

PLANNING SUPPORTING STATEMENT

At: Warnbeck Farm,
Dunsley Lane,
Dunsley

NYMNPA

15/02/2023

Cheryl **Ward**
Planning

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Contents

1.0	Introduction	5
2.0	National Park Purposes and Duty	5
3.0	Purpose of Statement	6
4.0	Planning History	6
5.0	Site and Context.....	8
6.0	The Proposal	12
7.0	Planning Policy Context.....	18
8.0	Planning Assessment	23
9.0	Conclusion.....	25

Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
V2	14 Feb 23	Client amends	CWP

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1.0 Introduction

- 1.1 As requested by the applicant, Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at Warnbeck Farm Cottages, Dunsley Lane, Dunsley, Whitby, YO21 3TP.
- 1.2 The client has instructed the change of use of 2 no. holiday cottages to 1 no. principal residence dwelling together with internal and external remodelling, change of use of agricultural land to domestic curtilage and siting of ancillary domestic shed at Cottage 1 (Granary Cottage) and Cottage 2.
- 1.3 Essentially, Cottage 1 and Cottage 2 will form a separate and independent ownership unit (a family member of Warnbeck Farm) and the property will form a new single planning unit over the lifetime of the development.
- 1.4 The accompanying plans are prepared by Tudor Design and can be used to identify the site and its relationship with other buildings in the group together with what is being proposed across the site as a whole.
- 1.5 The application seeks full planning permission under the Town and Country Planning Act 1990 and falls within the North York Moors National Park for planning jurisdiction.
- 1.6 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 National Park Purposes and Duty

- 2.1 The North York Moors National Park was formally designated in 1952 under the National Parks and Access to the Countryside Act 1949. The two key purposes are to:
 1. **Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**
 2. **Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.**
 3. **Whilst achieving the above, seek to foster the economic and social wellbeing of local communities.**

2.2 In addition, **The English National Parks and Broads Circular 2010** provides useful guidance on National Parks in general terms. This circular was produced by the Department for the Environment, Food and Rural Affairs (DEFRA) and sets out the government's vision for National Parks. The most relevant section is Section 4 covering National Park statutory purposes, climate change, securing a diverse and healthy natural environment and maintaining vibrant, healthy and productive living and working communities.

3.0 Purpose of Statement

3.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal in line with the above and the statutory development plan in place.

4.0 Planning History

4.1 A check of the North York Moors National Parks online planning explorer has revealed the sites planning history relevant to the case.

NYM/4/037/0045/PA – Conversion of redundant farm buildings into four holiday cottages at Warnbeck Farm, Dunsley – Approved.

4.2 This planning statement sets out the overall case for the proposed development and is supported by the following documents:

- Planning application forms.
- Planning supporting statement – CWP.
- Existing floor plans and elevations.
- Proposed floor plans and elevations.
- Garden studio specification.

