

**Verity Allen**

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**From:** Steven B Reed  
**Sent:** 15 August 2022 14:45  
**To:** Planning  
**Subject:** Re: NYM/2022/0598

F.A.O Wendy Strangeway.

Hi Wendy, after consulting with my Client, Mr David Gallagher of Orchard House, Robin Hoods Bay. Whitby. I can confirm that the additional dwelling after separation is not for the open market.

Mr and Mrs Gallagher wishes for the new residence, if successful in the application, to be for the use of their son of whom is currently working abroad on contract to his employers.

The idea being for him to return home, have his own space whilst working from home.

In the meantime however, they would use the premises, if successful, as a holiday let until his return.

This would help to raise funds if possible towards the current economic situation by subsidising Mr Gallagher's pensionable income until their sons return.

I hope this will suffice. Regards. Steven Reed.

Sent from my iPad

On 10 Aug 2022, at 19:03, <[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)> <[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)> wrote:

Reference: NYM/2022/0598.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

Kind regards

***Chris France***

Chris France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley, York YO62 5BP  
Tel: 01439 772700  
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Read the new [Management Plan](#) for the North York Moors National Park

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DESIGN & ACCESS STATEMENT

On Behalf Of

Mr David and Mrs Kay Gallagher

Of

Orchard House

The Bolts

Robin Hoods Bay

Whitby

North Yorkshire

YO22 4SG

NYMNPA

09/08/2022

Orchard House is situated at the end of a terrace of houses known locally as "The Bolts", the Bolts itself can be found at the bottom of the bank within the old part of Robin Hoods Bay, the road which leads down to the slipway and on to the beach.

Orchard House is virtually obscured from view, this is due to the high level of screening especially when the trees, which are in abundance, are in full leaf.

The house itself is elevated as it faces the beck which flows down to the beach.

Not only the house but the large garden is screened by trees and foliage which can be so dense that it can be difficult to see it, especially during the summer months.

This foliage follows the boundary fences and walls up along the embankment to the rear of the property.

Another aspect of this property is that there is no public access, either through the large garden space or beyond the gate which forms the boundary to the adjoining property. Beyond the gate is a footpath which forms the shared access with other cottages, through the archway and onto the road to the slipway.

Being at the farthest end of this footpath means that Orchard House is all within its own plot and totally private.

The house itself was originally two terraced properties, in keeping with the rest of the properties to "The Bolts". It was converted into one house early last century but predominantly Victorian in style, with the original outbuilding which is attached to the house, being converted into a kitchen / lounge area in 1983.

All of the windows, apart from the odd repair, are original including the converted outbuilding / kitchen.

The proposed office and separation is intended for both the holiday trade as a holiday let which is now quite prevalent along the bolts, this will be achieved through the house separation with the intention of protecting the applicants privacy as well as the tenant. The other proposed "potting shed" sized outbuilding is for an office which would enable my client to continue working from home.

The family children have left home and my client and his wife have the opportunity to return the house to its original position and still provide for a two bedroom home for themselves within a private setting of which they have both enjoyed for many years whilst being able to supplement their income well into retirement.

The only change to the house from the separation is the introduction of a front door where the original once was.

with regards to the "potting shed" office extension, this will be built from block render in exactly the same style as the original house / outbuilding but the windows being made in a more modern style with low transmission film to enable light penetration during the day but limit escape of light from internal lighting during the evening hours.

The office proposal has also been turned by 90 degrees to avoid any horizontal emphasis being overstretched from the original buildings and to show how the new building is subservient from all elevations.

In conclusion, the design is sympathetic to the host house but in a modern way to appear to have been a separate outbuilding which has been included and brought up to standard to ally itself to the rest of the residence but not in an overly domestic way.

