



NYMNP

13/02/2024

SUPPORTING PLANNING STATEMENT

Grooms Cottage, Grosmont

Summary of the Development – Erection of replacement timber double garage (domestic use only) (retrospective) at Grooms Cottage, Grosmont for Mr and Mrs T and P Shepherdson

The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. In summary, it provides a structured way of describing the development proposal.

Planning permission is required under the Town and Country Planning Act 1990.

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.

National Park Purposes and Duty

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.**

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.

Site

Grooms Cottage, Grosmont is located off Front Street/Eskdaleside on the north side of the road. Grosmont village lies to the west of the property. Three properties make up the former Hollins House complex of which Grooms Cottage is positioned at the far right (east) and has its own access.

The house and buildings occupy a substantial plot of land/curtilage and in their own right are attractive buildings located in the iconic NYM National Park landscape.

Grooms Cottage is a converted building formed from outbuilding in the early 1990's. In 2001, an adjacent detached garage was granted planning permission to be converted and forms part of the living accommodation at the site together with a small store.

The site is very well-maintained with characterful gardens. The site is reflective of agricultural character, appearance and form. The house is constructed from traditionally course and pointed stonework under a slate roof and takes on a linear format.

The location of the property on the plot it is fortunate to benefit from front, side and rear curtilage areas together with the adjacent converted building constructed to a similar specification and materials as the main house.

The property is surrounded by mature gardens the majority of which are laid to grass with some elements of well-established hard and soft surfaced areas which compliment the dwelling and buildings.

The property benefits from 1 no. access point/track from Front Street/Eskdaleside comprising a single cart style track which leads up to the property frontage.

The established landscaping provides amenity value to the site and softening to the wider area character.

The applicant has recently planted a series of native Scotts Pine, Ash, Oak, White Popular and other trees around the site and the building the subject of this application which comprises the replacement of a timber garage building on a parcel of land to the east of the main house and converted outbuilding.

For clarification it is an ancillary replacement building which makes use of an existing access track rather than a new track.

The site lies within the North York Moors National Park's planning jurisdiction and falls outside of any Conservation Area.

Proposal

Domestic garage

Planning permission is sought to erect a replacement timber double garage on the same footprint as the existing garage it replaces (see evidence comprising maps and photographs of the former building below).

For planning purposes, the LPA have confirmed that the garage falls outwith the domestic curtilage and therefore full, retrospective planning permission is required.

The garage is to be used for housing of the applicant's vehicles associated with Grooms Cottage and is for private use.

The garage is a dual pitched building measuring 8.7 metres in length and 7 metres wide. The proposal measures 2.3 metres to the eaves and 3.8 metres to the ridge.

The garage runs ridge parallel to the access track serving the property and is virtually gable fronting Eskdaleside albeit pivoted slightly in an easterly direction on account of it being situated on the exact same footing as the building it replaces.

The proposal is constructed in dark stained horizontal timber boarding under a grey slate roof with dark grey roller shutter doors set back in a deep reveal.

Use

It is confirmed that the primary use of the building and land is domestic and will remain for purposes incidental to the enjoyment of the dwellinghouse.

Amount

The net amount of development is commensurate with the footing, footprint, and concrete base laid for out the former building (in fact slightly smaller as evidenced by the concrete/tarmac hardstanding projecting forward of the building) where there is sufficient land and amenity to accommodate to proposed development without harming the enjoyment of the existing dwellinghouse and site.

The development is dug into the landscape and set well down on the site so that in the wider landscape, views from any public vantage points i.e. Front Street/Eskdaleside will look over the top of the structure.

The existing access road has simply been re-surfaced and other than that it remains an existing access.

Post construction there will be an adequate amount amenity space for the day to day functioning of the property.

Layout

With regard to the layout of buildings there is no visual harm to the site or wider area and views through the site and all sides are fully maintained. Essentially, the building nestles in the landscape and is reflective of other buildings along Eskdaleside.

The neighbouring property to the west is not impacted on by the development nor are the properties which sit close to the drive entrance on Eskdaleside due to the position of the building and landscape topography.

Sufficient screening is in place. In addition, the applicant is planning to plant a further 30/40 trees on the site such that minimal impact is likely to occur on the local landscape.

Appearance

The building in situ is designed to be in keeping with the rural nature of the locality and is designed to assist with improving the overall living experience of the dwelling. The development is receptive and respectful of the host building and the surrounding neighbouring buildings and as already established from views through the site.

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The development is considered to be of an appropriate design, quality and appearance which is compatible with the host building and the surrounding area.

Access

The access serving the property and to/from the nearby road network will remain unaffected by the proposed development. Parking, turning and manoeuvring within the site will also stay the same.

There is to be no intensification of the access/entrance with Eskdaleside which is via an existing private, gated access.

Planning Assessment (includes planning policy)

The replacement building is subservient in scale, height, form, massing and position so as not to detract from the character and form of the original dwelling or its setting in the wider landscape. Nor does the development detract from the amenity of neighbouring occupiers.

Taking the above into account the development is therefore in accordance with **Strategic Policy C** (Design) and the principles of **Policy CO17 (Householder Development)** of the NYM Local Plan which requires the scale, height, form, position and design of the new development not to detract from the character and form of the original dwelling or its setting in the landscape.

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Planning

In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

- i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;
- ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;
- iii. New outbuildings should be located in close proximity to existing buildings;
- iv. If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and
- v. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

Paragraph 7.91 of the supporting text to **Policy CO17** confirms ...'proposals for new outbuildings should ensure that the number, scale and design of buildings within the domestic curtilage do not detract from the character or appearance of the dwelling and its surrounding area'.

Furthermore, paragraph 182 of the National Planning Policy Framework (NPPF) confirms ... 'great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.

The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 9 of the NPPF recognises that planning policies should take local circumstances into account, and reflect the 'character, needs and opportunities' of areas.

Paragraph 10 of the NPPF advises 'so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. For decision takings this means, approving development proposals that accord with an up to date development plan without delay.

The scale, height, massing, proportion, form, size, materials and design of the proposal are therefore aligned and are compatible with the site and the host building and will not have an adverse impact on the locality or the local environment.

Conclusion

In essence the development will result in the continued long-term use of a domestic dwelling/building.

The proposal has at its core the principles of sustainable development and we would request that in accordance with the guidance of the NPPF and the NYM Local Plan that the development proposal is approved without further delay, under the powers of delegation.

Up to date photographs

Transitioning through the site



Fig 1. – Looking north from the site entrance.



Fig 2. – View from the access track to Grooms Cottage.



Fig 3. – Replacement garage.



Fig 4. – Looking east from the domestic curtilage.



Fig 5. – North and West Elevations of the building.



Fig 6. – Side elevation (west).

Evidence of former building



Fig 7. - Footings of the former building.



Fig 8. – National Library of Scotland. Geology Six Inch, 1900's- 1940's. Source: <https://maps.nls.uk/geo/explore/#zoom=18.3&lat=54.43869&lon=-0.72001&layers=197&b=1>



Fig 9. – National Library of Scotland. 1:10,560 Air Photos, 1944 – 1950 - 1972. Source: <https://maps.nls.uk/geo/explore/#zoom=18.3&lat=54.43869&lon=-0.72001&layers=197&b=1>

Ends



Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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