Site location

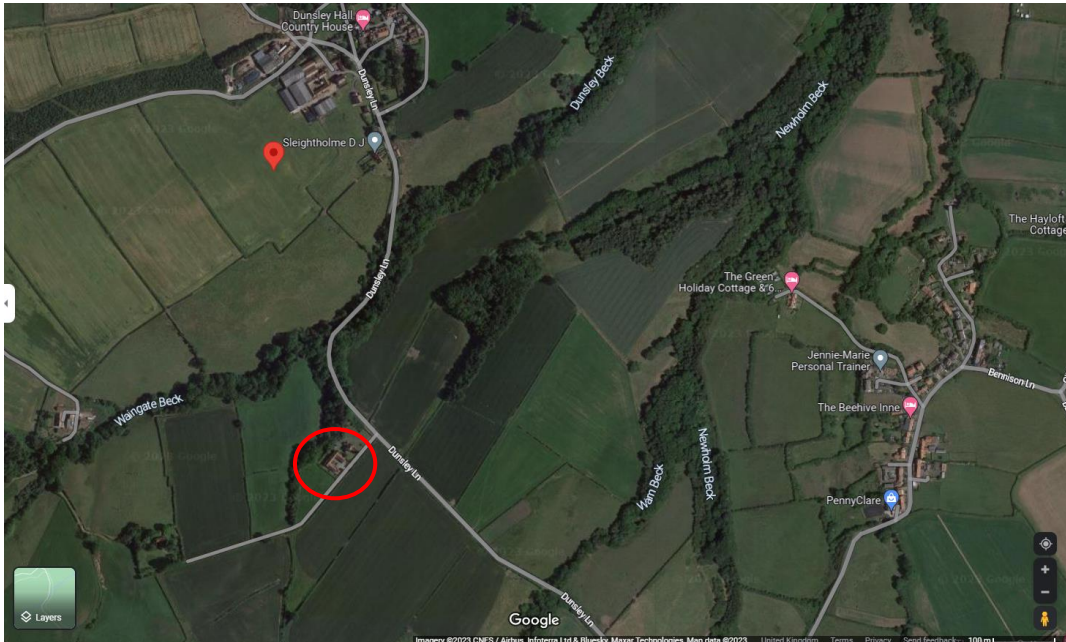


Fig 1. – Warnbeck Farm, Dunsley Lane, Dunsley. Source:
<https://www.google.co.uk/maps/place/Dunsley,+Whitby+YO21+3TL/@54.4821476,-0.6784043,156m/data=!3m1!1e3!4m5!3m4!1s0x487f1908ac52b50d:0x21708c95d0856335!8m2!3d54.486315!4d-0.6798> - for illustrative purposes only.

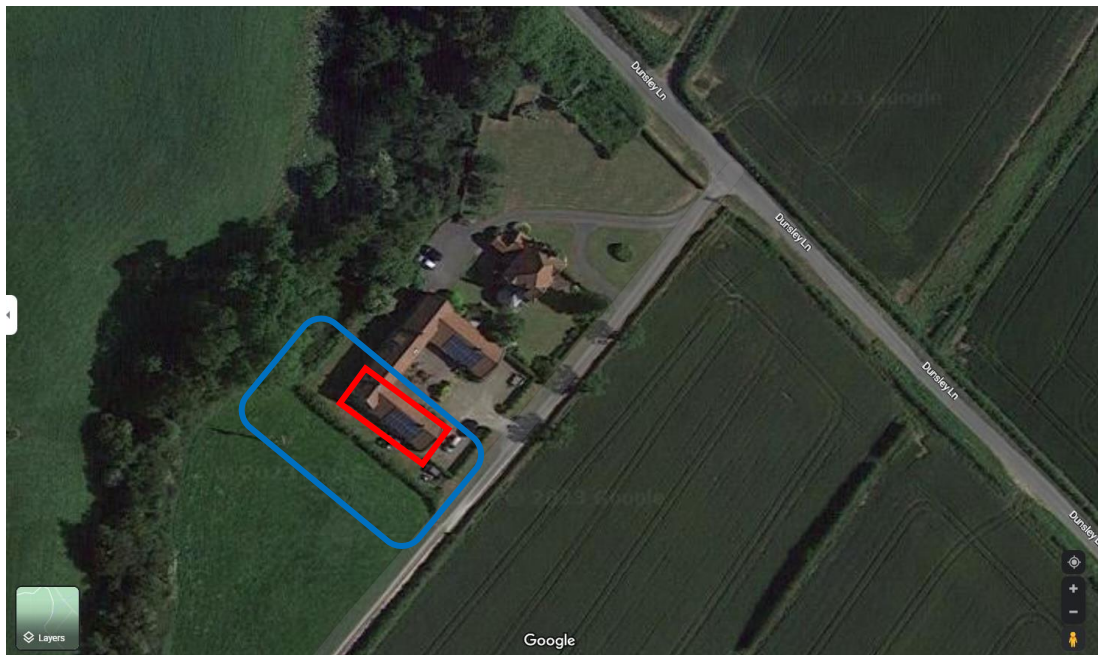


Fig 2. – Zoomed in version, Warnbeck Farm, Dunsley Lane, Dunsley. Source:
<https://www.google.co.uk/maps/place/Dunsley,+Whitby+YO21+3TL/@54.4821476,-0.6784043,156m/data=!3m1!1e3!4m5!3m4!1s0x487f1908ac52b50d:0x21708c95d0856335!8m2!3d54.486315!4d-0.6798> - for illustrative purposes only.

