

January 2024

Our Ref: 8400 & 9213. HIA

NYMNP Ref: NYM/2023/0758

HERITAGE IMPACT ASSESSMENT

PROPOSAL

Application for demolition of store and installation of patio doors to front elevation together with construction of replacement single storey rear extension.

LOCATION/HERITAGE ASSET

Fairway, Beacon Way, Sneaton.
(not in a Conservation Area. Neighbouring house is Grade II Listed)

APPLICANT

Mr and Mrs Shardlow

LOCAL PLANNING AUTHORITY

North York Moors National Park Authority



Contents

Item		Page
1.0	Preface and Introduction	3
2.0	Details of the Building	3-9
3.0	Development Management and Appraisal	10-15
4.0	Planning Policy Items	15
5.0	Other Relevant Policies	16
6.0	Conclusion	17

1.0 PREFACE AND INTRODUCTION

- 1.1 This report arises out of specific instructions given by Mr and Mrs Shardlow following correspondence from the NYMNP dated 24th November 2024 Ref: NYM/2023/0758. This letter correspondence requested a Heritage Statement due to the attached Grade II Listed building.
- 1.2 Proposed works comprise:
- Rear extension.
 - Reconfiguration works internally with modifications to openings as a result.
 - Demolition of front store
- 1.3 Mr and Mrs Shardlow have lived in the property since purchased in 2016 and now with their expanding family require additional space/accommodation.
- 1.4 The property comprises a two bedroom semi-detached house in the heart of the village. Accommodation at first floor levels. Garden areas to front and rear.
- 1.5 The current use is a single dwelling house and no changes are proposed in this respect.
- 1.6 The objectives of this assessment are:
- to identify the assets which could be affected by the proposed development;
 - to consider the significance of the property;
 - to assess the effects of the proposed works on the significance of the building;
 - to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
 - to consider the public benefits of the scheme to justify any harm;

2.0 DETAILS OF THE BUILDINGS

- 2.1 The property comprises a mainly traditional two bedroom residential dwelling house that has seen numerous modifications in the past. The main section of the house attached to the neighbour is two storey with to the west and north single storey sections. Small single storey store attached to the front elevation adjacent the south west corner. Pictures below of the house:



View of connection with neighbouring house. Note two storey rear extension to Listed house



Rear view of the property. Single storey rear extension laps over onto the neighbouring house rear elevation. The rear garden boundary does not line up with the internal dividing/party wall.



Rear view from the adjacent Beacon Farm Ice Cream car park.



Front view. Subject property to the left finished in white painted render with concrete tiled roof. Neighbouring listed house has stone elevation with clay pantile roof.

- 2.2 The house has seen amendments and changes over the years. The exact age of the house is unclear. It is anticipated to date back to around 1825-1850. As with many such houses in the area is likely developed over a period of time from outbuildings associated with the main house to become a house in its own right.
- 2.3 The subject property is not listed but the attached house is. The listing for the neighbouring house is as follows:

Statutory Address:

ABBEY VIEW

District: North Yorkshire (Unitary Authority)

Parish: Sneaton

National Park: NORTH YORK MOORS

National Grid Reference: NZ 89646 07765

Details:

SNEATON VILLAGE NZ 80 NE 4/164 Abbey View GV II House. Mid-late C18 with C19 and C20 alteration. Coursed sandstone, formerly whitewashed, with pantile roof and brick stacks. Central- stairhall plan, one room deep. 2-storey, 3-window front. 6-panel door with overlight, flanked by 16-pane sashes. 9-pane inserted light between tripartite small-pane windows with central sashes on first floor. Windows all have painted stone sills. Coped gables and shaped kneelers. End stacks. Included for group value.

Listing NGR: NZ8964607765

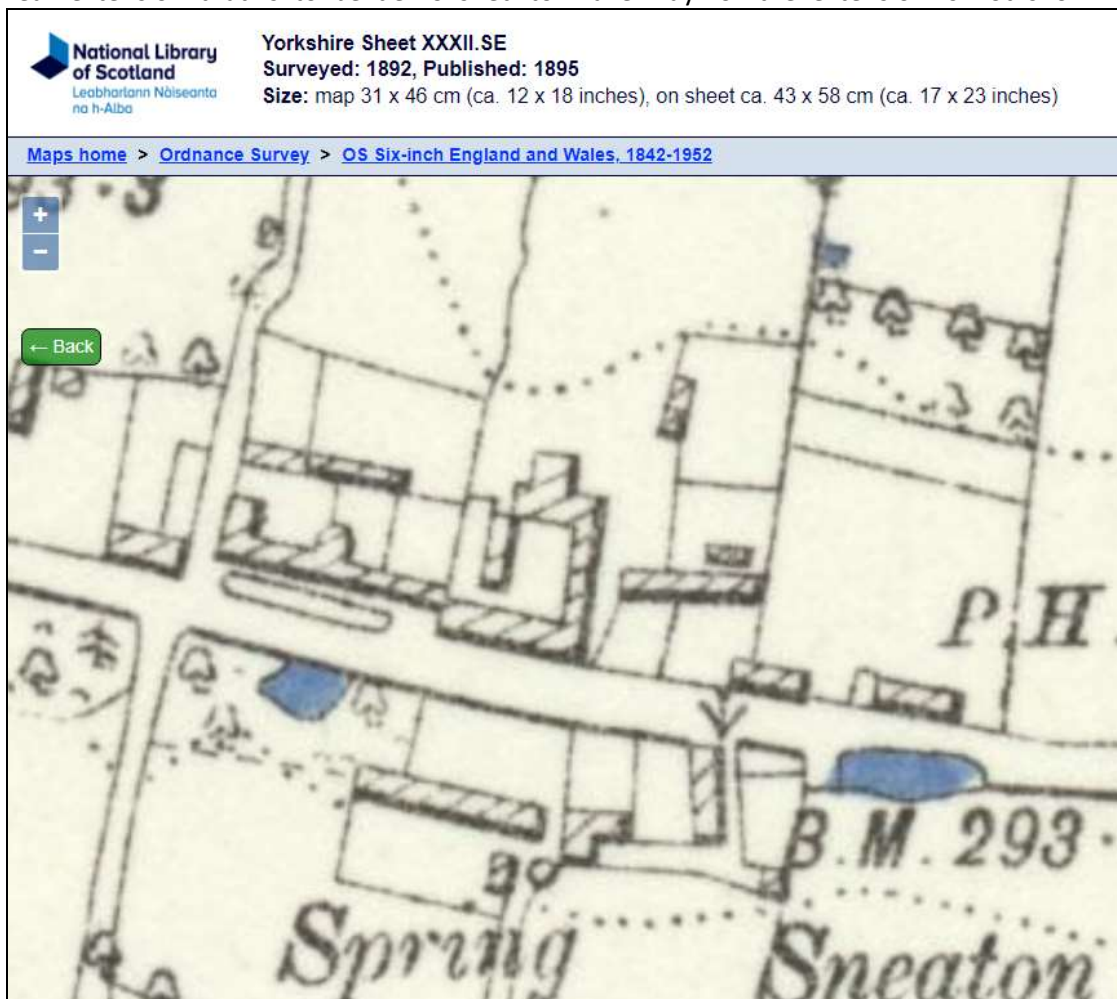
- 2.4 The image below shows the property and the attached listed property that is shown as Sorrel Cottage but its statutory address is Abbey View.



