



FOR TOWN AND COUNTRY PLANNING ADVICE

NYMNPA

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Planning Statement incorporating Design and Access Statement

Application for erection of 5-bay timber garage

At land at Hill Farm, Rosedale East, Pickering, N Yorkshire, YO18 8RH

North York Moors National Park Authority

Report prepared on behalf of Mr and Mrs Nunn

Date: 29th July 2022



RTPI

Chartered Town Planner



Planning Statement incorporating Design and Access Statement

Project: Application for erection of 5-bay timber garage

At: land at Hill Farm, Rosedale East, Pickering, N Yorkshire, YO18 8RH

KVA Planning Consultancy

Project Manager

Katie Atkinson, *BA (Hons), Dip TP, MA, MRTPI*
18 Westgate
Old Town
Bridlington
North Yorkshire
YO16 4QQ

CONTRACT

This report describes work commissioned by Mr and Mrs Nunn in May 2022. The Client representative for the contract is Julie Nunn, Report prepared by Katie Atkinson, BA (Hons), Dip TP, MA, MRTPI.

PURPOSE

This document has been prepared as a Planning Statement, incorporating Design and Access Statement, on behalf of the client to be submitted North York Moors National Park Authority. KVA Planning Consultancy accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

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Contents	Page
1. Introduction	2
2. Planning Application	3
3. Description of the Development Proposal incorporating Design and Access	4
4. Statement of Flood Risk	9
5. Planning Context	10
6. Conclusion	13
Appendix 1 – Environment Agency Flood Risk Report	15

1. Introduction

- 1.1 KVA Planning Consultancy has been instructed to prepare a Planning Statement to accompany the submission of an application for the erection of a 5-bay timber garage at land at Hill Farm, Rosedale East, Pickering, YO18 8RH. This statement also incorporates a Design and Access Statement and considers potential flood risk.
- 1.2 This Planning Statement accompanies several documentations which has been compiled by the applicant to support the proposals and includes the following:
- application form;
 - Site location plan;
 - Site block plan; and
 - Proposed elevational drawings
- 1.3 The application is submitted to the North York Moors National Park Authority (“NPA”) on behalf of Mr and Mrs Nunn (“the applicant”).

2. Development Proposals

- 2.1 The applicant's purchased Hill Farm, to the north of the hamlet of Rosedale East within the North York Moors National Park ("NP") in February of this year having relocated from the south of England.
- 2.2 Hill Farm has reduced significantly in size over the years and currently consists of a traditional farmhouse, (lived in by the applicants) and 2-acre paddock. Two traditional farm buildings were converted into holiday lets providing accommodation for 12 guests and 5 guests respectively. The business is advertised as Hill Farm Cottages. There is a very generous sized hardstanding / informal parking area which provides for the main dwelling and holiday cottages.
- 2.3 The application seeks planning permission to erect a free-standing 5-bay timber garage on the hardstanding to provide covered parking bays for both the applicant and the holiday accommodation with one of the bays to be used as storage for maintenance equipment for the paddock (ride-on lawnmower etc.) by the applicant.
- 2.4 It is further proposed to use the roof space of the garage as a storage space to support the business and provide a much-requested drying area for wet weather walking/cycling clothes for guests, to be accessed via an external staircase as shown on the supporting drawings. The space underneath the staircase will be used as a log store serving both the main house and the holiday cottages.
- 2.5 As set out in section 5 of this report, it is considered that the proposal to erect the garage will positively support the business without negatively impacting the overall character of the largely agricultural area; or, without impacting the appearance of the surrounding landscape due to its careful positioning on the existing hardstanding parking area close to the holiday cottages and main dwelling.
- 2.6 There are two historic planning applications from 1997 and 1998 on the NPA's planning access pages in relation to a change of use of existing farm buildings to training centre and then to holiday letting but no evidence of further applications associated with the property.

3. Description of the Development – including Design and Access

- 3.1 The application site is highlighted in red as shown on the location plan submitted in support of this application and is located on the applicant's current hardstanding/parking area to the north of the existing dwelling and east of the holiday cottages, as shown below in figure 1.