5.0 Site and Context

- 5.1 Warnbeck Farm lies between two North York Moors settlements, Dunsley and Newholm. The application site occupies an attractive position overlooking the east coast, albeit set inland away from the main tourist areas of Sandsend and Whitby. In a wider remit, the application site benefits from far reaching views down towards Whitby and the attractive and well serviced east coast. Longer distance views to the north span over towards Mulgrave Estate and Mulgrave Castle and to the south is buffered by rising land and the main Guisborough Road.
- 5.2 The application site lies on the northern boundary of the National Park. The site is accessed off Dunsley Lane where the application property is predominantly seen within the context of a range of existing buildings (small holding).
- 5.3 Geographically, the application site is located 1.5 miles west of Whitby, 16.8 miles north of Pickering and 14.7 miles east of Guisborough. The site lies in a good position to link up with the main A169 Pickering to Whitby road, the A171 Scarborough road and the A171 Whitby to Guisborough road.
- 5.4 Warnbeck Farm lies in a semi- elevated position in open countryside and although isolated from other properties it is not far from the publicly maintained highway at Dunsley Lane. A public right of way can be traced to the south east of the property which shares the private access road to the application site. It proceeds in south westerly direction towards Heulah Farm broadly tracking towards Waingate Beck.
- 5.5 Warnbeck Farm is a former steading with a traditional farmhouse, detached and attached outbuildings (all of which are now converted) and are in a semi-residential/domestic use together with a small acreage of land and an area of woodland to the north east.
- 5.6 Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.

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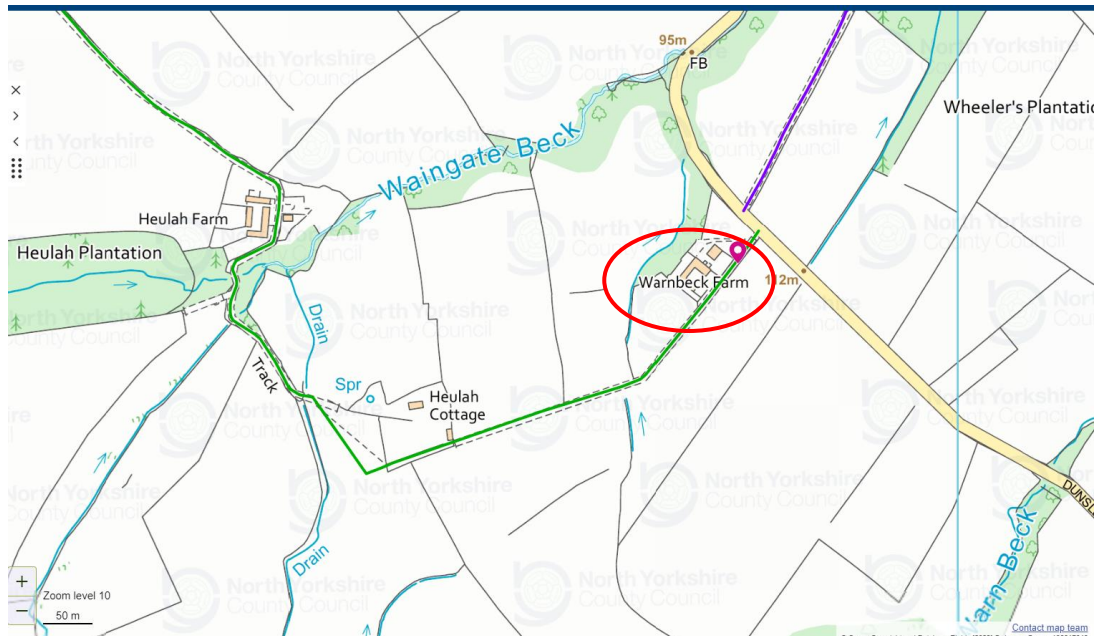


Fig 2. – NYCC Public Right of Way map. Source:
https://maps.northyorks.gov.uk/connect/analyst/mobile/#/main?mapcfg=Out_and_About – for illustration purposes only.

Local Landscape and Topography

- 5.7 The general area is characterised by open, expansive tracts of land with panoramic and far reaching views across the coastal hinterland down to Whitby and the seascape. Fields are enclosed by a network of hedges and dry stone walls and exhibit good grazing and pastureland.
- 5.8 Understanding the character of a site and its broader setting is fundamental to the development. Landscape character assessments that have been undertaken for the North York Moors area and have been carefully considered and used as a useful starting point for the application.
- 5.9 The most relevant is the National Parks updated Landscape Character Assessment (2021) which provides a robust and up-to-date evidence base to support decision-making on planning and landscape management. The updated Landscape Character Assessment reflects current best practice in landscape and seascape assessment. It takes into account the changes which have occurred within the National Park and its setting over the past 20 years.