The size of the office proposal is calculated from the internal habitable space from the side of the house towards the extension after the separation proposal has been taken into account. for example:-

The calculation for the house as it stands = Ground Floor  $10.5\text{m} \times 4.76\text{m} = 49.98\text{m}^2$   
1st Floor  $10.7\text{m} \times 5.02\text{m} = 53.714\text{m}^2$   
2nd Floor  $10.7\text{m} \times 5.02\text{m} = 53.714\text{m}^2$   
Total Habitable Space =  $157.41\text{m}^2$ .

The calculation of the house after the split towards the kitchen end =  
Ground Floor  $4.51\text{m} \times 4.76\text{m} = 21.47\text{m}^2$   
1st Floor  $4.696\text{m} \times 5.02\text{m} = 23.57\text{m}^2$   
2nd Floor  $4.696\text{m} \times 5.02\text{m} = 23.57\text{m}^2$   
Total Habitable Space =  $68.61\text{m}^2$ .

The calculation for the Kitchen / lounge extension =  $8.25\text{m} \times 4.28\text{m} = 35.3\text{m}^2$

The calculation for the proposed office = Half the house =  $68.61\text{m}^2$   
minus 30% =  $20.58\text{m}^2$  = total space =  $48.03\text{m}^2$

deduction of the kitchen extension = minus  $35.3\text{m}^2$  = Total of  $12.73\text{m}^2$  for the office.

The dimensions for the internal habitable space for the proposed =  $3.6\text{m} \times 3.25\text{m} = 11.7\text{m}^2$   
+  $1\text{m}^2$  for the adjoining entrance =  $12.7\text{m}^2$ .

HERITAGE STATEMENT  
and  
SCHEDULE of WORKS  
for  
Mr David and Mrs Kay Gallagher

Orchard House

The Bolts

Robin Hoods Bay

Whitby

North Yorkshire

YO22 4SG

NYMNPA

09/08/2022

### Heritage Statement.

The Bolts is a truly secluded private vista of terraced properties leading from its origins of New Road, the road which leads down from the very top of the bank, through the archway and leading up towards Orchard House which is the end property of the terrace of cottages. This row of houses forms a building line, although not quite straight but unchanged and forming a rhythm line of terraced dwellings all the way up to Orchard House.

Orchard House itself enjoys a large garden area, spanning from the end of the building to the boundary, some 30 metres. Trees to all three sides enclose this area with no public right of way whilst being completely and well shielded from view, especially during the summer months when the trees are in full leaf.

Many of the houses along The Bolts have now turned to the holiday trade but Orchard House will remain a full time residence, even after the application, successful or not, much enjoyed by the current owners for many years now.

The main significance of this heritage asset is its character and style plus its old world charm. The roofscape with regards to Robin Hoods Bay is completely random, differing roof pitches, heights, materials all within the village street environment leading down to New Street and on towards the slipway and the beach, all lend to the atmosphere of such a pretty village setting.

The differing scale of the houses, shops and meeting places including churches and chapels all compliment both the roofscape and character of this historic but very picturesque fishing village.

The very charm of Robin Hoods Bay is its sustainability, to be able to adapt through time and still keep up with modern life and still remain steeped within its visual history, to diversify and be able to meet the needs of every day life whilst at the same time offer a slice of nostalgia by allowing genuine and sympathetic development to allow the village to progress without harming its overall charm.

The topography of Robin Hoods Bay is typical of local fishing villages nearby and also well within the asset of the charm that is the North York Moors National Park.

Staithes, Runswick Bay and Sandsend for example all share aspects of unspoilt character where all aspects of fishing village life literally pointed towards the sea, with cottages undulating and clinging down cliff faces in small terraces.

A picturesque image still true today that attracts thousands of tourists which sustain these small villages throughout the year, tourists eager to share in the experience of staying in such a romantic, scenic environment if but for a short space of time.

### Proposed Works

The proposed is to provide an outbuilding namely to provide for a small office, the size reminiscent to a potting shed.

This outbuilding will be placed 1 metre away from the kitchen extension at the gable end of the property, subservient to show that this is or once was another small outbuilding, not unusual within the local area.

