

NYMNP
09/08/2023



Addison Planning Consultants Ltd

www: addisonplanning.com

Date: 7th August 2023
Our Ref: APC00208

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

Dear Sir/Madam

RE: DEMOLITION OF EXISTING SINGLE STOREY EXTENSIONS AND ERECTION OF NEW EXTENSIONS TO EXISTING DWELLING AT THE LILACS, SCAR LANE, WEST BARNBY, WHITBY, YO21 3SD.

PLANNING APPLICATION REFERENCE: PP-12294362

I act on behalf of Mr M Greenwood, owner of the above referenced property. A Householder Planning Application for the above referenced development has today been submitted via the Planning Portal.

The Application submission comprises the following drawings and documents:

- L1a: APC Covering Letter 07-08-2023.
- L1b: Householder Application Form 07-08-2023
- L1c: Dwg 2023-072_P100_Site Location Plan_A3_Rev -
- L2: Drawings
 - 2023-072_P101_Existing Site Plan_A3_Rev -
 - 2023-072_P102_Proposed Site Plan_A3_Rev A
 - 2023-072_P200_Existing Ground Floor Plan_A3_Rev -
 - 2023-072_P201_Existing First Floor Plan_A3_Rev -
 - 2023-072_P202_Existing Second Floor Plan_A3_Rev -
 - 2023-072_P203_Existing Roof Plan_A3_Rev -
 - 2023-072_P205_Proposed Ground Floor Plan_A3_Rev D
 - 2023-072_P206_Proposed First Floor Plan_A3_Rev C
 - 2023-072_P207_Proposed Second Floor Plan_A3_Rev B
 - 2023-072_P208_Proposed Roof Plan_A3_Rev A
 - 2023-072_P210_Existing Elevation 1_A3_Rev -
 - 2023-072_P211_Existing Elevation 2_A3_Rev -
 - 2023-072_P212_Existing Elevation 3_A3_Rev -
 - 2023-072_P213_Existing Elevation 4_A3_Rev -
 - 2023-072_P220_Proposed Elevation 1_A3_Rev B



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2023-072_P221_Proposed Elevation 2_A3_Rev B
2023-072_P222_Proposed Elevation 3_A3_Rev A
2023-072_P223_Proposed Elevation 4_A3_Rev A
2023-072_P300_Existing Section A_A3_Rev -
2023-072_P301_Existing Section B_A3_Rev -
2023-072_P310_Proposed Section A_A3_Rev A
2023-072_P311_Proposed Section B_A3_Rev A
2023-072_P312_Proposed Section C_A3_Rev A
2023-072_P313_Proposed Section D_A3_Rev A
2023-072_P314_Proposed Section E_A3_Rev A
2023-072_P315_Proposed Section F_A3_Rev -
2023-072_P316_Proposed Section G_A3_Rev A
2023-072_P317_Proposed Section H_A3_Rev -
2023-072_P318_Proposed Section I_A3_Rev -

L3: Planning Statement 07-08-2023
L4a: 23-224-A1-001 Drainage Philosophy Scheme Design
L4b: Attenuation Design Calcs

I trust you'll find the Application submission in order and can confirm validation in due course.

Kind Regards

JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD

NYMNPA

09/08/2023

PLANNING STATEMENT

THE LILACS, SCAR LANE, WEST BARNBY, WHITBY, YO21 3SD
HOUSEHOLDER PLANNING APPLICATION FOR DEMOLITION OF EXISTING SINGLE
STOREY EXTENSIONS AND ERECTION OF NEW EXTENSIONS TO EXISTING DWELLING

Prepared by Jay Everett BSC Hons MRTPI Director,
Addison Planning Consultants Ltd on behalf of
Mr M Greenwood

7th August 2023



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REFERENCE DOCUMENTS

DESIGN GUIDE SPD PART 2 – JUNE 2008

QUALIFICATIONS AND EXPERIENCE

- 1.1 My name is Jay Everett and I have been a Chartered Member of the Royal Town Planning Institute since 1993. I hold a degree in Town and Regional Planning, and I am Managing Director of Addison Planning Consultants Ltd.
- 1.2 I have 31 years of experience of working in the field of town planning, including 12 years in local government working in both planning policy and development control and 19 years acting for landowners, developers, occupiers, and investors throughout the North of England. My involvement in the property market involves the preparation of complex planning applications, strategic promotion of land and property through the local planning policy system and acting as expert witness at planning appeals.
- 1.3 My Statement deals with the planning policy context relating to the site and specifically the history of the application site, why the proposed residential extension scheme has been developed and the planning policy context for the proposals. I then consider the planning case for the scheme.
- 1.4 **Chapters 2 to 4** introduce the proposal. Chapter 3 describes the site and its environs, and the planning history. Chapter 4 examines the planning policy context for the consideration of the proposals.
- 1.5 **Chapter 5** of my Statement examines the planning case for the proposed scheme.
- 1.6 **Chapter 6** summarises the principal conclusions from Chapters 5.

INTRODUCTION & BACKGROUND INFORMATION

- 2.1 This Statement has been prepared on behalf of Mr M Greenwood owner of the subject property, The Lilacs, Scar Lane, West Barnby, Whitby YO21 3SD.
- 2.2 The site comprises a traditional farmhouse and its associated extensions. Access is taken directly from Scar Lane. The property was acquired by Mr Greenwood in March 2023 as his family home and primary place of residence. The property, is however, in very poor condition and in need of complete renovation. The applicant's objective is to completely renovate the property through selective demolition of single storey parts of the house and their replacement with a modern quality of construction that will significantly enhance the quality of the living accommodation, the energy efficiency, and the character and appearance of the dwelling.
- 2.3 Detailed plans have been prepared which show how a sensitively designed proposal will be delivered that respects the character, appearance, and special qualities of the original dwelling. The proposed description of the development is:

"Householder Planning Application for Demolition of Existing Single Storey Extensions and Erection of New Extensions to Existing Dwelling"