The site falls within LCT 4 – Coastal Hinterland

- 5.10 This LCT forms the transition between the coast and the higher land (including moorland) inland. It has strong physical, cultural and visual connections with the coast. It comprises a gently rolling patchwork of farmland, interspersed with steep wooded valleys which run towards the sea or the River Esk. The landscape is locally influenced by from moorland, forestry, estates and industry, as well as the coast.

It states:

“The area is popular with visitors, and contains several caravan sites. Car parks provide access and facilities for the historic coastal villages. There are National Park Visitor Centres at Ravenscar and Robin Hood’s Bay. One of the most striking characteristics of the Coastal Hinterland landscape is its patchwork patterns of fields, woodland, plantation and grassland. Differences in vegetation and crops create a range of different textures and colours. Some are familiar, such as barley and wheat, and others are more unusual, such as the blue flowers of phacelia, and the ridged texture of grape vines. The patchwork of fields is particularly well appreciated in panoramic views from high land”.

- 5.11 The applicant acknowledges that consideration will be given to any existing trees in or around the site, and this should help to inform the perception about landscaping for this development proposal. The simple re-siting of a native hedgerow as part of the proposal is not considered to impact on the local landscape character.
- 5.12 Local buildings more often than not are built from local stone construction with pantile roofs with a small amount of slate.
- 5.13 It is a distinctive location and securing planning consent for the proposed development and fully endorsing the unique and special qualities of buildings, which are already in a semi-residential/domestic form in the NYM National Park will assist in providing a home for local people allowing them to thrive.
- 5.14 In planning terms, the site is deemed to be in the ‘Open Countryside’ which is defined as ‘areas with no development, sporadic development or isolated buildings’.
- 5.15 During the lockdown period the applicant and family (3 children) moved into the empty cottage known as the Byre Cottage (Cottage 2) and now wish to combine it with Cottage 1 to make it a permanent home and is where they have access to a range of services comprising:
- 3 no. schools (Whitby, Sleights, Egton x 2).
 - Doctors surgery (Whitby and Sandsend and Sleights).
 - A number of public houses.
 - Railway station (Sleights, Whitby (Esk Valley line)).
 - Small and large convenience stores
 - Butchers (Sleights and Ruswarp).

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- Parish/village halls.
- Places of worship.
- Play/recreational park.
- Hotels and guest houses.
- Tearooms.
- Post office.
- Telecommunications equipment and access to broadband infrastructure.

5.16 In summary, the application site whilst not technically within any of the above listed settlements is closely connected to Sleights, Ruswarp and Whitby where there are several useful services and facilities including a railway station and a range of services offering food and drink, leisure and recreational facilities.

Geographic Information

5.17 A thorough check of Magic Map has revealed the site lies within close proximity to the following designations:

- Woodland Improvement (England) – Low Spatial Priority - unaffected by the proposal.
- Lapwing – unaffected by the proposal.

5.18 In summary, the proposed use of the unlisted buildings and associated development to the above local land-based designations are unlikely to be harmfully impacted upon.

Site Constraints

5.19 For planning purposes, the steading which includes the former outbuildings now forming the subject of this application are not listed buildings (heritage assets). Nor do they fall within a Conservation Area which are generally constrained to local villages and towns in the NYM National Park.

Flood Risk

5.20 The Governments long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.

6.0 The Proposal

Introduction

- 6.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 6.2 The aim of the proposal is for change of use of 2 no. holiday cottages to 1 no. principal residence dwelling together with internal and external remodelling together with the change of use of agricultural land to domestic curtilage and siting of ancillary domestic shed to support the dwelling.
- 6.3 The buildings are of little historic interest although their character and form make a positive contribution to the surrounding area. The accompanying plans seek to show how the proposal is achievable on the site without harming the special qualities of the area.
- **D12040 - 03A** –Proposed site location plan.
 - **D12040 - 10A** –Proposed floor plans.
 - **D12040 - 11A** –Proposed elevations.
- 6.4 Essentially, the site is a former farm steading, and the optimum viable use, since 1987 has been in residential/rural use. The proposed site layout is designed to work in close proximity to the existing buildings and is respectful of the existing cottages/property and the local landscape.
- 6.5 In summary, the existing buildings are deemed to be unsuitable for modern day farming and post covid have not recovered the economic and energy crisis nor have they been kept up to spec. The applicant is seeking to put two of the four cottages to better use in providing a permanent home for themselves and their three young children.

