of the adjoining property, number 1 Seafield House.

There is a range of redundant, single storey outbuildings set towards the south and at right angles to the house with gardens and a grass paddock to the south and west of the buildings.

The house was built around 150 years ago, probably in several phases evidenced by the variety of wall thicknesses and entrance door openings to accommodate more than a single dwelling with outbuildings used to house small animals and general storage. The house has been the subject of various internal alterations and the original external stonework to the walls has been mainly covered by render.

The house and outbuildings are not listed as being of architectural or historic value and they are not marked as being of local interest.

To the west of the site is an open field which will potentially be developed for social housing (subject to planning permission).

To the south is a public car park set along the route of the former railway line. There are dwellings located to the north and east at the other side of Whitby Road.

PLANNING HISTORY

There is no planning history logged for the site.

RELEVANT PLANNING POLICIES

- **Local Plan Policies -**
Relevant policies contained in the adopted Local Plan are:
Strategic Policy B
Strategic Policy C
Strategic Policy J
UE1 – Location of Tourism and Recreation Development
ENV4 – Dark Night Skies
Policy CO17 Householder Development
Parts 1 and 2 Design Guide Supplementary Planning Document
- **National and Regional Policies –**

National Planning Policy Framework (NPPF) paragraph 84 under 'Supporting a Prosperous Rural Economy'

EVALUATION

The property was bought by the Applicants within the last two years with a view to carrying out much needed improvements and modernisation works including the conversion and extension of the outbuildings into habitable accommodation.

The current internal layout of the house is effectively divided into two properties with joining internal doors. It was previously occupied by two groups within the same family and was also rented out at some point. The two sections contain separate electricity and telephone supplies. Part of this proposal is to re-arrange the internal spaces to allow for the holiday let element to have its own external entrance with separation of the internal circulation spaces. This will provide a greater degree of privacy and freedom of movement for both the Applicants and their visiting holiday makers. In order to formalise the separation of the house from the holiday let a Change of Use is being sought as part of this application.

The North York Moors National Park is heavily reliant upon sustaining a healthy and prosperous tourism trade which is the most important income generating industry across the Park. The local planning authority recognises the need to be more supportive of tourist related uses and encourages current tourist operators in their desire to maintain and build on existing tourism based developments – as required by guidance contained in the NPPF.

In terms of local planning policies there is provision contained in Policy UE1 – Location of Tourism and Recreation Development – the proposal is located within the main built up area of one of the larger villages listed under Table 1 of Strategic Policy B and is therefore regarded as a suitable location for tourism use.

The existing range of outbuildings has long since lost its original purpose and has no particular architectural or historic merit but nevertheless they remain functional and add character to the setting.

The proposal to convert and extend the outbuildings involves retention of the basic form of the outbuildings with increased height and a change of roof orientation added to the central section. The lower sections of the range are being retained for storage with minimal alteration. The proposed link extension between the current house and outbuildings is designed as a subservient feature in order to maintain the sense of separation between the house and outbuildings.

The use of contrasting materials for the windows and doors in the conversion of the outbuildings will help to maintain separation of the outbuildings from the main house and also help to make the outbuildings stand out as modern alterations.

The external walls to the existing house have been largely covered in render with only the single storey section at the western end being faced in stonework. The proposal is to clad over the rendered walls with an external wall insulation product, eg Kingspan, finished in a render leaving the existing stone walls alone. This will not only improve the external appearance of the building but it will greatly improve the

energy efficiency of the house which is a goal we are all striving towards.

The overall design approach is intended to retain the character of the current buildings using matching materials and detailing. The converted and extended outbuildings will remain subservient to the main house maintaining their character as secondary additions. However, they will add useful habitable floor space and a main entrance/hallway to the house and greatly improve the internal circulation space with the added benefit of allowing some of the rooms to take advantage of the long distance views from the site. This approach accords with the aims of Strategic Policies C and J, Policy CO17 and Parts 1 and 2 of the Design Guide.

Policy CO17 includes a requirement to restrict the additional habitable floor space to not more than 30% of the original house unless there are compelling planning considerations. The following data demonstrates compliance with this requirement:

original floor area of entire house including letting rooms	= 238.72m ²
additional habitable space by conversion/extension of outbuildings	= 69.98m ²
percentage increase in habitable floor space	= 29.3%

There are no proposals to introduce additional external lighting attached to or around the buildings which will more than satisfy the aims of Policy ENV4.

CONCLUSION

This statement demonstrates the proposal complies with the Local Plan requirements in terms of use, design, siting and effect upon the character of the setting. The local planning authority has a duty towards ensuring small businesses can operate in a controlled way in order to contribute to the local economy. Thus, the lpa should be supportive of this proposal and grant planning permission.

END