Also to be able to divide the house as it is, back to the original two separate properties it once was. Only small changes are needed internally to be able to carry this out, mainly the introduction of a small stairwell to the 2nd floor, a new staircase from the ground floor to the first floor and also to brick up the original central wall with was the original dividing wall between the two properties.

Also, the only change externally is to reintroduce the front door to the separated cottage which can still be seen internally before the outside wall was rendered after conversion to one house early last century.

### Impact from the Proposal

The impact of the proposal will be kept to a bare minimum with regard to visual impact as it is intended to appear as another outbuilding or "potting shed" type of building which had been converted and brought up to a renovated modern standard in the style in keeping with the host property.

The house appears to be a double fronted house, attached to its neighbour but did not originally start out as such, it had been another two bed terrace as the other properties on the bolts. The house does complete the end of the terrace as we see it today.

The proposed outbuilding/office with modern style french doors/windows will allow the applicant to enjoy the small office space throughout the year and work with privacy.

The intention is to create little if any impact to the host property or its character by turning the proposed to face at 90 degrees to the gable end, typical of stand alone outbuildings.

This will create an image of a small outbuilding being renovated and brought up to modern standards fit for purpose.

### How are we going to Minimise the Impact ?

With regards to the proposed separation of the house, the only change to visually would be the addition of the external door, there is little you can do except introduce a door similar to the existing front door currently servicing the house.

With regard to the outbuilding, the office design is intended to complement both the character and style of the host house and also to be able to enjoy the amenity of the garden space to its maximum potential whilst creating a relaxed working environment within the grounds of a house set within a beautiful coastal village.

A small build was preferential as it could be ascertained to have been a small outbuilding and converted to be used throughout the year.

This proposed office/ outbuilding will remain subservient to the host house whilst fulfilling the intention of complementing the original and established main style of the house, even though the property and garden space is completely surrounded by heavy screening from trees and shrubs, all native species which completely hide the site during the summer months due to the large leaf coverage.

Due to the outbuilding being placed at the end of the property and there being the end of terrace situation in relation to the other properties nearby, there will obviously be no overshadowing of the host house or any other property within the vicinity.

The attention to detail, especially when it comes to materials for the small outbuilding/office will be to use original materials to the local area or to re-use recycled materials such as pantiles or used stone slabs for the patio area. any materials which will help to create a small building with character which is not out of place and convincing, although modern fenestration, can be allowed to be accepted as though it was once something like a potting shed from way back and now converted to something usable and up to standard.

This will not take anything away from the character and style of the original building by doing this, although with a modern twist with a view that outbuildings etc do evolve over time.

The ridge height will not be as high as the existing extension.

This is due to the width of the proposed outbuilding and the fact the roof angle will be set at 30 degrees, a common angle to a roof, especially outbuildings.

The proposed is set back from the kitchen outbuilding which itself is set back by some 40cms but not as far as 30cms as there is the original window to the end of the gable to the kitchen will be used for the doorway towards the entrance to the proposed outbuilding/ office and therefore will be 20cms instead.

All windows will be of a modern design, plain but set back with a reveal of 1 inch which will be not as deep but similar to the host property.

There will also be a slight overhang to the roof of the proposed which is typical not only of the host house but also of houses within the national park.

Black guttering clipped directly to the wall on rise and fall brackets, this is also the same as the rainwater products to the original house.

The finish to the proposed will be the same as that of the house and that is sand and cement rendered walls, this will keep any impact the new build will have to the property to a minimum.



# GROUNDSURE HOMEBUYERS REPORT

## Other considerations

### BGS Non-Coal Mining

The British Geological Survey (BGS) have not identified a risk of non-coal mining at the property.

### Coal Mining:

The study site does not lie in an area which may be affected by coal mining

### Potential Infilled Land

GroundSure have not identified any past activities that can cause structural problems on or in proximity to the property.