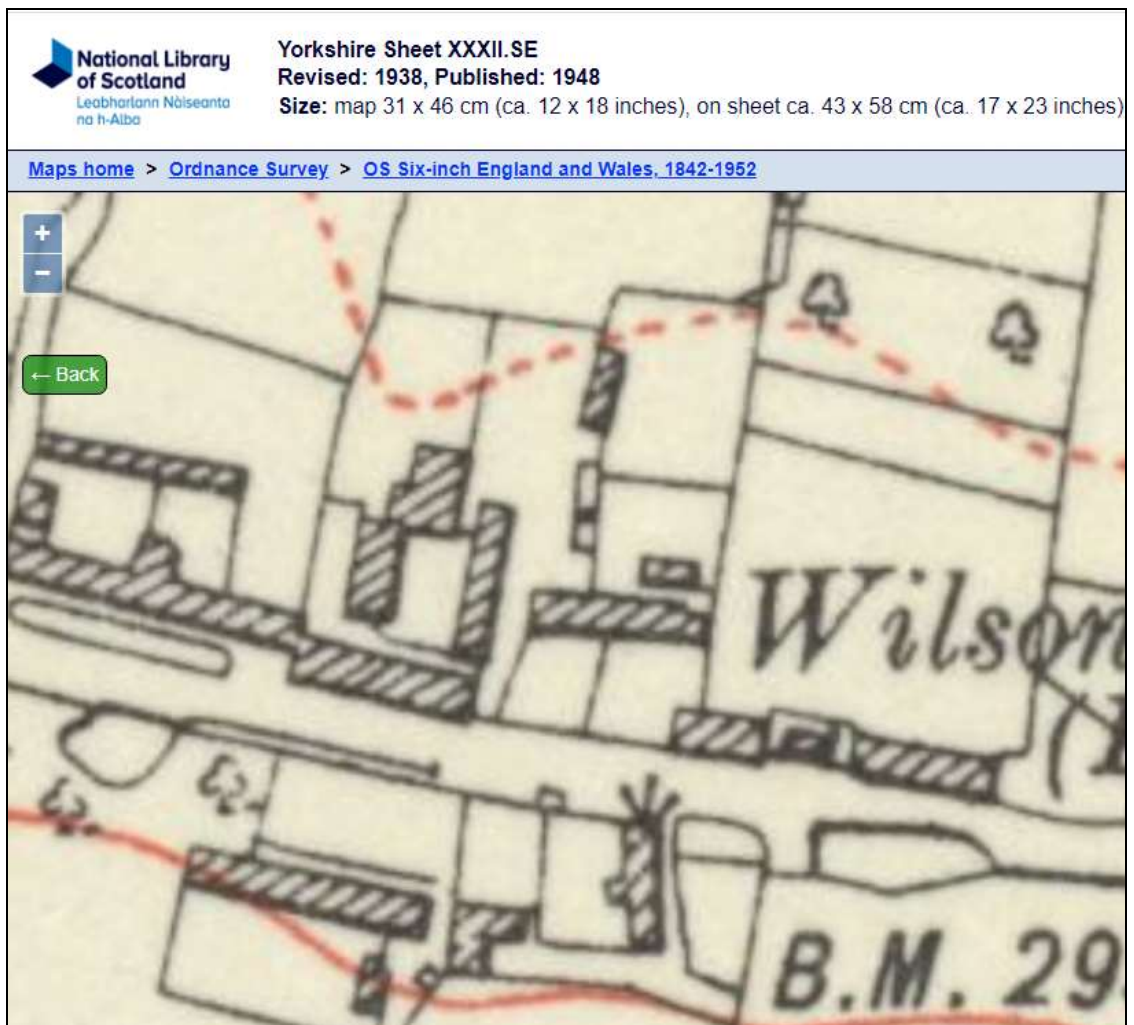
Source: <https://www.northyorkmoors.org.uk/planning/planning-applications/application-search-map>

- 2.5 The nearby pub to the east is listed but the proposals have no direct impact on this building. After discussion with the NYMNP admin team regarding the application the main focus of the Heritage Statement is the potential impact on Abbey View given the proposal to remove the existing rear single storey extension that laps over onto the rear elevation of this house.
- 2.6 Research on the subject property and neighbour undertaken to better understand the stepped boundary division and more recent history. This is set out below:

1892 Map shows front garden division therefore potential separation into two units. Note rear extension that is to be demolished to make way for the extension is not shown.