Fig 1: proposed application site



© Google Maps

- 3.2 Hill farm is accessed from a private track within the neighbouring property's ownership (Craven Garth Farm) from Daleside Road, circa 2.7km north-west of the village of Rosedale. There are four further private properties located along the length of the track who share the private access.
- 3.3 The applicant's property is located to the south of the track, closest to Craven Garth Farm to the west as seen above. The site is located on the north-eastern valley side of the River Seven with Blakey Ridge running along the length of the opposite south-western valley top. However, due to the curvature of the road and intervening vegetation and topography, the site cannot be readily seen from the Ridge top.
- 3.4 The applicant proposes to erect a bespoke 5-bay timber garage on the existing generous hardstanding/parking area to provide 4no. parking bays to be shared between the applicants and the holiday cottages. Bays numbers 1-4 will be used for this purpose. Bay 5 will be utilised by the applicants as a personal workshop/storage for maintenance equipment for the paddock (ride-on lawnmower etc.). It is proposed to have one timber framed window to the western (left) elevation of the garage which will provide natural light into Bay 5. This bay will be accessed via internal doors from bay 4.

- 3.5 Furthermore, the applicants propose to utilise the space above the parking bays in the roof of the garage as a storage area to support the business and provide a much-requested drying area for wet weather walking/cycling clothes and equipment for guests, to be accessed via an external staircase as shown on the supporting drawings. There are no roof lights or windows proposed in the roof space to either elevation. The space beneath the external staircase is to be used as a log store serving both the applicants and the holiday cottages.
- 3.6 Figure 2 below shows an image from the supplier illustrating the final appearance of the proposed garage. As stated above, however, the applicants have chosen a bespoke design so their proposal is for 5-bays, has no roof lights and the enclosed bay will be to the western elevation.

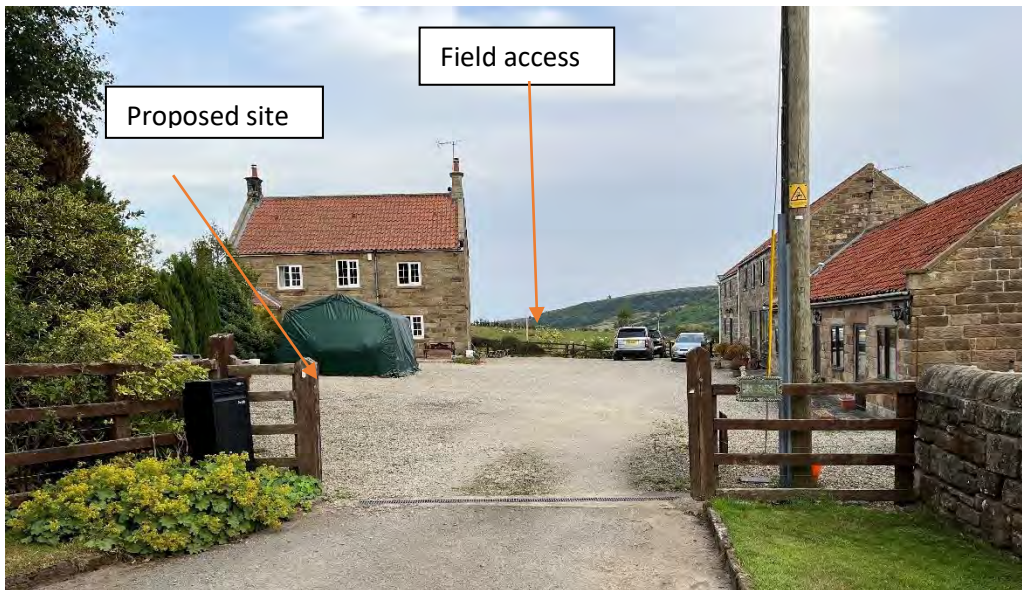
Fig 2: proposed style of garage



- 3.7 The garage would be constructed from Green Oak and would not be painted. The pitch of the roof is 45° and at its highest ridge point measures 5.545m and would be finished with slate tiles. The applicants propose to install black (to match the existing house) guttering and down pipes to the building to collect surface water run-off and this will be fed to the existing ground water drainage system for the house.

- 3.8 The garage would be located 6m from the northern elevation (rear) of the main dwelling and 13m from the entrance gates leading on to the private track which provides ample room for vehicles to enter and egress the site and sufficient turning space with plenty of extra room for vehicular parking external to the garage whilst maintaining the existing field access to the south of the main dwelling.

Fig.3 view of the site from the entrance on the private access track



- 3.9 Currently the applicant stores maintenance equipment under the green canopy (shown in the image above) which is not suitable in high winds and would be removed altogether should the Council approve the application for the timber garage.