### Development Constraints

The property has been identified to lie within or in close proximity to one or more designated areas which may restrict development at the site. Further details of the constraints identified can be found in Section 4 of this report.

### HS2 and Crossrail

The property does not lie within 5km of the proposed High Speed 2 (HS2) train route or within 500m of the proposed Crossrail train route. No further recommendations are necessary.

### Groundwater flooding

The site or an area in close proximity is considered to have the potential for groundwater flooding of property situated below ground level. Please refer to the Detailed Findings in Section 5.6 for further information.

### Radon

The study site is not in a radon affected area, as less than 1% of homes are above the action level. Please refer to the Detailed Findings and Section 5.8 for further information.

### Energy

The property has been identified to lie within 5km of one or more of the following:

Existing or proposed oil/gas/shale gas/coalbed methane wells; Existing or proposed wind turbines; Existing or proposed power stations or nuclear installations; Existing or proposed solar farms.

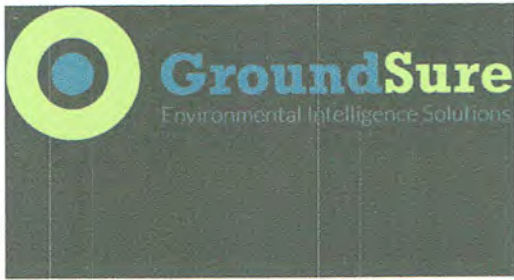
For further information, you may wish to purchase a GroundSure Energy report.

Please note that no physical inspection of the property has been carried out in the preparation of this report. If you would like any further assistance regarding this report, please contact GroundSure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)



**NYMNPA**

**09/08/2022**



X-Press Legal Services  
the search is over

# GroundSure Homebuyers

<u>Date</u> 6 Feb 2015	<u>GroundSure Reference</u> XP-NOY-1892280	<u>Address</u> ORCHARD HOUSE,THE BOLTS,ROBIN HOODS BAY,WHITBY, YO22 4SG
<u>Grid Reference</u> 495172,505029	<u>Your Reference:</u> 3621	

## GROUNDSURE PROFESSIONAL OPINION

### Contaminated Land



#### PASSED

GroundSure considers that there is not a "High Potential Risk"\* that the property will be identified as "Contaminated Land" within the meaning set out in Part 2A of the Environmental Protection Act 1990. Therefore, GroundSure consider that Contaminated Land issues are unlikely to have a significant impact on the security of the property in normal lending scenarios.

\*High Potential Risk" is the level of risk which results in 1% of reports being In Need of Further Assessment.

### River, coastal and surface water flooding



#### IDENTIFIED

A Very Low risk of coastal/river flooding and a Highly Significant risk of surface water (pluvial) flooding has been identified within 25m of the centre of the property.

The property has been assessed by JBA to have an AMBER rating with regard to potential insurability. Please see the flood recommendations for further information.

### Natural Ground Subsidence



#### IDENTIFIED

The study site is located in an area where some properties may be affected by Natural Ground Subsidence. Please refer to Section 5.7 for further information.

#### Key



Issues have been identified. Further investigation is recommended.