- 2.4 The submitted Planning Application for the Application Scheme comprises the following list of drawings and documents:

L1a: APC Covering Letter 07-08-2023.
L1b: Householder Application Form 07-08-2023
L1c: Dwg 2023-072_P100_Site Location Plan_A3_Rev -
L2: Drawings
2023-072_P101_Existing Site Plan_A3_Rev -
2023-072_P102_Proposed Site Plan_A3_Rev A
2023-072_P200_Existing Ground Floor Plan_A3_Rev -
2023-072_P201_Existing First Floor Plan_A3_Rev -
2023-072_P202_Existing Second Floor Plan_A3_Rev -
2023-072_P203_Existing Roof Plan_A3_Rev -
2023-072_P205_Proposed Ground Floor Plan_A3_Rev D
2023-072_P206_Proposed First Floor Plan_A3_Rev C
2023-072_P207_Proposed Second Floor Plan_A3_Rev B
2023-072_P208_Proposed Roof Plan_A3_Rev A
2023-072_P210_Existing Elevation 1_A3_Rev -

INTRODUCTION & BACKGROUND INFORMATION

2023-072_P211_Existing Elevation 2_A3_Rev -
2023-072_P212_Existing Elevation 3_A3_Rev -
2023-072_P213_Existing Elevation 4_A3_Rev -
2023-072_P220_Proposed Elevation 1_A3_Rev B
2023-072_P221_Proposed Elevation 2_A3_Rev B
2023-072_P222_Proposed Elevation 3_A3_Rev A
2023-072_P223_Proposed Elevation 4_A3_Rev A
2023-072_P310_Proposed Section A_A3_Rev A
2023-072_P311_Proposed Section B_A3_Rev A
2023-072_P312_Proposed Section C_A3_Rev A
2023-072_P313_Proposed Section D_A3_Rev A
2023-072_P314_Proposed Section E_A3_Rev A
2023-072_P315_Proposed Section F_A3_Rev -
2023-072_P316_Proposed Section G_A3_Rev A
2023-072_P317_Proposed Section H_A3_Rev -
2023-072_P318_Proposed Section I_A3_Rev -

- L3: Planning Statement 07-08-2023
- L4a: 23-224-A1-001 Drainage Philosophy Scheme Design
- L4b: Attenuation Design Calcs

2.5 The following section of this Statement therefore sets out a description of the site and its surroundings and its Planning History.

SITE DESCRIPTION AND PLANNING HISTORY

SITE LOCATION

- 3.1 The property is located approximately 4 miles west of Whitby, to the south of the A174 at West Barnby. The property lies within the North York Moors National Park. The plan below shows the location of the site in context with its wider surroundings.



- 3.2 The Plan below shows the location of the property relative to West Barnby and East Barnby.



- 3.3 The aerial photograph below shows the Application Site relative to its surroundings.

SITE DESCRIPTION AND PLANNING HISTORY



SITE CONTEXT

- 3.4 The property sits to the west side of Scar Lane. An existing property (Westlands) borders Lilacs at its northern boundary. The aerial map extract below shows the site relative to the neighbouring properties.



SITE DESCRIPTION AND PLANNING HISTORY

PLANNING HISTORY

- 3.5 The following Planning History has been derived from the Council's Public Access database – a full Land Search has not been undertaken and there may therefore be other older planning applications relating to the site.
- 3.6 Application number: NYM/2011/0101/FL
Proposal: erection of replacement greenhouse and shed roof
Application type: Application for Full Permission
Address: The Lilacs Scar Lane West Barnby
Decision date: 16/05/2011
Decision: Approved with Conditions

OTHER PLANNING APPLICATIONS IN THE VICINITY OF INTEREST

- 3.7 NYM/2007/0840/FL
Proposal: conversion of garage/part of farmhouse to form an annexe together with alterations and construction of dormers to existing farmhouse and temporary permission for siting of a caravan
Application type: Application for Full Permission
Address: Westlands Farm West Barnby
Decision date: 18/02/2008
Decision: Approved with Conditions

PLANNING POLICY CONTEXT

- 4.1 The following paragraphs set out a description of relevant adopted Development Plan.

THE DEVELOPMENT PLAN

- 4.2 The Town and Country Planning Act 1990 (the '1990' Act, as amended) and the Planning and Compulsory Purchase Act 2004 (the '2004 Act') establish the legislative basis for town planning in England and Wales. Together the Acts establish a 'plan led' system which requires Local Planning Authorities to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 4.3 The policies in Section 12 of the Framework place an emphasis on achieving good quality design. Paragraph 130 states:

"130. 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;

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 users⁴⁹; and where crime and disorder, and the

PLANNING POLICY CONTEXT

fear of crime, do not undermine the quality of life or community cohesion and resilience.”

THE DEVELOPMENT PLAN

- 4.4 The North York Moors National Park's Development Plan currently comprises the Local Plan 2020, the Whitby Business Park Area Action Plan, and the Helmsley Plan. The Authority adopted the Local Plan at its National Park Authority/AGM meeting on 27 July 2020.
- 4.5 The most relevant policies contained within the North York Moors Local Plan to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).
- 4.6 Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout, and density together with carefully considered scale, height, massing, and form.
- 4.7 Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.
- 4.8 Policy CO17 seeks to ensure 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 the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.
- 4.9 In the case of extensions and alterations to the existing dwelling, any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; the design and detailing should complement the architectural form and character of the original dwelling.

PLANNING POLICY CONTEXT

- 4.10 The LPA has also published a Design Guide SPD in 2009 which remains extant.
- 4.11 The following chapter of my Statement therefore examines the case for planning within this Development Plan and planning policy context which includes the NPPF and NPPG.