Fig 4. View of the proposed site



- 3.10 The site itself is screened from Daleside Road by the topography and other houses and agricultural buildings in the immediate vicinity as can be seen in the images below (figures 5-8).

Fig. 5 – view of site from informal passing place on Daleside Road



© Google Maps

Fig. 6 - view of site from east of Depot Cottage, Daleside Road



© Google Maps

Fig. 7 – view of site from east of the Orange Tree Relaxation Centre, Daleside Road



© Google Maps

Fig. 8 – Site hidden from view by Hill Farm House (main dwelling) and holiday cottages, from east of the Old Chapel, Daleside Road



© Google Maps

- 3.11 There are no proposed changes to the current vehicular access.
- 3.12 A public right of way (“PROW”) (number: 534022) runs along the private access track through the centre of the buildings associated with Craven Garth Farm and down the valley to join Blakey Ridge. No alterations or restrictions are required to the track as a result of the proposals. The track does not pass through the applicant’s property including the proposed site location.
- 3.13 There are no arboricultural implications for the proposal.

4. Statement of Flood Risk

- 4.1 According to the Environment Agency's Flood Risk Maps the application site falls within Flood Zone 1.



- 4.2 The location of the application site is highlighted by the red marker. It is within flood zone 1, therefore, a flood risk assessment is not required in line with Government guidance. Appendix 1 to this report is the Environment Agency report on the site clarifying this matter.

5. Planning Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2 The Development Plan that this application should be determined against is The North York Moors National Park Authority Local Plan – adopted July 2020.
- 5.3 In July 2021, the Government produced a revised National Planning Policy Framework (NPPF) setting out the Government’s planning policies for England and how these should be applied, this replaces the 2012, 2018 and 2019 documents and is, therefore, relevant to the determination of this application.
- 5.4 Strategic Policy B of the Local Plan (LP) sets out the Spatial Strategy for the NPA stating that development will be guided in accordance with the settlement hierarchy. Rosedale East is not listed within the hierarchy therefore is within the ‘open countryside’. The Policy sets out that development will only be permitted in a specific circumstances. The proposal for a new garage is in effect a householder development albeit to serve the dwelling and support the business on site.
- 5.5 Policy CO17 of the LP deals specifically with householder developments setting out that 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 a number of criteria are met including:
- ‘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;*
 - 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.’*
- 5.6 It goes on to set out that when considering outbuildings there are 5 further criteria to be met. Criteria 4 and 5 are not relevant to this proposal as they are concerned with existing outbuildings. It is considered that the proposal meets criteria 1-3 as set out in the policy:
- ‘i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;*
 - ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;*
 - iii. New outbuildings should be located in close proximity to existing buildings;’*
- 5.7 The policy is supported by paragraph 7.91 which sets out that ‘Proposals for new outbuildings should ensure that the number, scale and design of buildings within the

domestic curtilage do not detract from the character or appearance of the dwelling and its surrounding area. Outbuildings should be required for purposes ancillary to the main dwelling and should be commensurate with the needs of the household. In the case of a 'workshop', information about the proposed use should be provided so that the Authority can consider any potential impacts on neighbours, highway safety or local amenity.'

- 5.8 It is considered that the proposed garage is in compliance with the policy and supporting text in that it is purely for purposes ancillary to the main dwelling and holiday cottages. There are no current outbuildings associated with the property which could be used as a domestic workshop, storage for maintenance equipment or garaging of any kind.
- 5.9 The applicants have repeatedly had requests from guests for an area to dry wet weather walking clothes since purchasing the property in February, it is therefore considered that the addition of a specific area in the roof space to allow guests to dry clothes and store wet, muddy boots etc would be hugely beneficial to the business which operates all year round in the National Park and attracts many walkers and increasing numbers of cyclists.
- 5.10 It is considered that the timber appearance of the proposed garage fits with the local environment due to its agricultural appearance, with other properties in the area having had similar timber builds recently, albeit this would be the first timber building off the private track. The site is located within a traditional agricultural area and the presence of barns and outbuildings is common. The fact that there will be no rooflights or windows to the rear (northern) elevation of the garage and only one window located in one elevation of bay 5, adds to the agricultural appearance of the building. The timber finish ensures that it is subservient in appearance to both the main dwelling and holiday cottages.
- 5.11 Craven Garth Farm to the immediate southwest of the property remains a working farm alongside operating a holiday accommodation business and so the presence of detached outbuildings and agricultural style buildings are typical to this landscape character. The open sided frontage, as shown on the supporting drawings, is located opposite the holiday cottages. With views south along the valley, visitors to the holiday cottages will not be impacted detrimentally by the addition of the building, nor will the occupiers of the main dwelling whose main living areas have glazed facades to their southern elevation.
- 5.12 Policy C refers to 'quality and design of development'. It is considered that the proposed design of the garage reflects and complements the architectural character and form of the main dwelling and holiday cottages. The site is not adjoined to another residential or holiday accommodation building therefore will not impact on the amenity of other occupiers. The site is also within close proximity to existing buildings, is not isolated or encroaching on open green paddocks or grazing land. Therefore, the proposals meet the requirements of this policy.
- 5.13 Furthermore, whilst the NPA's Design Guide Part 1 – General Principles SPD, refers to the previous Local Plan, it is referred to within the new adopted Local Plan paragraph 3.20 which states that proposals should be informed by the Guide alongside being set out in a criteria of Policy CO17 as set out above. It is considered that the supporting drawing to the application shows how the scale and form of the proposal has been carefully designed so as to reflect