No significant issues identified



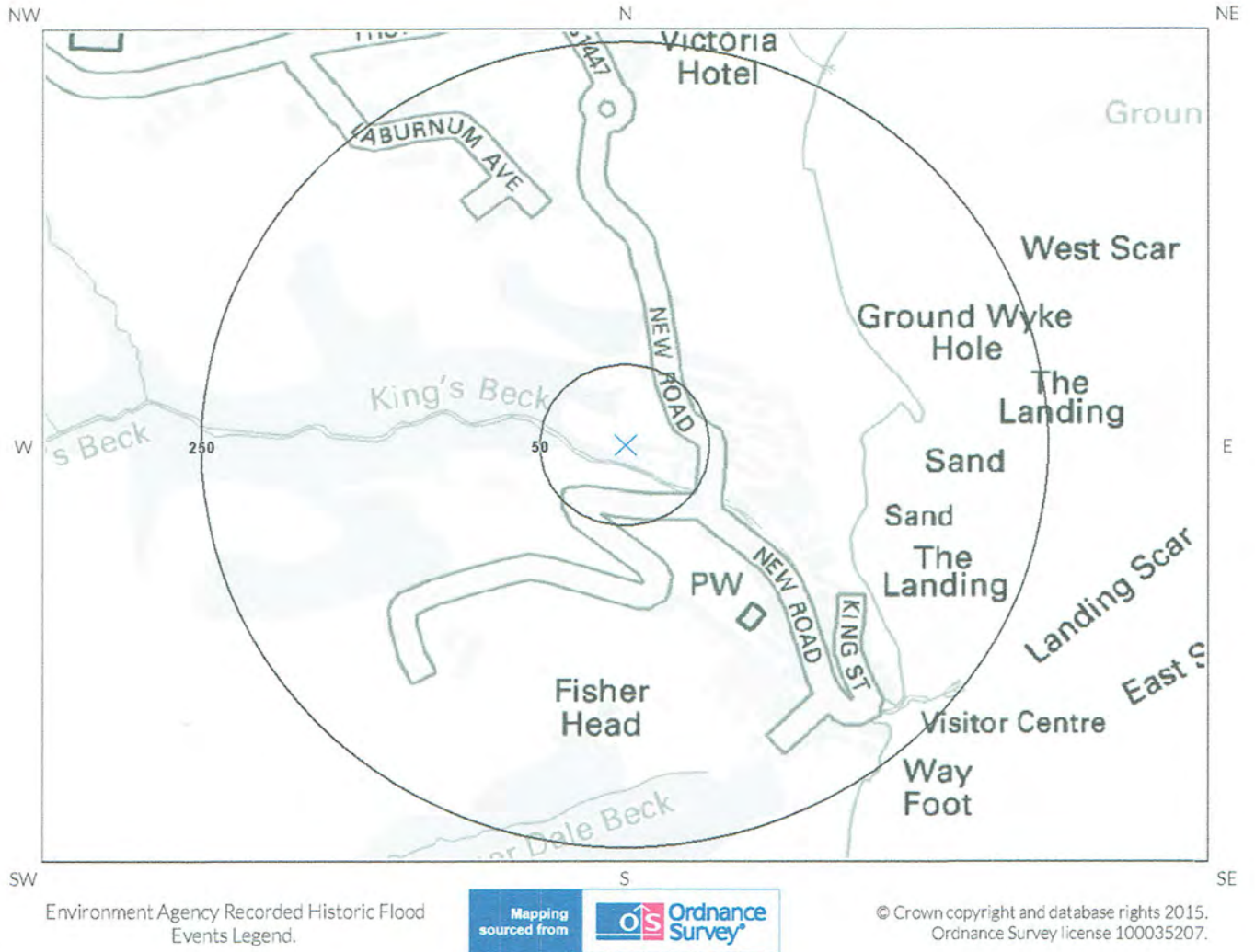
Some minor issues have been identified which a prudent purchaser may wish to investigate further.

#### Contact Us

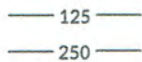
If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above GroundSure reference number.