ASSESSMENT OF PLANNING CASE

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The adopted Local Plan is the starting point for determination of any planning application.
- 5.2 The NPPF is a material consideration which at paragraph 11 requires local planning authorities:
- “(c) to approve development proposals that accord with an up-to-date development plan without delay; or
(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
(i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*
- 5.3 Paragraph 12 advises that where a planning application conflicts with an up-to-date Development Plan (including any Neighbourhood Plans that form part of the Development Plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date Development Plan, but only if material considerations indicate that the plan should not be followed.
- 5.4 The North York Moors National Park's Development Plan currently comprises the Local Plan 2020 and is therefore an up-to-date Development Plan for this area.
- 5.5 The most relevant policies contained within the North York Moors Local Plan to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).
- 5.6 Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout, and

ASSESSMENT OF PLANNING CASE

density together with carefully considered scale, height, massing, and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular. The Policy states that proposals will be supported where criteria 1 to 10 are met. Each of these criteria are assessed below:

"1. 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 Authority Design Guide;"

- 5.7 The proposal has been designed to a high quality that will significantly improve the local environment through the replacement of existing run-down structures with a design that reflects the local vernacular.

"2. The proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular;"

- 5.8 The materials proposed for the replacement extension include coursed natural stone to match the main dwelling, along with red pantile roof (again to match the existing). Detailing includes stone coping, heads, and cills, with traditionally proportioned window openings to the front elevation with timber windows. The proposed materials and design details therefore reflect and complement the architectural character and form of the original building.

"3. The siting, orientation, layout, and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality;"

- 5.9 The siting, orientation and layout of the replacement extension closely reflects that of the existing structures on the site. Views into and out of the site will essentially remain as existing ensuring the character and quality of the locality is respected.

ASSESSMENT OF PLANNING CASE

"4. The scale, height, massing, and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;"

- 5.10 The scale, height, massing, and form of the replacement extension closely reflects that of the existing structures on the site ensuring the proposal is compatible with the host dwelling. The extension has been designed to ensure there will be no adverse impact upon the amenities of the adjacent occupier to the north of The Lilics.

"5. Sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources;"

- 5.11 The proposed construction will use modern sustainable design and construction techniques, far exceeding the latest Building Regulation standards in construction for new builds. In addition, renewable technologies are proposed in the form of an array of photo-voltaic cells (PVC's) and air source heat pumps. These are located to the rear of the principal façade (western roof of the extension) ensuring the PVCs will not be readily visible or adversely affect the high-quality design of the extension and/or the character of the area.

"6. A good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity, and makes use of appropriate native species forms an integral part of the proposal;"

- 5.12 As a householder application there is limited scope for an extensive landscaping proposal. However, to the main eastern elevation, the realigned access provides an opportunity for a specimen tree of indigenous origin that would reinforce the landscape character and setting of the house. This is shown indicatively on the proposed layout plan.

"7. Proposals enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;"

- 5.13 The existing garden area provides an opportunity for the inclusion of nesting boxes and bat boxes, the details of which could be secure

ASSESSMENT OF PLANNING CASE

through a planning condition. The proposal will therefore enhance local wildlife and biodiversity.

"8. Provision is made for adequate storage including storage for domestic items kept outdoors and waste management facilities;"

- 5.14 The proposed includes adequate internal storage areas for a single household and includes adequate available space to locate waste bins externally adjacent to the driveway in proximity to the roadside where collection would take place.

"9. Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and"

- 5.15 The proposal includes three parking spaces which are adequate to serve a single household. The proposed parking arrangements ensure vehicles can exit in forward gear with adequate visibility. No public rights of way are affected by the proposal.

"10. The proposal ensures the creation of an accessible, safe, and secure environment for all potential users, including the elderly, children and those with a health condition or impairment."

- 5.16 The proposed replacement extension provides for a new at grade primary entrance to the property providing an accessible, safe, and secure environment for all potential users. The extension will significantly improve accessibility over the existing situation with the property.

- 5.17 The above assessment shows that the proposal clearly accords with the criteria of Strategic Policy C and should therefore be supported by the Planning Authority.

- 5.18 Policy CO17 seeks to ensure 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 the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential

ASSESSMENT OF PLANNING CASE

amenity of neighbouring occupiers and reflects the principles outlined in the Authority’s Design Guide.

- 5.19 In the case of extensions and alterations to the existing dwelling, any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; the design and detailing should complement the architectural form and character of the original dwelling. The Policy states that proposal will be permitted supported where criteria 1 to 3 and (a) to (b) are met. Each of these criteria are assessed below:

“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;”

- 5.20 Criterion 1 closely reflects the multiple criteria of Strategic Policy C. My assessment of that Policy has shown that the design of the proposed replacement extension is of a scale, form and position that reflects the existing structures on the site. The extension as proposed maintains a subservient relationship to the main house as shown on the proposed elevation drawing.



- 5.21 The high-quality finishing materials and design detailing will ensure the proposal will enhance the appearance of the original dwelling and its setting.

ASSESSMENT OF PLANNING CASE

"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"

- 5.22 The only neighbouring property lies to the north of the Lilacs. The existing house forms the northern boundary with Westlands. There are three existing windows in the northern elevation as shown on 2023-072_P212_Existing Elevation 3_A3_Rev. The proposed extension retains two existing windows, modifies one and introduces a new opening all with obscure glazing as shown on 2023-072_P222_Proposed Elevation 3_A3_Rev A. The proposal will therefore have no adverse effect on the privacy or amenity of the residents at Westlands.

"3. The development reflects the principles outlined in the Authority's Design Guide."

- 5.23 The Authority's Design Guide Part 2 addresses proposals for extensions to dwellings. In this regard, the proposal has been designed to follow the guidance. The side extension has a narrower end gable than the existing dwelling and is set back from the front of the house with a lower ridge height. The proposed re-built extension to the northern boundary reflects the eaves line of the original building with the ridge below the original roof ridge line.
- 5.24 The proposed front porch to the eastern elevation has been designed to reflect the guidance which states: *"A narrow, gabled roofed stone porch with a recessed entrance door is less likely to compromise the appearance of the original building"*.
- 5.25 The proposed design therefore considers and conforms with the guidance set in Part 2 of the Design Guide. Policy CO17 goes on to states:

"In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:

a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and

ASSESSMENT OF PLANNING CASE

b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling."