the vernacular of the existing holiday cottages and as such is in conformity with the design guide.

- 5.14 The proposal will not necessitate removal or alteration of any of the natural vegetation surrounding the site (and as such the proposal is compliant with LP Policy ENV1).
- 5.15 The site cannot be viewed from public vantage points on the surrounding local road network, as a result of the existing agricultural buildings, topography and surrounding vegetation as shown on figures 5-8 in section 3 of this Statement. The garage is proposed to be sited on the existing hardstanding / parking area of Hill Farm and as such will only be visible when traversing the private access track (which is also the nearest PROW), immediately passed the property. Due to the setback nature of the property and positioning of neighbouring houses (Heather View Lodge, Trevena and the Orange Tree Relaxation Centre), any view of the proposed building will be fleeting and only available when directly passing in front of the site from the private access track. As such, the proposed garage will not detract from the landscape of the National Park at this location which is afforded the highest level of protection in planning policy, therefore, is in conformity with Strategic Policy G of the LP.
- 5.16 The site is located within the environment agency's flood zone 1, therefore, will cause no risk from flooding.
- 5.17 The site is not listed nor is it within a Conservation Area. None of the neighbouring properties are listed and there are no non-designated heritage assets in the immediate vicinity of the site.
- 5.18 In conclusion, as demonstrated by this statement, the development proposals at this location are in accordance with local planning policies.

6 Conclusion

- 6.1 This Planning Statement has been prepared to support of an application for the siting of 1no. 5-bay timber garage at land at Hill Farm, Rosedale East, Pickering, YO18 8RH on behalf of the applicant Mr and Mrs Nunn. This statement also considers Design and Access and potential flood risk.
- 6.2 The applicant has provided elevational drawings in support of this application. The justification for the proposed development is set out in section 2 of this statement.
- 6.3 As set out in section 3 of this statement, the proposed development constitutes the erection of a 5-bay timber garage (with bay 5 to be used by the applicant as a workshop/storage for maintenance equipment for the paddock). It is also intended to utilise the roof space above the garage as storage to support the business and provide a drying area to be accessed via an external staircase, beneath which the applicants will position a log store.
- 6.4 The proposed garage is located on the existing hardstanding / parking area within the applicant's ownership and adjacent to the holiday cottages and main dwelling and will not encroach on to the open countryside.
- 6.5 As a result of existing buildings, topography, and natural screening the garage cannot be viewed from the nearest road and surrounding landscape and can only be readily seen when directly traversing in front of it from the private access track and PROW. The duration of visibility for the proposed building is therefore exceedingly limited and as such will provide a negligible impact on these users alongside the fact that the proposed site is within the curtilage of an existing group of buildings and immediately adjacent to a working farm with various agricultural style outbuildings.
- 6.6 No trees or vegetation will be required to be altered or removed because of the proposal.
- 6.7 The application does not propose a new or any alteration to the existing access as part of the proposal, nor will the proposal increase the activity on the site to warrant additional vehicular movements. As such there are no highways implications.
- 6.8 The proposed site, Hill Farm and neighbouring properties are not listed or located within a Conservation Area.
- 6.9 The site is located within flood-zone one and therefore, is not at danger of flood risk on site, or elsewhere.

- 6.10 It is, therefore, respectfully requested that these proposals be approved as consistent with policy, they will not detrimentally impact on the landscape and special qualities of the National Park.



