

Honeybee House, Egton YO21 1UE: Installation of balustrade (retrospective) – Design and Access statement

Introduction

Honeybee House (formerly Overdale) is a 1960s detached bungalow located in Egton, North Yorkshire. It is the last house in the village on the road leading to Grosmont and as such does not fall within the Conservation Area of the village. However, given the location of the property in the National Park, a landscape and visual impact assessment has been carried out as part of this application and is included as part of this statement. The property is in a mixed use area (agricultural / residential) and the majority of near-by properties are modern, 1960s council houses / housing association properties.

This application is being submitted retrospectively for permission for the installation of a glass balustrade following the previous approval and completion of the house renovation and modernisation. This unfortunate oversight – for which the owner is extremely apologetic - is due to significant life events occurring around the time of the rejection of the original request for a non-material amendment, and the time elapsed between the original planning process (2019) and the ultimate installation of the balustrade (which happened in 2022 – largely due to finances and limited availability of contractors).

Design features and principles that have been applied to the development

The choice of transparent toughed glass was influenced by the overall design of the property in terms of its modernisation, which was approved in 2019. We were led by a desire to minimise the visibility of the structure as much as possible (such as it is – see below) and by seeing other properties with similar glass balustrades in the area. In addition, the builder had raised potential issues with the original design due to the position of the coping stone in relation to the wall and render immediately below, with some concerns about permeability due to the number of down posts required in the original design. For the reduced number of down posts on the revised balustrade, stainless steel was chosen for its durability and resistance to rust (and important consideration for properties within 10 miles of the coast). It was noted that a glass balustrade was approved for NYM/2022/0249 (Low Farm, Beacon Way, Sneaton, plot 1) thus indicating such provision was not outside of acceptable design and development within the national park.

Steps taken to appraise the context of the development and how the design of the development takes that context into account

The property does not overlook and is not itself overlooked by any residential properties. Views from the nearest neighbours (Mount Pleasant; Rainbow's End; 12 Esk View) are restricted due to location of windows in those properties and existing planting (mature trees and hedges). In addition, Mount Pleasant and Rainbow's End face the front of the property from which the balustrade (at the rear) cannot be seen.

Views of the development are shown on the following pages:



View from 12 Esk View



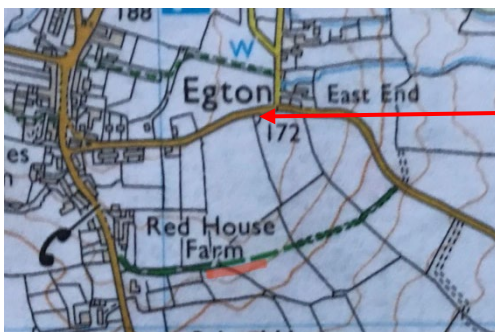
View coming toward property from Egton. Photo taken from newly installed pavement.



View coming towards property from Grosmont. NB Nearest neighbour on the same side can be seen in distance – no upstairs windows on this side.

Given the development is at the rear, and the views to the front of property are restricted, there is no impact of the development on the public view of the front of the house.

There is a view to the property from an existing bridleway as indicated (in red highlighter) on the map following. Either side of the area indicated, the views are obscured by topography and / or existing planting and buildings.



Honeybee House

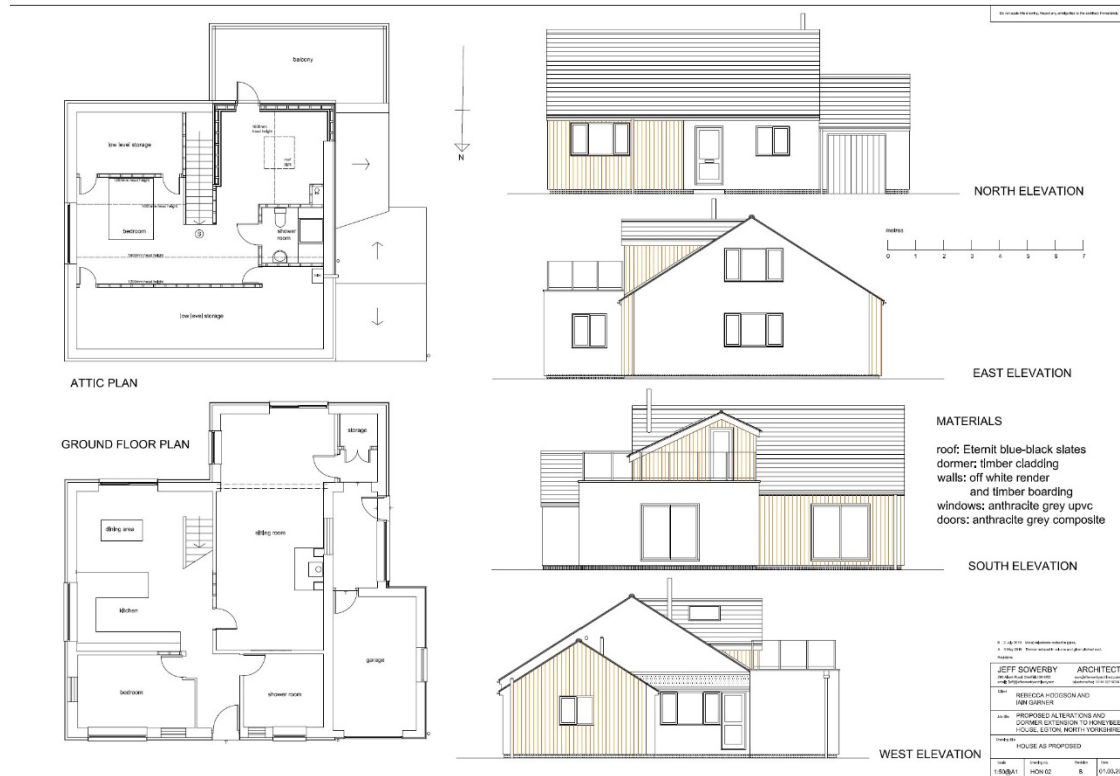
This is the part of the (not well used) bridleway from where the property can be seen; to see the property one has to leave the bridleway and approach the field boundary.