5.26 Regarding this Policy the Total Habitable GIA is approximately 222.2m². This comprises:

- Existing Ground Floor Habitable: approx. 120 m².
- Existing First Floor Habitable: approx. 73.7 m².
- Existing Second Floor Habitable: approx. 28.5 m².

5.27 The approximate Non-Habitable GIA comprises:

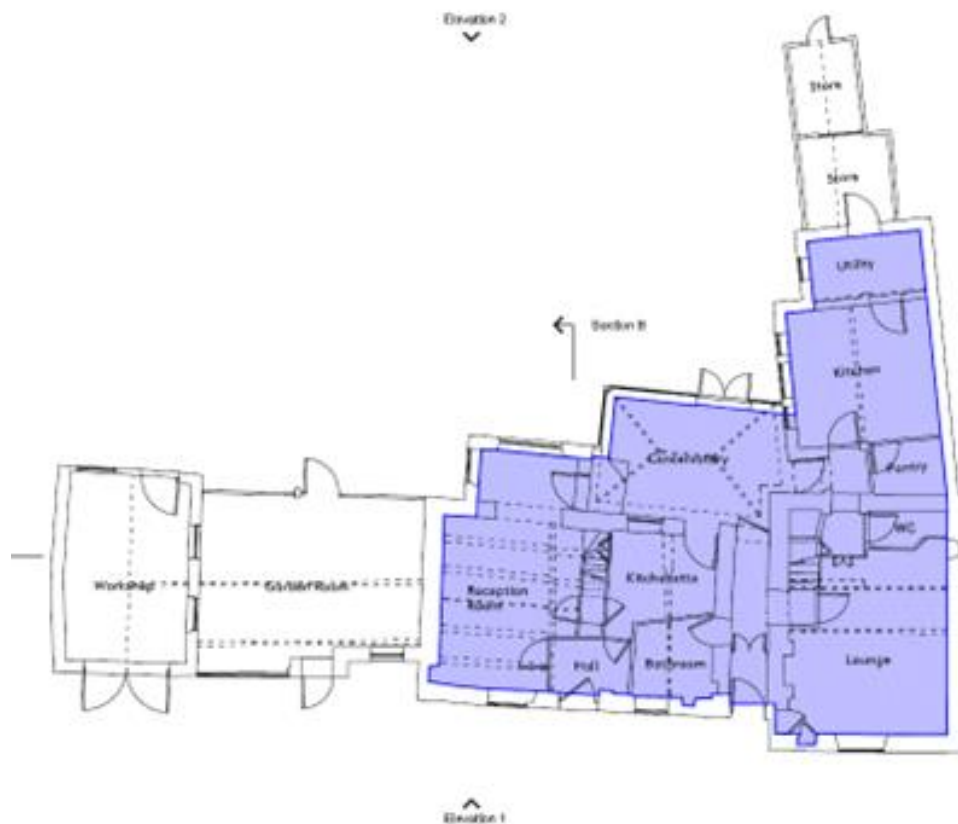
Garage: 17.2m²

Garden Room: 27.7m²

Sheds attached to kitchen: 10.6m²

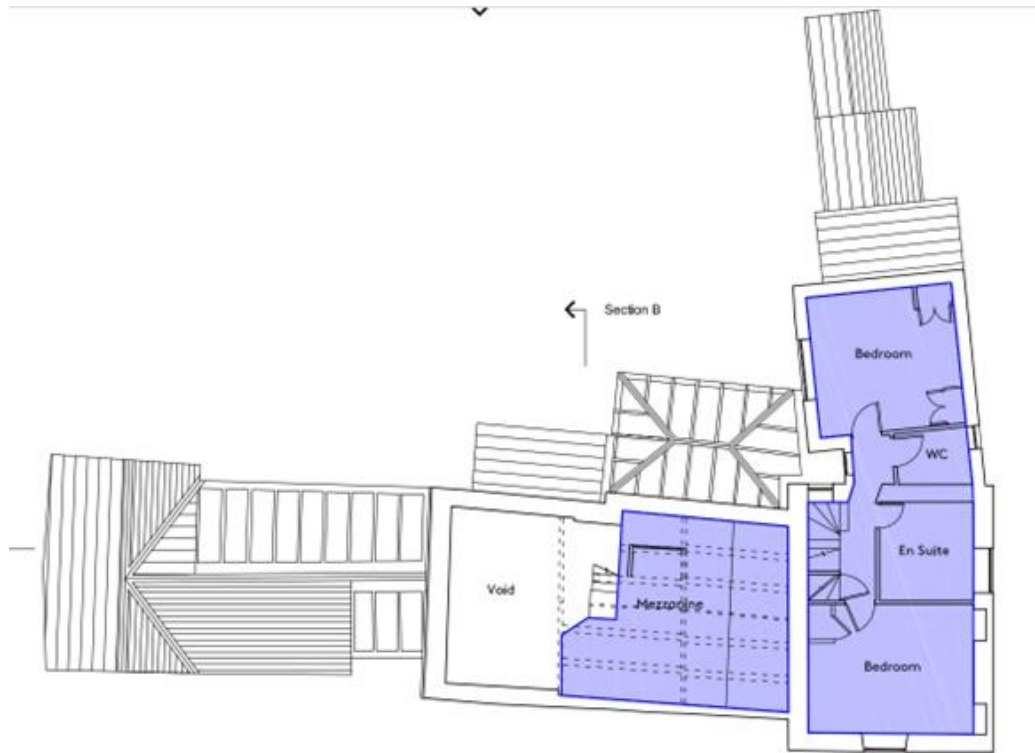
5.28 These areas are derived from and illustrated on the following plans:

Ground Floor

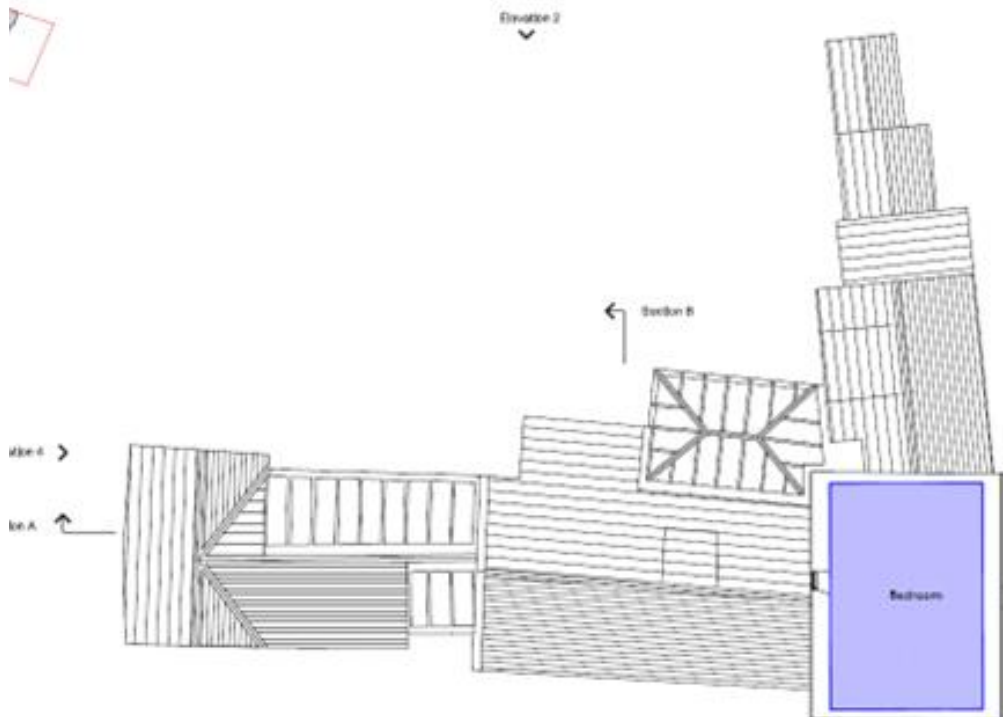


ASSESSMENT OF PLANNING CASE

First Floor



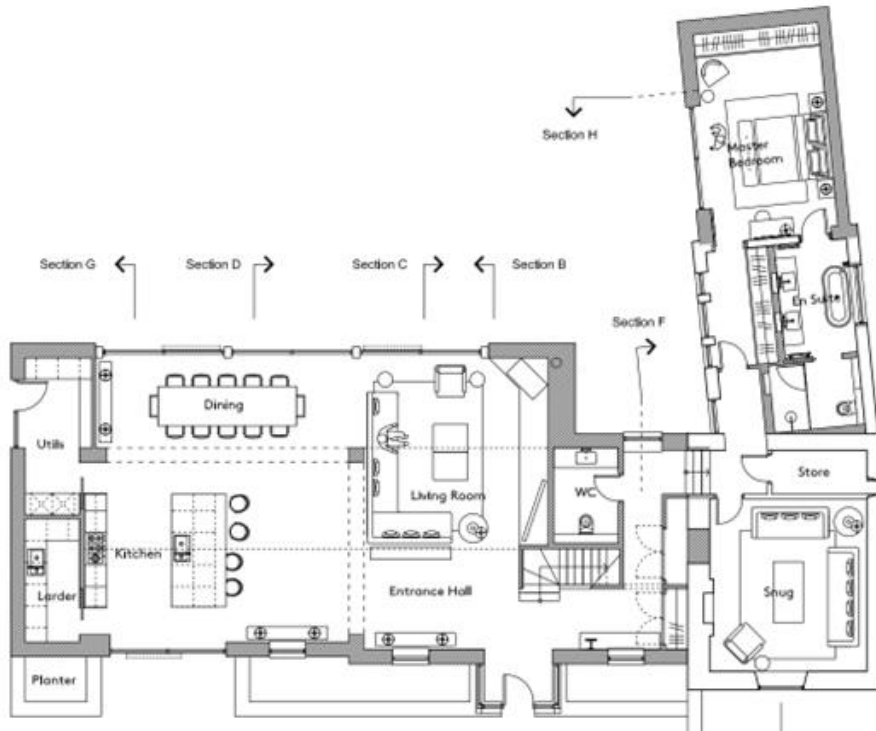
Second Floor



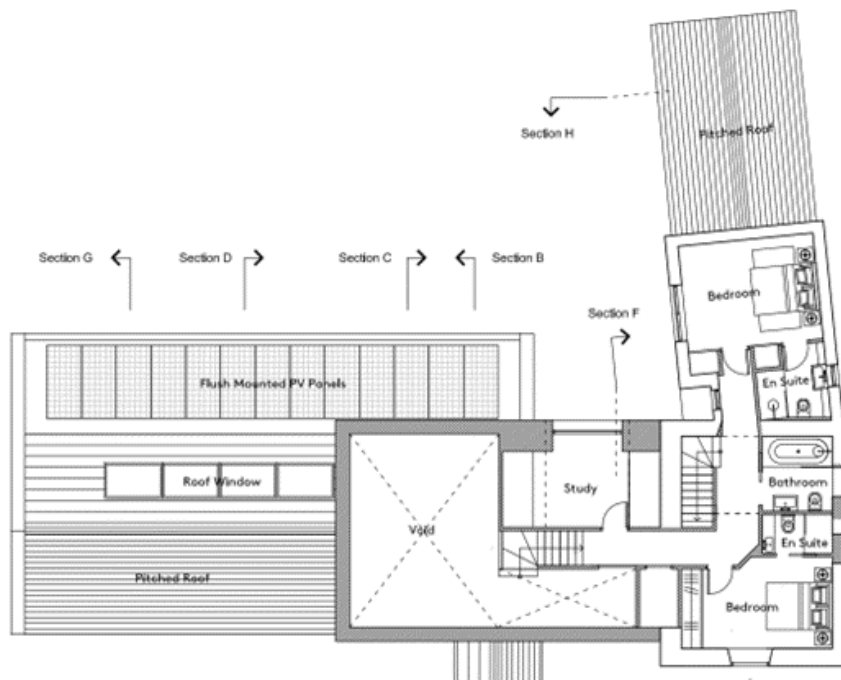
ASSESSMENT OF PLANNING CASE

5.29 In contrast the proposed habitable room floorspace is approximately 297.2 m². This area is derived from and illustrated on the following plans:

Ground Floor

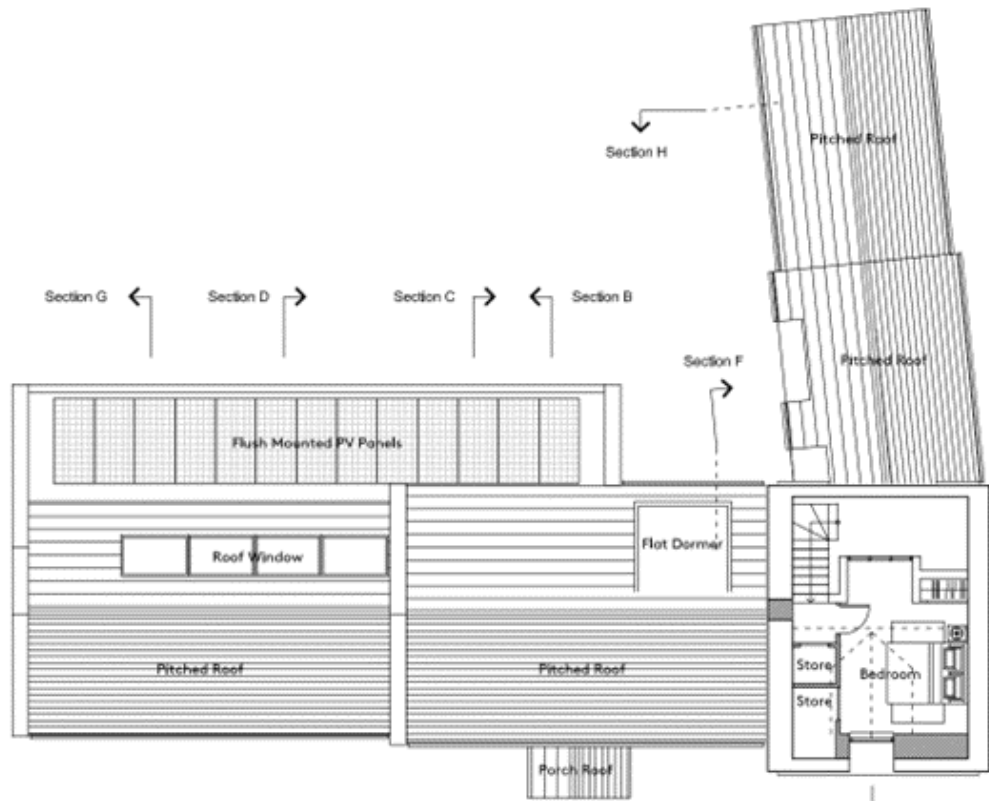


First Floor



ASSESSMENT OF PLANNING CASE

Second Floor



- 5.30 Regarding this Policy the Total Habitable GIA is approximately 222.2m² and the proposed GIA is approximately 297.2m². This represents a proposed increase of habitable floorspace of 75 m² as % of 222.2 = **33.7%** increase over the existing habitable floorspace.
- 5.31 The amount of floorspace proposed therefore marginally exceeds the threshold of 30% as set out in Policy CO17. The marginal increase is not significant and, importantly, the design solution successfully incorporates the additional floorspace such that no harm is caused to the original character of the property. Indeed, having regard to the second criterion of Policy CO17 the proposed design and detailing complements the architectural form and character of the original dwelling and the new roofline respects the form and symmetry of the original dwelling.
- 5.32 In my view, the 30% threshold is somewhat arbitrary if the design solution successfully achieves an extension that complements the architectural form and character of the original dwelling. The design solution is in effect the 'exceptional circumstance' to balance against

ASSESSMENT OF PLANNING CASE

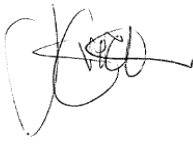
the requirement of criterion (a). Moreover, the size of the extension does not result in any quantifiable planning harm in this case sufficient to warrant withholding planning permission.

- 5.33 In my view, the proposal clearly accords with the ten criteria of the principal Design Policy SP3 and the design guide policies set out in Part 2 of the Design Guide SPD. It also clearly accords with the second part of policy CO17. The benefits of the proposal include renovating and restoring a traditional property in the National Park with a sensitively designed extension that will significantly improve the existing visual appearance of the site. The demolition of single storey parts of the house and their replacement with a modern quality of construction will significantly enhance the quality of the living accommodation, the energy efficiency, and the character and appearance of the dwelling. These benefits clearly outweigh the marginal increase in floorspace over the threshold set out in criteria (a).

SUMMARY AND CONCLUSIONS

- 6.1 The preceding sections of this Statement have examined the planning policy context for the proposal for a residential scheme on this site.
- 6.2 The property, is however, in very poor condition and in need of complete renovation. The applicant's objective is to completely renovate the property through selective demolition of single storey parts of the house and their replacement with a modern quality of construction that will significantly enhance the quality of the living accommodation, the energy efficiency, and the character and appearance of the dwelling.
- 6.3 The North York Moors National Park's Development Plan currently comprises the Local Plan 2020 and is therefore an up-to-date Development Plan for this area.
- 6.4 The most relevant policies contained within the North York Moors Local Plan to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development), along with the Design Guide SPD from 2009.
- 6.5 My assessment of this Policy context shows that the proposal clearly accords with the ten criteria of the principal Design Policy SP3 and the design guide policies set out in Part 2 of the Design Guide SPD. It also clearly accords with the second part of policy CO17. The benefits of the proposal include renovating and restoring a traditional property in the National Park with a sensitively designed extension that will significantly improve the existing visual appearance of the site. The demolition of single storey parts of the house and their replacement with a modern quality of construction will significantly enhance the quality of the living accommodation, the energy efficiency, and the character and appearance of the dwelling. These benefits clearly outweigh the marginal increase in floorspace over the threshold set out in criteria (a).
- 6.6 The proposal should therefore be regarded as high-quality sustainable development. I conclude that the proposals are in conformity with the Development Plan and the Policies of the NPPF and should be granted planning permission.