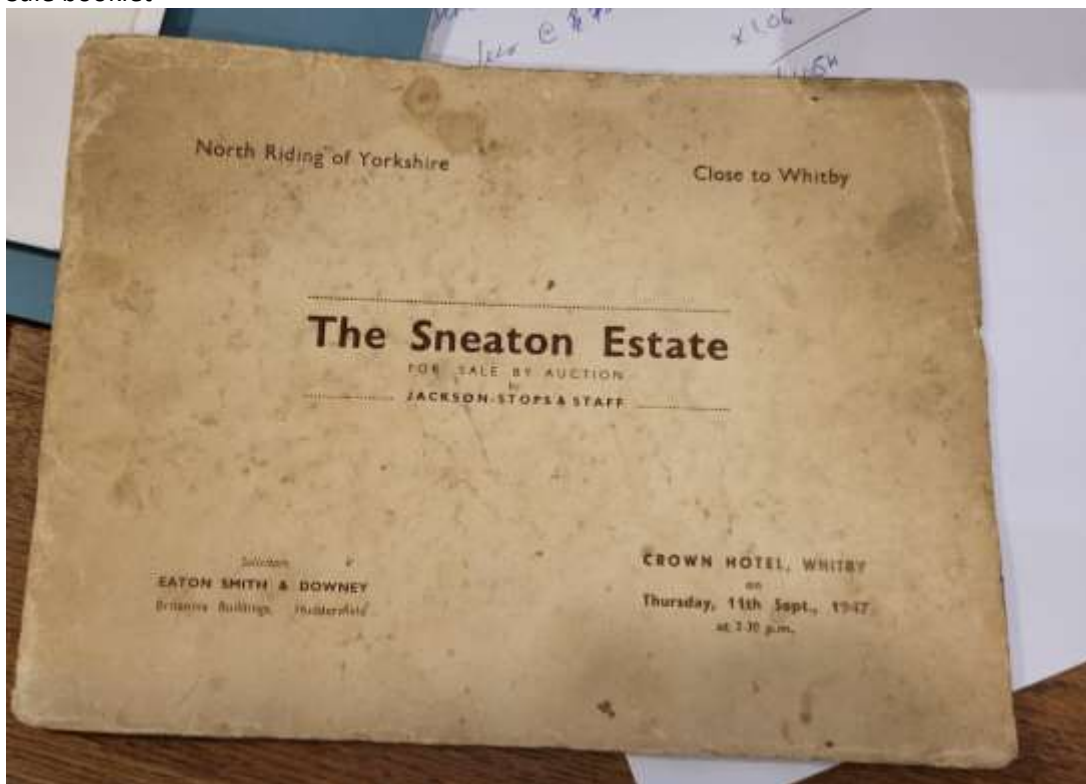


1938 Map shows front garden division line. Note the rear extension that is to be demolished to make way for the proposed extension is not shown. No rear garden boundary shown.

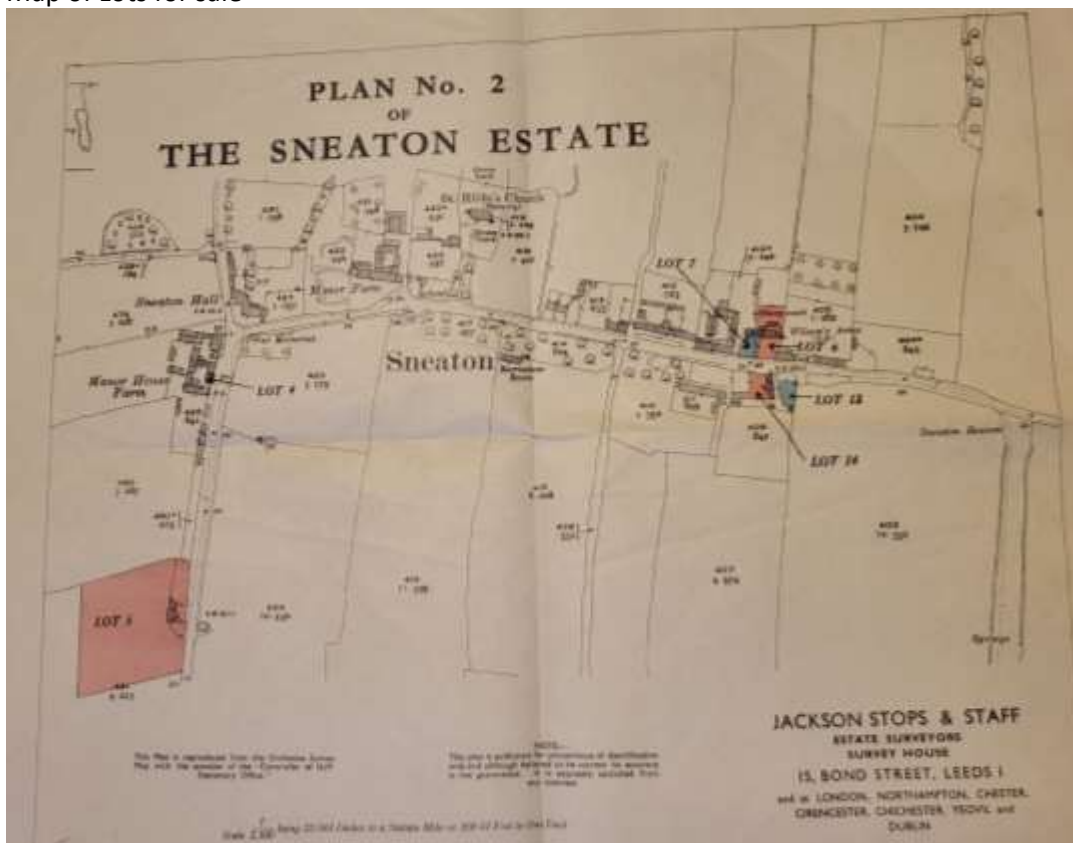


2.7 Information from the sale of the Sneaton Estate in September of 1947 is set out below giving an insight into both properties at this time:

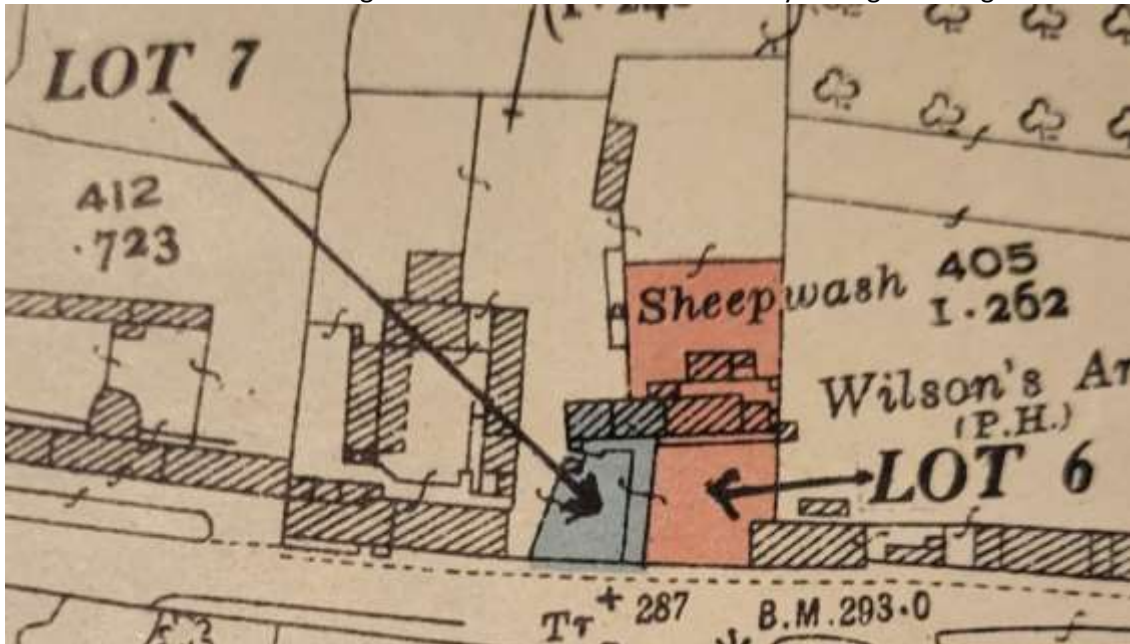
Sale booklet



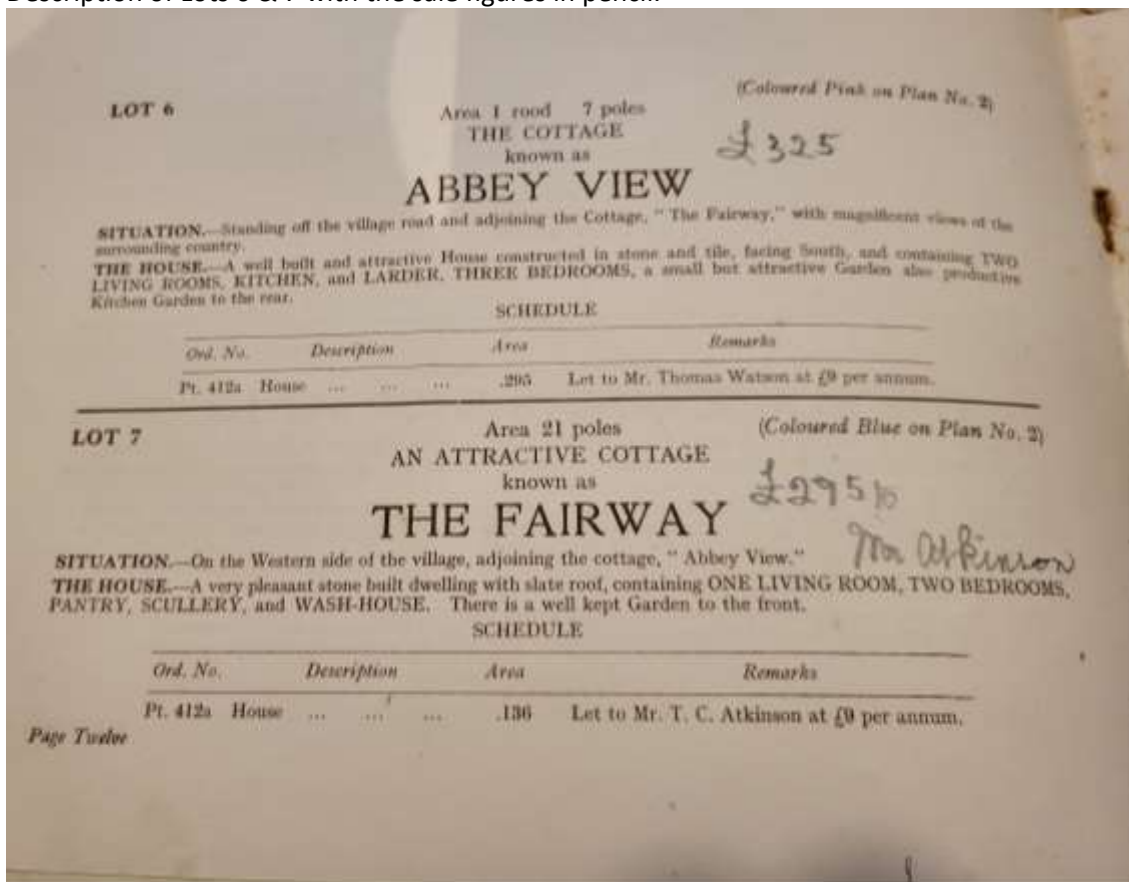
Map of Lots for sale



Close up view of the sale lots. Application house in blue Lot 7, with the neighbouring house in red Lot 6. Plan shows front gardens divided off but with Fairway having no rear garden.