View of the development from the field boundary by the public footpath (image has been zoomed for clarity):



Elevations showing glass balustrade:



Fabrication plans for the development:

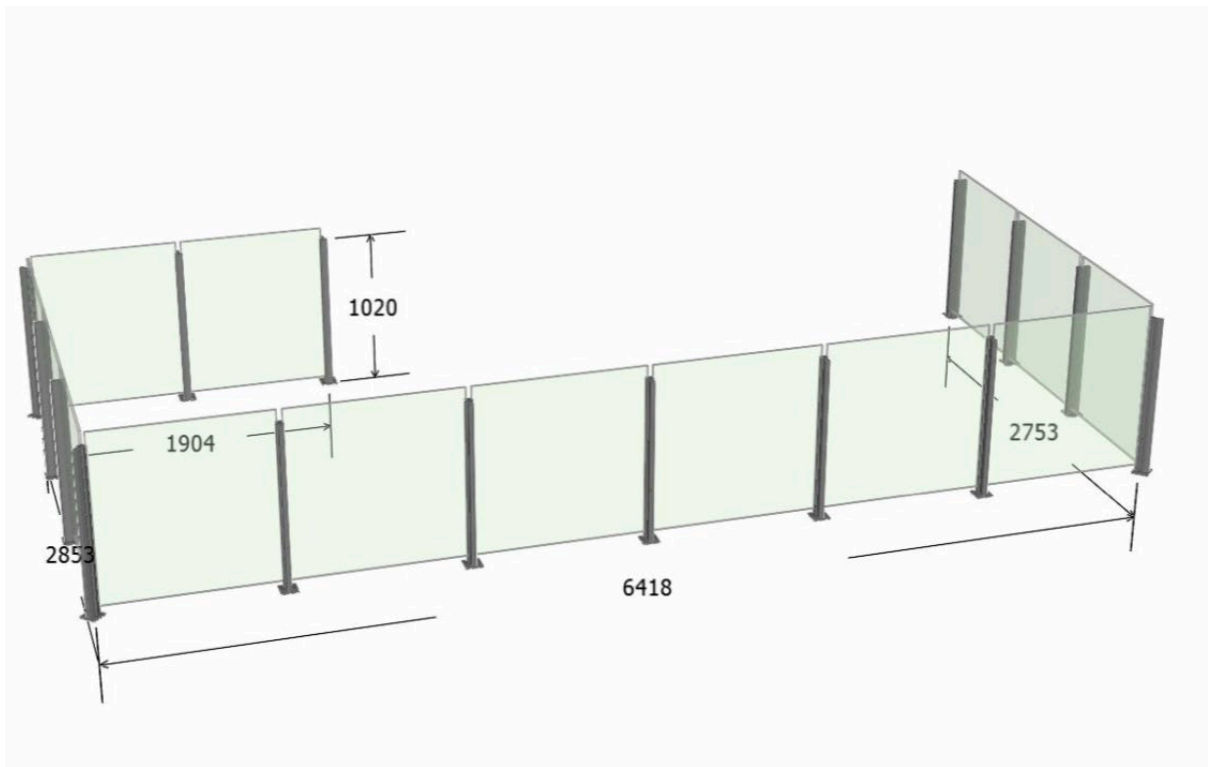


Photo of completed balustrade



Explain the policy adopted in terms of access, and how the and how policies relating to access to local development documents have been taken into account

The proposed renovations do not have any impact on existing access to and from the property.

What consultation has been undertaken and what the outcomes of that are

At the present time no formal consultation has been undertaken.

Explain how any specific issues which might affect access to the development have been taken into account

There are no issues relating to access to the property as this is unaffected by the proposed renovation.

Bat Scoping Survey: not applicable

Flood Risk Assessments/Sequential Test: not applicable

Tree Survey/Arboricultural Assessment: not applicable (no trees will be removed)

Structural Survey: not applicable as not a conversion

Heritage Statement: not applicable as not in the Conservation Area