## 5b. Environment Agency Recorded Historic Flood Events



Site Outline

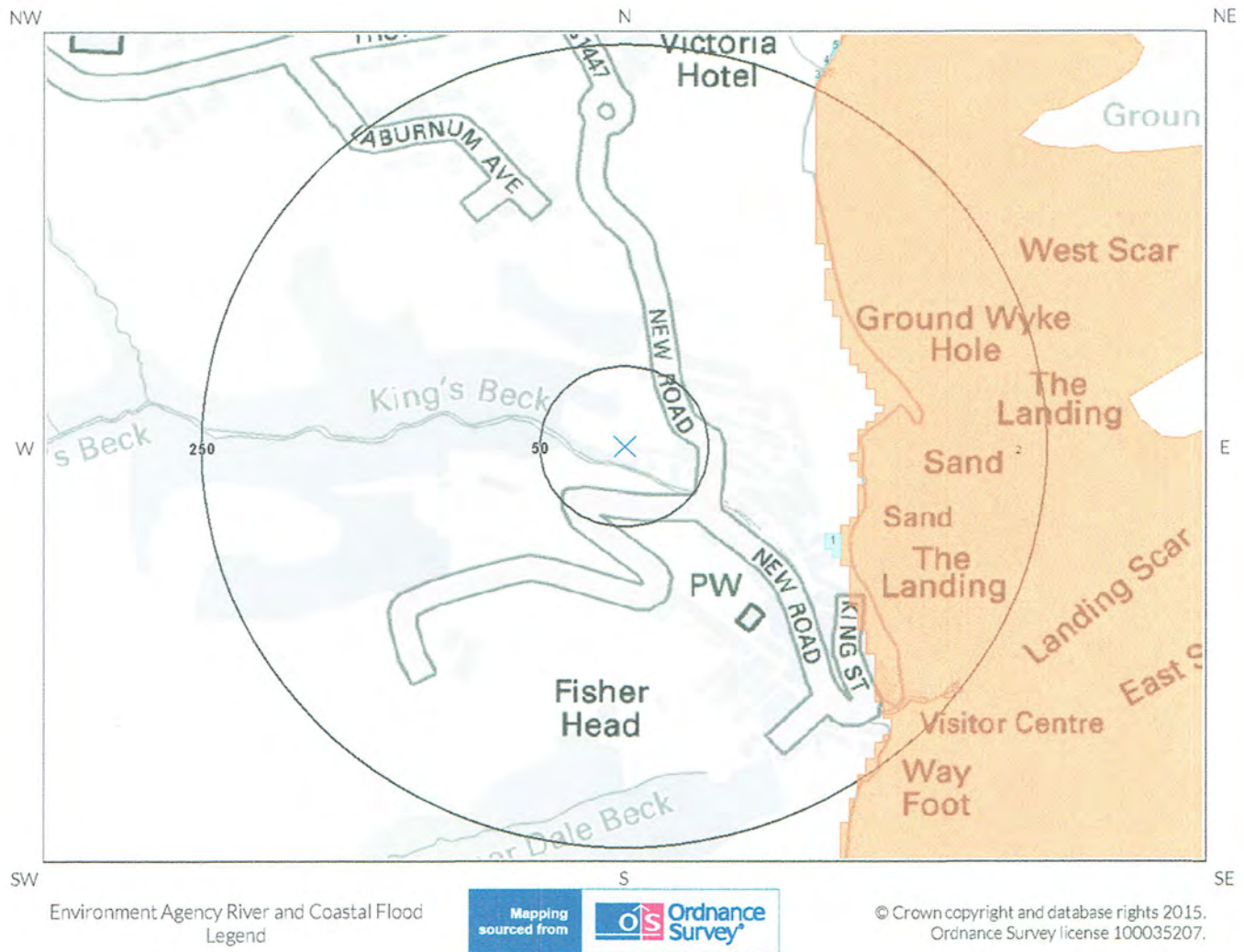


Search Buffers (m)