Description of Lots 6 & 7 with the sale figures in pencil.



2.8 No detailed information available as to when the rear garden was split but the current wall in position is not old and looks to be less than 25 years of age.

3.0 DEVELOPMENT MANAGEMENT AND APPRAISAL

- 3.1 The proposals include internal reconfiguration at ground floor level to make the space more usable for the family with a double door set out onto the south facing front garden. This is to take advantage of this garden having a south facing orientation making it much more appealing. The rear garden is rarely used by the applicants as it is dark and in close proximity to the car park of the adjacent commercial use. The property currently has two bedrooms at first floor level one of which is very compact. With a growing family additional living accommodation is necessary particularly bedrooms. The most efficient way to provide this is through a rear single storey extension as shown on the proposed plans.
- 3.2 The subject cottage is of a relatively simple design. It is anticipated this was potentially originally outbuildings attached to the neighbouring property. Over the years it has been modified and adapted and potentially raised in height. This is a familiar building sequence in phases as demonstrated in the book produced by the Royal Commission on Historical Monuments of England- Houses of the North York Moors. The evolution of house of this type is shown on Page 63 fig.85.
- 3.3 The proposed drawings clearly demonstrate the proposals however these can be summarised as follows:
- To the front elevation proposed to demolish a very small attached store building and modify an existing door opening to make this larger with a double door set with side glazing. As already noted this is to take advantage of the south facing front garden which is more private than the rear garden and enjoys greater light levels. This will also enable further light into the internal accommodation as this section of the house is very dark.
 - To the rear the existing single storey extension is to be demolished. This is of a solid wall construction and suffers from both rising and penetrating dampness internally which has had a significant impact on the internal finishes and what the accommodation has been used for to date.
 - Construct single storey rear extension with a roof pitch to match the west single storey section of the building and extends towards the commercial drive of Beacon Farm. This will include a set of bi-fold doors looking out onto the north garden area with to the west a single door and window. A number of rooflights to bring in more light to what is a north section of the building that will tend to be dark. It is noted that this is subservient to the principle house ridge line. The proposal is also wholly on the subject property with no overlap on the neighbouring listed building.
 - A degree of internal reconfiguration. This is to open up the kitchen dining area in more living accommodation to suit the way the family use the building. This would benefit from the French doors as already noted with greater light levels and ease of use of the principle garden. To the rear there will be an entrance lobby with utility and toilet plus the additional bedroom required.

- No rooflights proposed facing the neighbouring listed building on the rear extension. Single small window that serves the ground floor toilet will have opaque glazing.
- Extension to be constructed with a render finish having brown coloured concrete tiles to match the main house. Stone windows and sills to door and window openings facing west that will be seen from the adjacent driveway.

3.4 The proposals will be an enhancement to the house enabling the family to remain in the property rather than seeking a different house. Mr Shardlow is one of the main partners in Beacon Farm Ice Cream helping run not only the café and factory but also the camp site. Being on site is therefore critical in terms of his role in this respect therefore moving away from the farm is not a feasible option. It is noted that at the present time there are no other suitable properties in the close proximity that would satisfy the residential accommodation requirements needed by the family and especially not the business requirement to be in close proximity.

3.5 No detailed pre-application discussions have been held with the North York Moors National Park given the straight forward nature of the proposals set out.

3.6 Design and Access Statement submitted. Reference 9213 dated 8th November 2023.

3.7 The following paragraphs set out answers to the key objectives of this assessment: -

- to identify the assets which could be affected by the proposed development;

The primary aim of this Heritage Statement is to review the potential asset that can be affected in respect of the adjacent Grade II Listed building whose statutory address is Abbey View.

The property is a semi-detached residential units.

The changes proposed to the front elevation are set at the western end of the subject property which is around 10metres away from the junction with Abbey View. When viewed from the highway and pavement this will have very little if any impact on the overall aesthetic of how the properties sit together. These proposals do not detract from the overall aesthetic of Fairway and have the benefit of making the house more functional for the applicants.

To the rear the single storey extension which likely dates back to the early to mid part of the 20th Century laps over onto Abbey View and therefore removing this could have a potential impact. The proposed rear extension is seen in the general context of Abbey View when seen from the rear however this is not seen in the wider landscape given the substantial agricultural/commercial sheds of Beacon Farm and the adjacent Beacon Farm car park. Abbey View also has its own single and two storey extensions/conversions. The two storey extension to Abbey View is much taller than the proposed extension to the subject property. The proposal is also to site the new extension wholly on the back of Fairway and not retain the overlap onto the Listed building.

The Wilson Arms pub nearby is also listed however none of the proposals have any impact on this asset.

- to consider the significance of the property;

The Grade II listing for Abbey View gives the general description and states alterations and changes of the 19th and 20th centuries. The final description of the listing states the following:- **'Included for group value'**

Abbey View is not necessarily a unique example as many houses of this type are found in the locality and nearby villages. The extensions to the rear and the past conversion of an outbuilding with a link across from the main house have themselves taken away from the original character of Abbey View with the more modern two storey extension being a very dominant feature.