Combining Cottage 1 and Cottage 2

- 6.6 Cottage 1 and Cottage 2 are adjoining buildings formerly outbuildings associated with Warnbeck Farm. They comprise elements of single and two storeys (post conversion in the late 1980's). The buildings in question form a courtyard arrangement - 'U' shape. The Cottages in question are the south western corner leading to the southern corner as indicated on the site location plan in red.
- 6.7 The building is constructed from rock faced stone coursed and pointed in a linear forma under a pantile roof. The western roofscape benefits from 16 no. solar panels which serves the cottages in question.

- 6.8 The courtyard is open and provides an element of domestic amenity for the buildings and is the principal elevation to all cottages and is where the main entrance to the new property will be formed.
- 6.9 Some elevations fronting the inner facing courtyard have been rendered.

The works

External elevations (east)

- 6.10 It is proposed to replace the existing door for a new door opening with side windows to give the property an appropriate identity and access to the house. Technically, there will be one less opening on the east elevation.
- 6.11 It is proposed to remove 2 no. brick chimney stacks in lieu of a single matt black chimney flue, show to project on the east roofslope.



Fig 4. – East elevation – Cottage 1 and Cottage 2.

External elevations (south)

- 6.12 It is proposed to block up the gable end window in lieu of a blank gable wall.



Fig 5. – South elevation gable – Cottage 1 and Cottage 2.

External elevations (west)

- 6.13 The majority of changes will take place to the west elevation which already takes on a domestic style appearance. It includes modifications to windows/doors to ensure the accommodation will functionally flow between inside/outside spaces.
- 6.14 It is proposed that there will be a consolidation of windows and doors for one larger opening with bi-fold doors to gain access to the garden. This encompasses three existing openings and in-fills an existing doorway.
- 6.15 It is also proposed to remodel the openings in the projecting gable element to create a feature of the dwelling and add interest and character to the first floor master bedroom.
- 6.16 At ground floor there will be 2 no. sets of bi-fold doors and at first floor it is proposed to create an overhanging element with in-set Juliet balcony doors set back of the face of the gable by 1.2 metres. The work will take place within the existing building line and not breach the gable wall as it stands.



Fig 6. – South west elevation gable – Cottage 1 and Cottage 2.

External elevation (north)

- 6.17 There are no changes to the north elevation.

Internal

- 6.18 The internal arrangement will comprise a fully functional 4 bed dwellinghouse to cater for the applicants needs and any future users for the lifetime of the development.
- 6.19 At ground floor there will be a central hallway giving access to an open plan living/kitchen/dining area and pantry. There will be a bathroom at ground floor together with 3 modestly size rooms.
- 6.20 At first floor there will be a master bedroom and a family sized bathroom.

General

- 6.21 The blocking up of openings will be carried out in stonework to match. All existing pointing is to be raked out and repointed in a lime mortar to preserve the appearance and materials of the building as an element of planning gain.

Change of use of land

- 6.22 In addition to the above, it is proposed to furnish the house with a greater amount of amenity (garden) by utilising land/space to the south west of the house. It is proposed to simply shift the hedge in a south westerly direction (parallel) by some 4 metres taking in a strip of agricultural land for the betterment of the house.
- 6.23 A new native species hedge will be re-laid in the next available planting season.



Fig 7 - 10. – Existing narrow garden and land to be taken into curtilage.

Ancillary building

- 6.24 Within the extended curtilage it is proposed to site an ancillary storage building to serve the house. It is referred to as a garden studio and will be sited in the northern corner of the extended area against a backdrop of trees.
- 6.25 The building will sit on a concrete pad with no foundations and can easily be removed if no longer needed.
- 6.26 The building measures 8 metres long by 6 metres deep and 2.97 metres high and is to be clad in vertical timber boarding under a GRP rolled top roof.