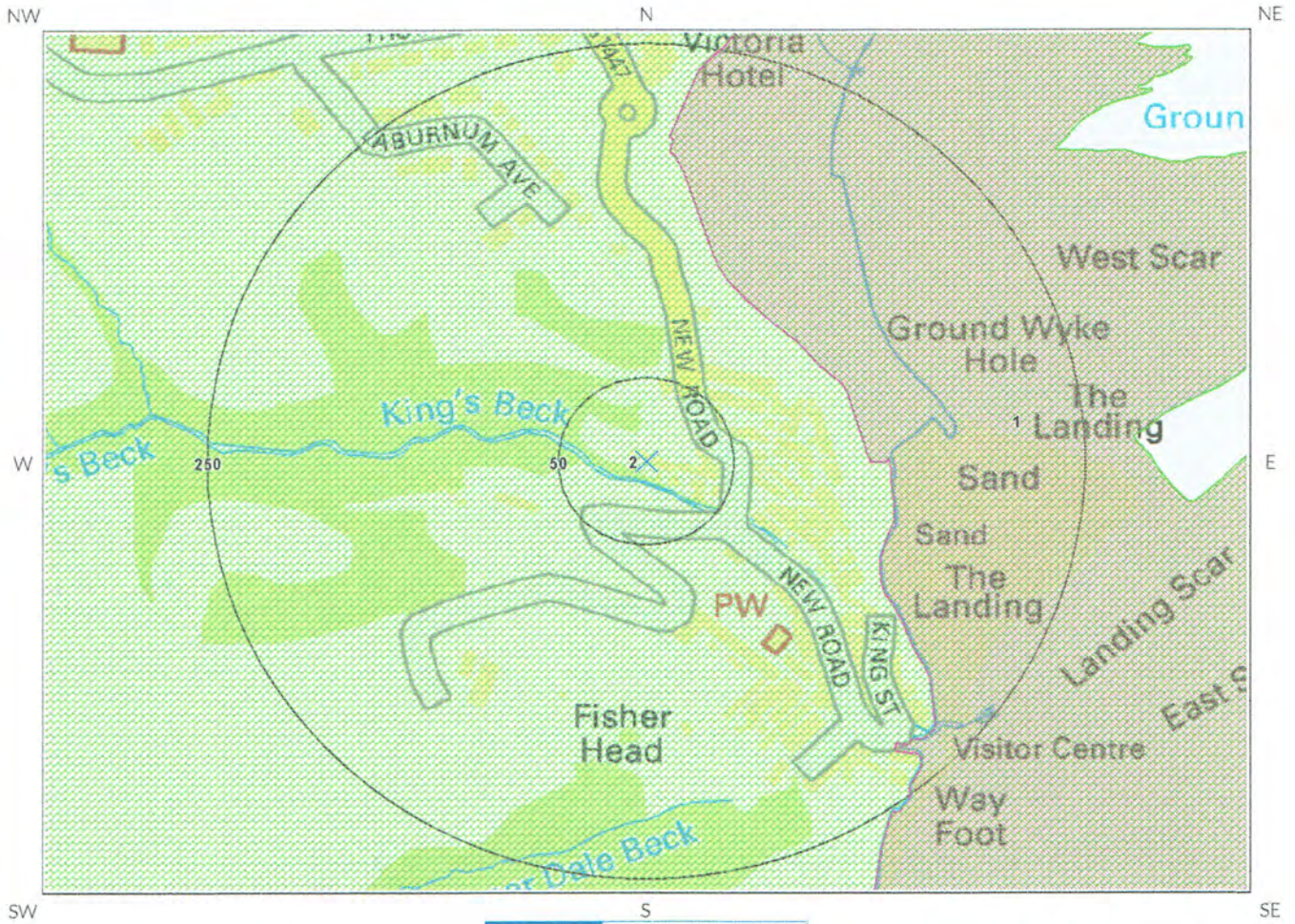


Historic Flood Events

# 5a. Environment Agency River and Coastal Flood Map



# 4. Environmental Setting



Environmental Setting Legend



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|--------------------|--------------------------|-------------------------|-------------------------------|-----------------------|
| Site Centre        | AONB                     | National Park           | Green Belt                    | Local Nature Reserves |
| Site Outline       | SSSI                     | National Nature Reserve | Special Areas of Conservation | Ramsar Sites          |
| Search Buffers (m) | Special Protection Areas | Ancient Woodland        | World Heritage Sites          |                       |