

NYMNP
01/08/2023

Andrew and Polly Brown
1 Eskdaleside, Sleights,
Whitby, North Yorkshire
YO22 5EP

26th July 2023

Planning Department
North York Moors National Park Authority
The Old Vicarage,
Bondgate,
Helmsley,
North Yorkshire
YO62 5BP

Dear Sirs,

Re: 1 Eskdaleside, Sleights, YO22 5EP – application to convert into 2nr cottages and change of use to domestic dwellings

Further to our pre application NYM\2023\ENQ\19799 please now find attached our application for full planning permission for the change of use to dwellings and the works required to divide the property into two 3 bed cottages.

We purchased the above property on 9th June 2023 and moved in on 16th June 2023. It is our only property and is our home.

The property is the former Sleights village school and following its sale in 1971 into private ownership by the local church it was substantially changed including the installation of a first floor to allow it to be used as a domestic dwelling. The property has undergone extensive amendments and alterations, unfortunately many of them not executed at all well and though the building is currently habitable it has many issues including significant damp, and we are in the process resolving these including extensive damp proofing works to the ground floor, a full rewiring and re plumbing to bring the house up to modern standards.

The property was designated by planning as a guest house in 1988 though has not operated as a guest house for many years, instead being let out as a whole house holiday let, then empty for following the death of the previous owner.

The rooms are small and have only a wash basin with guests sharing a single house bathroom. The expectations of guests have changed a great deal since the house was converted, i.e., today's guests expect at least to have their own bathroom and so the use of the property as a guest house and is no longer feasible as the rooms do not have the space for ensuite bathrooms, nor would the existing services support the demands for hot water and power.

With all this in mind we propose to divide the house into two well proportioned three bed cottages which would require the removal of the garage door to the front elevation allow for a new front door & window, the installation of a new patio door to the rear elevation and the relocation of an existing patio door and blocking up of a window to the side elevation. We also feel that to provide ventilation and light (the cathedral shaped windows on the first floor do not open), we would need to install rooflights on the rear facing roof.

To allow for the provision of an area suitable for bin storage we propose the installation of steps to a new gate in 1A and to divide the garden with a new shoulder height wall topped with a fence. The existing drains are not fit for purpose or hygienic and so new drains and a manhole would be required in the garden.

We have Building Control involved with the works and the building regulations approval is in progress.

We would like to change the planning designation to dwelling and divide the house into two cottages, see attached drawings.

We understand that one of the dwellings (we propose 1A) would be subject to to a Principal Residence occupancy restriction.

Please do not hesitate to contact us if you would like any further information.

Yours Sincerely



Andy and Polly Brown

Proposed alterations to form 2 nr cottages - 1 Eskdaleside, Sleights YO22 5EP



Satellite photo

NYMNP
01/08/2023