Design

- 6.27 The inspiration for the house design is taken (in the main) from the existing buildings and closely follows the guidance set out in Part 4 of NYM's Design Guide in that it wholly works within the footprint of the existing buildings which are suitable for internal/external re-modelling, particularly on the more domestic (south west) side of the buildings.
- 6.28 Although the buildings form an attractive building group, they are not listed buildings and have at some point been considered to be worthy of conversion, although it is an early conversion scheme. Overall, development is little over what might be achievable under permitted with respect to scale and use.

Landscaping

- 6.29 The new boundary hedge line will continue to form a key feature of the site and in landscape terms there will be minimal impact. Essentially, the site will appear virtually the same so that the distinctiveness of the local landscape is maintained.

Lighting

- 6.30 Any external lighting will be minimal low level, low wattage downward lighting fixed directly to the outside wall with zero uplighting to accord with the dark night sky policies.

Energy performance

- 6.31 There is a general all-round ambition to raise the energy performance of the buildings and property. The aim of the project is to achieve a more sustainable low carbon home by incorporating features such as:
- Replacing the existing solar panels in favour of flush fitting panels. This also provides an enhance appearance over projecting panels.
 - Battery storage.
 - Air source heat pump
 - Rainwater harvesting.
 - Maximum insulation and airtightness.
 - Triple glazing and sound proofing.

Access

- 6.32 Accessing the site would be via the existing access serving Cottage 1 and Cottage 2 and will remain unchanged. There are no plans to include vehicular access in the extended curtilage area as there is no need. The levels of activity are unlikely to be increased with significant effect or impact on the private road (off Dunsley Lane) or the local highway network.

Parking

- 6.33 Parking will remain close to the house within the existing courtyard where there is ample space for turning and manoeuvring.

7.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 7.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 7.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 7.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2021)

- 7.4 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 7.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.6 Paragraph 7 states that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 7.7 To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 7.8 Paragraph 9 of the NPPF states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.
- 7.9 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 7.10 Paragraph 127 states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
- 7.11 Paragraph 128 advises the LPA should provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
- 7.12 Paragraph 129 advises that design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
- 7.13 Paragraph 130 seeks to ensure that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North York Moors National Park Authority – NYM Local Plan (2020)

- 7.14 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.
- 7.15 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.
- 7.16 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.
- 7.17 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

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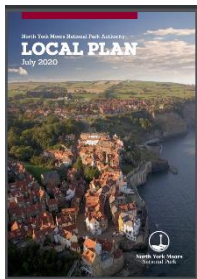
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2019)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 83, 84, 127, 172
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Policy ENV2 – Tranquillity Policy ENV3 – Dark Night Skies Policy CO12 – Conversion of Existing Buildings in Open Countryside. Policy CO17 – Householder Development. Policy CO19 – Extensions to Domestic Curtilages.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 2: Extensions and alterations to dwellings (2008). Part 4: - The Re-use of Traditional Rural Buildings (2011).

Table 1. – Planning policy and guidance.

7.18 **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.

- 7.19 **Policy CO12** (Conversion and Change of Use of Buildings in Open Countryside) is the most relevant. Essentially, it is seeking to ensure that the proposal is of a high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.
- 7.20 **Policy CO17** (Householder Development) is also relevant stating 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:
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.
- 7.21 In addition, **Policy CO19** of the NYM Local Plan is also relevant for extensions to domestic curtilages where:
1. The change to domestic use will not have an adverse impact on the local landscape character.
 2. The land to be incorporated into the domestic curtilage does not form part of a Community Space or a valuable local habitat or heritage asset; and 3. The change to domestic use will not cause unacceptable harm to the amenities of neighbouring occupiers by reason of noise, disturbance or other adverse impact.
- 7.23 In summary, the development has been carefully prepared and designed to be in alignment with prevailing policies **SPC, CO12, CO17 and CO19** of the NYM Local Plan.