From a public perspective the relatively minor changes to the front of the subject property are at the western end away from its junction with Abbey View and will not have a marked negative impact.

- to assess the effects of the proposed works on the significance of the building;

As noted the proposed works at the front in terms of the provision of a door set and removal of a small store will have very little if any impact. No direct connection with any of the building elements in this respect. There is a visible difference when viewed from the street but this needs to be balanced against it enhancing the applicants internal living accommodation and their use of the south facing front garden.

To the rear the effects of the proposal are primarily aesthetic. The removal of the single storey element will have a physical impact on the listed building however under the next section this has been set out in more detail with minimal harm.

The fact that the new extension at the rear will be constructed wholly on the back of Fairway and not lapped over the listed building therefore any physical impact on the significance of Abbey View is negligible .

- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;

The demolition of the rear single storey extension is of importance. Assessment undertaken on site shows that this section has been constructed later and is butted up against the elevation with the masonry not toothed in. The walling can therefore be demolished and removed without significant physical damage on the rear wall of Abbey View at this connection. It is proposed that this section will be carefully dismantled by hand and that after the stonework of Abbey View is exposed that there are allowances made for elements of raking out and re-pointing with a traditional lime based mortar if the mortar exposed is

found to be defective. There may also be a necessity for a small area of cleaning down of any mortar off the stones to give it a uniform appearance.

Junction between existing rear extension and the rear elevation of Abbey View. Note vertical joint at connection.



In the NPPF there is a definition in terms of significance as “the value of the heritage asset to this and future generations because of its heritage interest-significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.” In this instance the heritage asset is Abbey View and any impact is minimised by the method of demolishing the single storey extension and already having plans in position to make good the exposed section of stonework afterwards. Constructing the new extension so that it will no longer be set against Abbey View minimises any impact. The extension will be seen as been part of Fairway and not associated with Abbey View.

There is a visible impact to the rear however the ridge height of the rear extension is lower than the two storey extension that has been in position on the rear of Abbey View for some years which is believed to be a 20 Century addition which was then modified with a link corridor out to the converted outbuilding. The design of the extension at the rear has been done to maximise the internal floor area for the applicants and their family but in a way that is as cost effective as possible to construct. Features such as sandstone lintels and sills to the west elevation help mimic detailing to the existing house making this element more visibly attractive.

- to consider the public benefits of the scheme to justify any harm;

Overall enhancement for the applicants with very minimal changes to the front that is seen by the wider public. To the rear no direct views of the adjacent listed building from public footpaths or public spaces. This is shielded from view by the substantial commercial and agricultural framed buildings. From the commercial car park of Beacon Farm the rear of Abbey View can be seen. This view is dominated by the two storey white painted extension of a modern construction. Constructing the extension to the rear of Fairway, although increasing the mass and size from the previous extension causes no significant harm therefore no further justification of the scheme in terms of public benefit is necessary.

4.0 PLANNING POLICY ITEMS

- 4.1 One of the key planning policies from the Local Plan 2020 is:

Strategic Policy I (The Historic Environment)

This policy requires proposals for all developments affecting the historic environment to make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including:

1. Features that contribute to the wider historic landscape character of the North York Moors National Park such as the legacy of features associated with the area's industrial, farming, fishing and monastic past;
2. Archaeological sites and monuments, comprising both upstanding and below-ground assets, including Scheduled Monuments and regionally or locally important non-- designated monuments such as the Neolithic barrows and Bronze Age cairns, tumuli and stone circles;
3. The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings. Applicants will be required to provide a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).

- 4.2 The subject property is a non-designated heritage asset and not within a Conservation Area but the demolition of the rear single storey extension is the removal of a structure linked to a listed building. The listing of Abbey View highlights it is included for group value. The sequence of how this is to be demolished in a slow and safe manner with allowances for making good of the stone elevation exposed of Abbey View using traditional lime mortar has been set out. This will lead to no physical harm of the listed asset.

5.0 OTHER RELEVANT POLICIES

NPPF – National Planning Policy Framework

- 5.1 Under Section 16 – Conserving and enhancing the historic environment, there is a sub section for proposals affecting a heritage asset. This is as follows:-

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Although the property is not listed, the proposals have been carefully considered to minimise any harm on the neighbouring listed building.

- 5.2 The proposals are not of substantial harm nor do they degrade or damage the listed asset in such a way that this application should be looked upon unfavourably.

- 5.3 Section 16 also stipulates the following:-

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal included, where appropriate securing its optimum viable use. The proposals put forward satisfy this criteria. The most viable use for the subject house is for it to be in residential use. For the applicants to remain in the house, due to their every growing family it is critical that they have additional accommodation. It is also essential that they are in very close proximity to their business therefore looking at other larger houses further afield is simply not viable.

6.0 CONCLUSION

- 6.1 It is concluded that the proposals put forward will not have an unacceptable nor significant impact on the adjacent listed building Abbey View. The proposals will in fact secure the sustainable residential use of the subject property which also assists with the viability of the adjacent business Beacon Farm.

- 6.2 The drawings submitted clearly demonstrate that the proposals are sympathetically designed. The proposals do not harm or undermine the significance of Abbey View.

Louis Stainthorpe
Chartered Building Surveyor
BSc (Hons), MRICS, RICS Registered Valuer, (Director)
Bell Snoxell Building Consultants Ltd

DESIGN AND ACCESS STATEMENT

PROJECT: RESIDENTIAL EXTENSION
FAIRWAY
BEACON WAY
SNEATON
WHITBY
YO22 5HS

APPLICANT: MR and Mrs SHARDLOW

DATE: 8th November 2023

OUR REF: 9213



1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr and Mrs Shardlow who are the owners of Fairway, Beacon Way, Sneaton.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds a Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 This application falls within the area of the North York Moor National Park Authority jurisdiction.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The proposal comprises of the following elements-
- Rear extension.
 - Reconfiguration works internally with some modifications to openings as a result.
- 2.2 Mr and Mrs Shardlow have lived in the property since purchased in 2016 and now with their expanding family require additional space/accommodation.