Appendix 1

Environment Agency Report on Flood Risk for land at Hill Farm, Rosedale East, YO18 8RH

Flood map for planning

Your reference
Hill Farm

Location (easting/northing)
470643/497634

Created
30 Jul 2022 17:10

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

Hill Farm

Location (easting/northing)

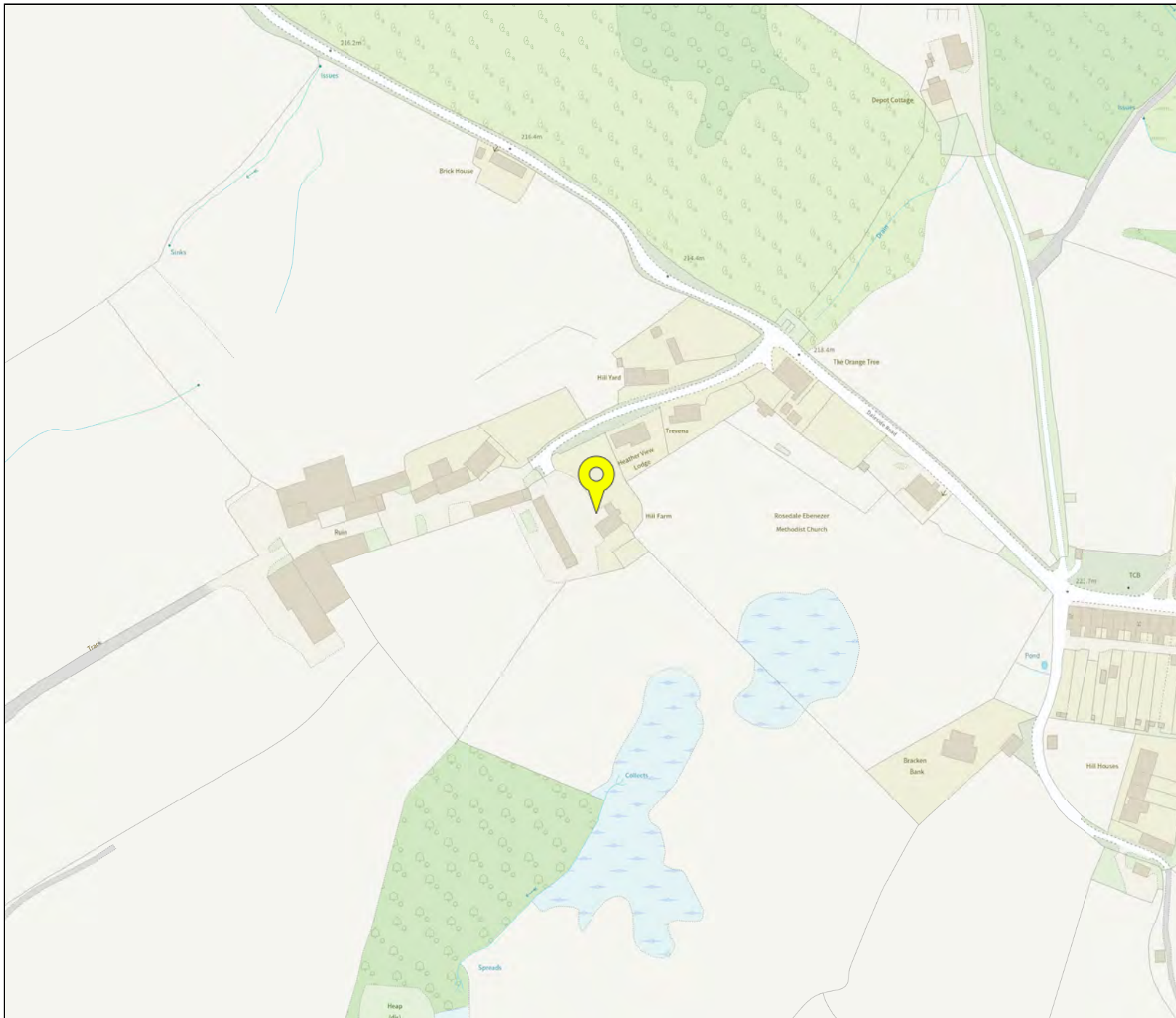
470643/497634





Scale

1:2500

Created

30 Jul 2022 17:10



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m



**Report prepared by KVA Planning Consultancy on behalf of
Mr and Mrs Nunn, July 2022**