8.0 Planning Assessment

- 8.1 Part 4 of the NYM Design Guide states that the best option for retaining the integrity of the historic landscape is to keep traditional rural buildings in active use.
- 8.2 It states that 'if we value the continued existence of the built heritage and its contribution to the wider landscape, ways must be found to arrest the decline of such buildings and to protect and perpetuate their future'.
- 8.3 The applicant is considering changing the use of 2 no. previously converted outbuildings (Cottage 1 and Cottage 2) into a single family home. The plans and accompanying documents demonstrate that this is physically possible.
- 8.4 The buildings, although of low historic interest are already established through a conversion scheme in the late 1980's which demonstrated that the buildings were considered to be of a particular architectural quality such that they are considered to be worthy of preservation and retention in the landscape. It is considered that the amalgamation of two of the cottages (buildings seen as a whole) will also result in an improvement to the visual amenities and vitality of the locality.
- 8.5 There is a balance to be struck between facilitating the practical requirements of a new use and maintaining the special character of a building. Essentially, the buildings lend themselves to a high quality remodelling and adaptation scheme for residential use.
- 8.6 The **Design Guide** has been sufficiently useful in preparing the scheme for submission. A sensitive remodelling scheme is achievable using the following general principles:
- Respecting the basic shape and traditional design of the original buildings.
 - Making as few alterations as possible to external walls and putting back blank walling.
 - Maintaining the character and form of the roof.
 - Retaining the areas around the building as open spaces.
- 8.7 It is with equal importance that the scheme lets the existing building dictate the nature of the remodelling process and this has allowed the design (both internally and externally) to be successful.
- 8.8 The supporting text to **Policy CO19** confirms that in areas of Open Countryside the change of use of agricultural land for domestic use can result in the erosion of the quality of the landscape particularly when domestic paraphernalia, landscaping and fencing appears as an intrusion into adjacent Open Countryside.
- 8.9 The extension of domestic curtilage in this instance will simply follow the existing boundary line albeit taking in an additional 4 metres of land which will not be harmful to the property and can be integrated without detriment to the wider landscape and the natural environment.

- 8.10 **Part 2 of the Design Guide**, refers to garages and other outbuildings requiring careful consideration in terms of their siting and design so as not to spoil the character or setting of the main dwelling.
- 8.11 With this in mind, the proposed ancillary domestic outbuilding is located in the rear corner of the site and is positioned well back out of site of the approach to the house and will not be seen from Dunsley Lane.
- 8.12 The building is purposely set back so as not to detract from views of the house from the south west whilst remaining functional to access and for the storage of domestic paraphernalia.
- 8.13 The building is carefully sited with a backdrop of trees to ensure it creates an attractive and organic addition to the adjacent dwelling.
- 8.14 The proposal has the ability to align with the NPPF and NYM Local Plan and is designed to be sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits the opportunities to make the location more sustainable by improving the scope for sustainable living and the well-being of its future users as a long term home.
- 8.15 Overall, the development proposed for Warnbeck will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development; it will create a visually attractive scheme as a result of good architecture and landscape planning and is sympathetic to local character and the distinctiveness of the area.
- 8.16 The development will provide a medium degree of sustainable growth and has the potential to secure the long term future of a group of former rural buildings within the protected National Park landscape.
- 8.17 In summary, the development is conducive to these requirements and the buildings can be re-purposed to optimise the potential residential use of the site and accommodate and sustain an appropriate mix of development combined with a new permanent use.

9.0 Conclusion

- 9.1 This section brings together the information presented within this Supporting Statement and provides a reasoned conclusion for the approval of this application together with the accompanying supporting documentation.
- 9.2 The proposal has been developed in response to the parameters of the site together with the applicant's design brief and future aspirations for the site.
- 9.3 Essentially, the proposal is for a principal residence dwelling to be formed by remodelling an existing range of already converted, non-listed rural buildings where **Policy CO12** is proven to be upheld and the development will not conflict with building conservation principles as set out in the LPAs Design Guide (Part 4) which is concerned with the re-use of traditional rural buildings.
- 9.4 The scheme is well designed, and the proposed use is compatible with the optimum residential use of Warnbeck Farm and is appropriate development in terms of physical scale, activity and function.
- 9.5 The proposal is of a quality, scale and design that takes into account and reflects the sensitivity of the local landscape and is one that makes use of an existing access which is deemed to be appropriate for the proposed use and the site can be safely accessed by the existing road network.
- 9.6 It is concluded that the proposal is compatible with an existing group of buildings and that this scheme is achievable without compromising the site or the buildings original appearance and quality.
- 9.7 Taking account of the above, the development is considered to accord with the policies of the Development Plan in force and it is requested that planning permission should be granted without further delay.

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