SUMMARY AND CONCLUSIONS

Signature: 

Date: 7th August 2023.....

JAY EVERETT BSC HONS, MRTPI

NYMNP

09/08/2023

HOUSEHOLDER PLANNING APPLICATION FOR
DEMOLITION OF EXISTING SINGLE STOREY
EXTENSIONS AND ERECTION OF NEW
EXTENSIONS TO EXISTING DWELLING

Design and Access Statement

THE LILACS, SCAR LANE, WEST BARNBY,
WHITBY, YO21 3SD

7th August 2023



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Introduction

1.1 This Design and Access Statement ("Statement") has been prepared by Addison Planning Consultants Ltd on behalf of Mr M Greenwood in support of a Householder Planning Application for:

“DEMOLITION OF EXISTING SINGLE STOREY EXTENSIONS AND ERECTION OF NEW EXTENSIONS TO EXISTING DWELLING”

1.2 This report will explain how the scheme design has addressed National and local Planning requirements.

1.3 The application comprises the following information:

L1a: APC Covering Letter 07-08-2023.

L1b: Householder Application Form 07-08-2023

L1c: Dwg 2023-072_P100_Site Location Plan_A3_Rev -

L2: Drawings

2023-072_P101_Existing Site Plan_A3_Rev -

2023-072_P102_Proposed Site Plan_A3_Rev A

2023-072_P200_Existing Ground Floor Plan_A3_Rev -

2023-072_P201_Existing First Floor Plan_A3_Rev -

2023-072_P202_Existing Second Floor Plan_A3_Rev -

2023-072_P203_Existing Roof Plan_A3_Rev -

2023-072_P205_Proposed Ground Floor Plan_A3_Rev D

2023-072_P206_Proposed First Floor Plan_A3_Rev C

2023-072_P207_Proposed Second Floor Plan_A3_Rev B

2023-072_P208_Proposed Roof Plan_A3_Rev A

2023-072_P210_Existing Elevation 1_A3_Rev -

2023-072_P211_Existing Elevation 2_A3_Rev -

2023-072_P212_Existing Elevation 3_A3_Rev -

2023-072_P213_Existing Elevation 4_A3_Rev -

2023-072_P220_Proposed Elevation 1_A3_Rev B

2023-072_P221_Proposed Elevation 2_A3_Rev B

2023-072_P222_Proposed Elevation 3_A3_Rev A

2023-072_P223_Proposed Elevation 4_A3_Rev A

2023-072_P310_Proposed Section A_A3_Rev A
2023-072_P311_Proposed Section B_A3_Rev A
2023-072_P312_Proposed Section C_A3_Rev A
2023-072_P313_Proposed Section D_A3_Rev A
2023-072_P314_Proposed Section E_A3_Rev A
2023-072_P315_Proposed Section F_A3_Rev -
2023-072_P316_Proposed Section G_A3_Rev A
2023-072_P317_Proposed Section H_A3_Rev -
2023-072_P318_Proposed Section I_A3_Rev -

L3: Planning Statement 07-08-2023

L4a: 23-224-A1-001 Drainage Philosophy Scheme Design

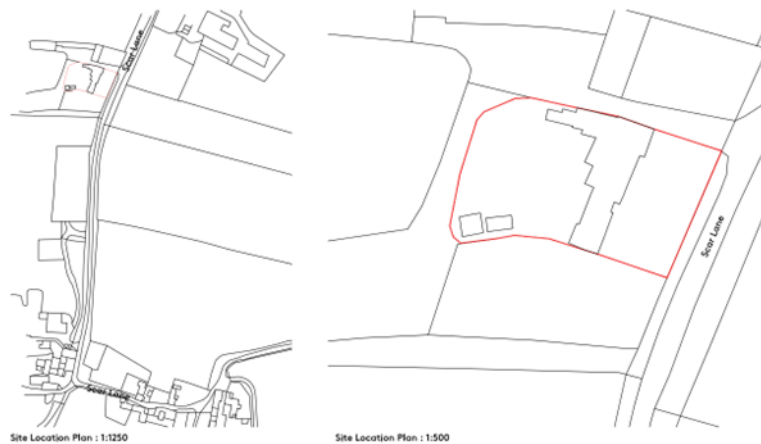
L4b: Attenuation Design Calcs

L5: Design and Access Statement

Site Description and Planning History

LOCATION

- 2.1 The property is located approximately 4 miles west of Whitby, to the south of the A174 at West Barnby. The property lies within the North York Moors National Park.
- 2.2 The property sits to the west side of Scar Lane. An existing property (Westlands) borders Lilacs at its northern boundary. The Location Plan extract below shows the site relative to the neighbouring properties



PLANNING HISTORY

- 2.3 A review of the Council's Public Access database has been undertaken in relation to the property, although this does not constitute a Land Search and there may be other older planning history relating to the site. This shows:
- 2.4 Application number: NYM/2011/0101/FL
Proposal: erection of replacement greenhouse and shed roof
Application type: Application for Full Permission
Address: The Lilacs Scar Lane West Barnby
Decision date: 16/05/2011
Decision: Approved with Conditions

The Proposed Development and Supporting Documents

3.1 USE:

The proposed use is residential.