3.0 PURPOSE OF STATEMENT

- 3.1 This statement has been prepared to assist the North York Moors National Park in understanding the proposal put forward. The statement clearly sets out each element of the proposal in a constructive manner enabling those assessing the application to understand the reasons behind design decisions.

4.0 PLANNING HISTORY

- 4.1 Review of the North York Moors National Park interactive planning documentation revealed the following
1. Application number: NYM/2004/0688/FL
Construction of Extension – Approved with Conditions
- 4.2 The above application was for a large rear single storey extension. This approved extension was never constructed.

5.0 RELEVANT NEARBY CASES WITHIN THE NORTH YORK MOORS NATIONAL PARK AND SIMILAR HOUSE DESIGNS IN THE VILLAGE

- 5.1 Application number: NYM/2017/0759/FL
Proposal for raising of the roof height incorporating 3 number catslide dormer windows and Velux windows to provided first floor accommodation. This was at the property Walsingham, Beacon Way, Sneaton and was approved with conditions in 2017.
- 5.2 Application number: NYM/2013/0761/FL
Proposal for construction of a two-storey rear extension at Summerfield Cottage, Beacon Way. Approved with conditions. This was a substantial two storey extension in the same format as the subject application.
- 5.3 Application number: NYM/2021/0623/FL
Proposal for demolition of existing side extension, alterations to existing building and construction of a glazed link and two storey extension to provide function room and owners accommodation. This was to the Wilson Arms pub in the village. This was approved with conditions in 2021.
- 5.4 Application number: NYM/2020/0151/FL
Highfields, Ugglebarnaby Lane, Sneaton. Proposal for alterations, relocation of porch and construction of detached garage. Application approved with conditions in 2020.
- 5.5 Application number: NYM/2021/0982/FL
Application for the demolition of an existing sun room, construction of a single storey extension and installation of air source heat pump. This was approved with conditions in 2021.
- 5.6 Further approvals have been reviewed, particularly in the village of Egton where there have been relatively large rear extensions, some of which have substantial glazed gables.
- 5.7 There are a number of houses in the village that have rear elements with the same configuration as the proposed extension. A few of these are two storey including 3 White Cottages, Summerfield Cottage, Holly Tree Cottage and Manor Farm. There are also a number of single storey rear extensions in a similar format such as to Navardo, Highfields and 1 Sea View. The recent extension to the village pub has a rear section with a perpendicular ridge line of two storey construction. These examples show that this type of extension design is not out of place in the village.

6.0 SITE CONSTRAINTS

- 6.1 Fairways is a semi-detached property that fronts onto the roadway but with a relatively large set back of around 17 meters. The front garden area is primarily laid to lawn with traditional boundary treatments plus a section of car parking and patio area.
- 6.2 To the immediate west of the property is the private driveway leading to the commercial premises Beacon farm. This includes the Ice Cream Parlour, Café, 2 residential properties, agricultural buildings and the ice cream factory. The rear elevation of the subject property faces north onto the car parking/access driveway for Beacon Farm and directly out onto the roofs of the agricultural buildings that are within 19 meters.
- 6.3 The adjacent semi-detached property, Abbey View is a Grade II Listed building and has been subject to quite significant modifications and alterations. In 2001 for example approval was gained for the conversion of a relatively substantial barn structure in the rear garden to be converted to an Annex with then external alterations.
- 6.4 The rear garden where the extension is proposed is at a lower level than the internal ground floor therefore the extension has been stepped down accordingly to take account of this.



Stepped boundary with neighbouring house. Note substantial past extensions and conversion of outbuilding to neighbouring property of a substantial scale.



General view of rear elevation. Note garden level falls away and is lower than the internal floor level by between 30cm to 70cm.



General view of the rear elevation and boundary against the commercial car park of Beacon Farm.



General view to the front showing the driveway to Beacon Farm. Note boundary treatments and bushes/trees interrupt full view of the elevation where a door set is proposed.



General view of the front. Note boundary treatments and bushes/trees interrupt full view of the elevation.



View of the rear elevation from Beacon Farm. Note adjacent large agricultural buildings and commercial car park. Neighbouring rear extension of two storey construction is higher than the proposed extension to Fairway.

7.0 FLOOD AND RADON RISK

7.1 According to the Environment Agency Flood Risk map, the site is not in area that is at risk of flooding.

7.2 Review of the on-line UK radon search shows that the site is at low risk of any radon related issues.

8.0 THE SITE

8.1 The property is within the North York Moors National Park but is not within a designated Conservation Area. The immediate semi-detached property is however Listed but has been modified over the years.

8.2 The property sits in the designated smaller village of Sneaton in a rural area. The surrounding land is primarily used for grazing livestock and for arable purposes. The adjacent business Beacon Farm has the access driveway immediately to the west and is a relatively large commercial entity.

9.0 THE PROPOSAL

9.1 The proposal includes the following principle elements-

- To the rear at the present time there is a single storey element that includes a bathroom and rear entrance lobby. It is proposed to demolish this element and construct a new single storey extension as shown on the proposed floor plans and elevations. The new accommodation will include a bedroom/playroom, a utility space together with a separate WC/shower room and a rear entrance lobby.
- In the main section of the building to the ground floor section centrally and to the west there is an open plan kitchen/dining area and a play area with separate WC. There is also a small lean-to external store in the garden to the south. Given the steps in floor level this space is not utilised as the applicants would like in terms of their general family lifestyle. It is proposed to amalgamate this room into one large area, remove the small basic garage storage building to the front and add a set of doors. These doors are proposed to let in additional light and allow the applicants to better enjoy the front garden as this is south facing and further away from the commercial activities to the north west.

9.2 The proposal is to construct the extension utilising the same external finishes as the current house. This includes white painted render elevations, including sandstone sills to window openings. The roofs are currently pitched and covered in brown coloured interlocking concrete tile and a product of the same specification is proposed.

9.3 In summary the general approach in terms of the appearance is to create an extension that is functional for the family whilst being subservient, taking account of the falling level of the ground at the rear. The matching and robust materials mimic that of the original element of the property and the opening ratio is well balanced.

10.0 ACCESS

10.1 No proposed changes to the current access arrangements.

11.0 LANDSCAPING

11.1 No substantial landscaping or planting works proposed as part of this application. Although the land does drop away at the rear from the internal ground floor level the extension has been suitably set down to take account of this with some relatively minor remodelling of the land around the perimeter to take account of this. This also reduces the height of the extension when set against the original element of the building.

12.0 FOUL AND SURFACE WATER DRAINAGE

- 12.1 No changes proposed in this respect. The property is already connected to mains drainage for both foul and surface water disposal. Rainwater goods for the extension will simply be linked into the existing systems in line with Building Control Standards.

13.0 PLANNING POLICY

- 13.1 North York Moors National Park Authority – NYM Local Plan (2020). The proposal for planning permission will be considered primarily against policies set out in the NYM Local Plan. This was adopted on the 27th July 2020 and is anticipated to be in position until around 2035.
- 13.2 Strategic Policy C (Quality and Design of Development) highlights that in order to maintain and enhance the distinctive character of the National Park, development will be supported where it is of a high quality, 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.
- 13.3 The principle Policy is C017- House Holder Development. This relates to development within the residential domestic curtilage of dwellings. A number of parameters are set out and these are met by the proposal in this instance as follows-
- The proposed scale, height, form and position does not detract from the character and form of the original dwelling or its setting. Neighbouring house has a two storey rear extension that is a prominent feature with a connection to relatively large outbuilding conversion.
 - The development will not adversely affect the residential amenity of the neighbouring occupiers nor result in inadequate levels of amenity for the existing dwelling. Openings have been designed as to not overlook the adjacent semi-detached property and openings against the commercial driveway leading to Beacon Farm have been minimised to increase the privacy within the property itself. Although a large set of doors is set out to the north elevation this element is well shielded from view given the substantial agricultural buildings to the north and the existing boundary treatments to the north west.
 - The extension is designed so that it is subservient and does not increase the total habitable floor space by more than 30%. The design and detailing compliments the architectural form and character of the original dwelling. The design changes internally have no significant impact on the external appearance. The patio doors to the front have appropriate residential scale and when viewed against the context of the elevation as a whole these are not of any significant detriment.
- 13.4 Overall it is concluded that the proposals are inline with the North York Moors National Park Local Plan Policies.

- 13.5 The applicants require the extra living accommodation due to their expanding family. Other options have been explored for adding additional accommodation which has mainly come about due to the very compact first floor living accommodation. The option of raising the elevations and roof height of the western single storey section has been explored however this was felt to detract from the street scene and it would be a substantially more expensive option.
- 13.6 The building in question is not a designated heritage asset and not within any form of Conservation Area.
- 13.7 The proposal is not only in response to the expanding living accommodation requirements of the applicants. They have explored options to potentially purchase other properties in the area but they rarely come for sale. The key restricting factor in this instance is that Mr Mathew Shardlow manages, and runs on a daily basis the campsite and shop at Beacon Farm therefore it is critical that he is near at hand at all times. There are no suitable properties therefore within close enough proximity. The position of this house immediately against the driveway enables management of campers coming in and out of the site to be much more efficient. Moving to a larger property is therefore not a current feasible option.
- 13.8 The rear extension will be seen in the wider context of what are effectively substantial agricultural buildings to the north with asbestos cement Super Six corrugated roof sheets and generally steel and timber elevation, with to the west the commercial driveway with adjacent extensive range of traditional agricultural buildings. Against the neighbouring semi-detached property there is a substantial stone boundary wall with the main elevation of the Listed Building being screened from view by what is a very tall white painted two storey off shoot.

14.0 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) -2021

- 14.1 The NPPF sets out the government policies for England and how these should be applied. The North York Moors National Park Local Plan follows the Framework within the NPPF.
- 14.2 One of the key drivers in the NPPF is the presumption in favour of sustainable development so that sustainable development is pursued in a positive way. To fulfil this planning must not simply be about scrutiny and must be a creative exercise in finding ways to enhance and improve places. The proposal in this instance satisfies the requirements of the NPPF from an economic, social and environmental perspective. Allowing extension of the dwelling enables Mr and Mrs Shardlow to remain and run/manage the adjacent campsite and continue to be part of the local community.
- 14.3 The proposed plans clearly set out how the 30% restriction on extensions achieved. This demonstrates a 30% increase based on how the property stood in 1948.

15.0 Conclusion

- 15.1 This Design and Access Statement demonstrates that the proposals accord with the development plan and the NPPF therefore should be supported.
- 15.2 The extension and reconfiguration works will enhance the property and use of the domestic garden area to meet the requirements of the applicants. These improvements will meet the needs of the applicants securing their family home for the long-term enabling them to continue to manage the campsite at Beacon Farm. The proposed development will have little, if any impact on the street scene and its surroundings.



Louis Stainthorpe

BSc (Hons), MRICS, RICS Registered Valuer
Bell-Snoxell Building Consultants Ltd