3.2 AMOUNT

The Total Habitable GIA Floorspace is approximately 222.2m². This comprises:

- Existing Ground Floor Habitable: approx. 120 m².
- Existing First Floor Habitable: approx. 73.7 m².
- Existing Second Floor Habitable: approx. 28.5 m².

The approximate Non-Habitable GIA comprises:

Garage: 17.2m²

Garden Room: 27.7m²

Sheds attached to kitchen: 10.6m²

3.3 In contrast the proposed habitable room floorspace is approximately 297.2 m². This area is derived from and illustrated on the following plans:

3.4 DESIGN AND LAYOUT

The proposals include the demolition of existing single storey structures. A replacement extension is proposed to the southern side to provide a new kitchen and lounge area along with a new entrance to the house.

3.5 Existing structures to the western elevation are also proposed for demolition and replacement with a new extension to provide a master bedroom to the ground floor.

3.6 The siting, orientation and layout of the replacement extension closely reflects that of the existing structures on the site. Views into and out of the site will essentially remain as existing ensuring the character and quality of the locality is respected

3.7 SCALE

The scale, height, massing, and form of the replacement extension closely reflects that of the existing structures on the site ensuring the proposal is compatible with the host dwelling. The extension has been designed to ensure there will be no adverse impact upon the amenities of the adjacent occupier to the north of The Lilics.

3.8 LANDSCAPING

As a householder application there is limited scope for an extensive landscaping proposal. However, to the main eastern elevation, the realigned access provides an opportunity for a specimen tree of indigenous origin that would reinforce the landscape character and setting of the house. This is shown indicatively on the proposed layout plan.

3.9 APPEARANCE

The materials proposed for the replacement extension include coursed natural stone to match the main dwelling, along with red pantile roof (again to match the existing). Detailing includes stone coping, heads, and cills, with traditionally proportioned window openings to the front elevation with timber windows. The proposed materials and design details therefore reflect and complement the architectural character and form of the original building.

3.10 ACCESS

The site has good access that can be realigned to ensure adequate parking provision to the front of the house. The new access and porch to the house create a new level access to the dwelling improving [pedestrian accessibility].

Dunster Consulting Ltd

Larchbank, Beverley
Harrogate, HG3 5HS

The Lilacs

Revision

Job No: **23-224**

Page: **C/01**

Section: **Attenuation tank**

Prepared By: **DC**

Date: **23/07/2023**

GENERAL DATA

site location: **England and Wales**
 60 min rainfall depth of 5 year return period 'R' [mm] = **20**
 M5-60 to M5-2d rainfall ratio 'r' = **0.40**
 proposed discharge rate 'v₁' [litre/s] = **4.50**
 proposed discharge rate 'v₂' [litre/s] = **0.00**
 allowance for climate change: **40%**

SUMMARY OF CALCULATIONS

required storage volume for discharge rate 'v ₁ ' =	8.07	m ³
required storage volume for discharge rate 'v ₂ ' =		m ³

AREA DATA

	impermeability [%]	effective area [m ²]
impermeable area 'A ₁ ' [m ²] = 350	100.00	350
landscaping and/or green roof area 'A ₂ ' [m ²] =		0
other partially permeable area 'A ₃ ' [m ²] =		0
AREA DRAINED TO ATTENUATION TANK =		350 m²

REQUIRED STORAGE VOLUME PER RAINFALL DURATION FOR DISCHARGE RATE v₁

rainfall duration [min]	rainfall factor Z1	M5-D rainfalls [mm]	M1-D			M30-D			M100-D			outflow from attenuation tank [m ³]	required storage [m ³]
			Z2	rainfalls [mm]	inflow [m ³]	Z2	rainfalls [mm]	inflow [m ³]	Z2	rainfalls [mm]	inflow [m ³]		
5	0.37	7.47	0.62	6.43	2.25	1.46	15.24	5.33	1.85	19.33	6.77	1.35	5.42
10	0.52	10.47	0.61	8.95	3.13	1.49	21.88	7.66	1.92	28.10	9.83	2.70	7.13
15	0.63	12.67	0.62	10.91	3.82	1.51	26.77	9.37	1.95	34.63	12.12	4.05	8.07
30	0.80	16.07	0.62	14.04	4.91	1.53	34.42	12.05	2.00	44.95	15.73	8.10	7.63
60	1.00	20.00	0.64	17.92	6.27	1.54	43.21	15.12	2.03	56.84	19.89	16.20	3.69
120	1.21	24.13	0.66	22.18	7.76	1.54	51.86	18.15	2.01	68.03	23.81	32.40	0.00
240	1.45	28.93	0.68	27.37	9.58	1.52	61.47	21.52	1.98	80.14	28.05	64.80	0.00
360	1.60	32.07	0.68	30.71	10.75	1.50	67.51	23.63	1.95	87.70	30.69	97.20	0.00
600	1.79	35.87	0.69	34.73	12.16	1.49	74.61	26.12	1.92	96.56	33.80	162.00	0.00
1440	2.24	44.80	0.71	44.51	15.58	1.44	90.58	31.70	1.85	116.13	40.65	388.80	0.00

* Z2 is a growth factor from M5 rainfalls

REQUIRED STORAGE VOLUME PER RAINFALL DURATION FOR DISCHARGE RATE v₂

rainfall duration [min]	rainfall factor Z1	M5-D rainfalls [mm]	M1-D			M30-D			M100-D			outflow from attenuation tank [m ³]	required storage [m ³]
			Z2	rainfalls [mm]	inflow [m ³]	Z2	rainfalls [mm]	inflow [m ³]	Z2	rainfalls [mm]	inflow [m ³]		
5	0.37	7.47											
10	0.52	10.47											
15	0.63	12.67											
30	0.80	16.07											
60	1.00	20.00											
120	1.21	24.13											
240	1.45	28.93											
360	1.60	32.07											
600	1.79	35.87											
1440	2.24	44.80											

* Z2 is a growth factor from M5 rainfalls

