

From: Ruth Stubbs

To: planning <planning@northyorkmoors.org.uk>

Subject: Addition of a garage

Date: Thu, Nov 24, 2016 11:48 am

I am enquiring if I need planning permission to put a garage on my drive. The measurements are 8' x 18'6" and brick to match the bricks on the main house.

My address is 8 Beechfield, High Hawsker, Whitby YO22 4LQ

Tel:-

Picture of garage to follow- hopefully!! (Am new at this!)

Ruth Stubbs

NYMNP
22 FEB 2017

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk



Andy Wilson
Chief Executive

Mrs Ruth Stubbs
8 Beechfield
High Hawsker
Whitby
YO22 4LQ
Via Email:

Your ref:

Our ref: NYM2016\ENQ\12861

Date: 29 November 2016

Dear Mrs Stubbs

Do I need planning permission to erect a garage at 8 Beechfield, High Hawsker, Whitby

Thank you for your enquiry received 28 November 2016. I have now had the opportunity to carry out the necessary planning constraints check and would advise you that 8 Beechfield, High Hawsker, Whitby is not a Listed Building or within a Conservation Area. A search of the Authority's records has revealed one recent planning application (NYM/2004/0871/FL) for the construction of a lean-to conservatory but none of the conditions imposed restrict the proposed development.

Based on the details submitted and those discussed in our telephone conversation, as the property is within a National Park and the garage would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary, the proposed development does not meet the regulations as set out under Class E, Part 1 (development within the curtilage of a dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and consequently planning permission is required.

I can therefore advise that a householder application for planning permission for works or extension to a dwelling is required and I include a copy of the necessary form for completion. The fee for such an application would be £172.00. Additional information to assist you in the process of submitting an application and the requirements can be found on the Planning section of our website at <http://www.northyorkmoors.org.uk/planning>.

If you would like to seek pre-application advice from a Planning Officer, who will assess the submitted information against the Development Plan and provide written advice on the likely acceptability of the scheme, please contact the Development Management Administration team. There is no additional fee payable for this service but confirmation that the advice is being sought is required.

I trust that this advice is of assistance but if you have any further queries, please feel free to contact me at the above address.

Continued...



Yours sincerely

C Knowles

Mr Christopher Knowles
Development Management Technician

Please note that my normal working days are Monday and Tuesday.

NYMNPA
22 FEB 2017

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Andy Wilson
Chief Executive

Ruth Stubbs

Your ref:

Our ref: NYM/2016/ENQ/12861

Date: 20 January 2017

Dear Sir/Madam

Additional information for pre-application enquiry at 8 Beechfield, High Hawsker, Whitby

Thank you for your enquiry regarding the above received 19 January 2017 which is being dealt with by Miss Helen Webster.

The Officer/Team named above will endeavour to provide you with a full response to your enquiry within ten working days, however it should be noted that this timescale may not always be achievable due to many contributing factors such as the complexity of the development/history of the site or in some instances the need to undertake a site visit.

If you have any queries regarding the progress of your enquiry please do not hesitate to telephone the Officer/Team on the above number, or if unavailable the Development Management Administration Team would be pleased to assist you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Wendy Strangeway'.

Mrs Wendy Strangeway
Planning Administration Officer



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Andy Wilson
Chief Executive

Mrs Ruth Stubbs
8 Beechfield
High Hawsker
Whitby
YO22 4LQ
Via Email:

Your ref:
Our ref: NYM2016\ENQ\12861
Date: 31 January 2017

Dear Mrs Stubbs

Proposed Garage at 8 Beechfield, High Hawsker, Whitby

Thank you for your enquiry and plans received at the National Park Offices on 19 January 2017, regarding the above.

I have since taken the opportunity to consider your proposal and whilst 'off-the-peg' garages of a standard design are generally resisted in the National Park, I can see that there are many examples of similar garages throughout Beechfield. In view of this and on the basis your property is not located within a Conservation Area; I would advise that this type of design is likely to be considered acceptable in principle. However, I do have concerns in relation to the siting of the proposed garage, particularly in respect of the impact of a second garage at the site on the visual appearance and amenities of the host dwelling.

I can see that the main access door to the house is provided on the side (north-west elevation), together with two large windows. In assessing the dimensions of the proposed garage against the dimensions of the site, I am concerned that a garage in the location proposed will severely impede access to the house and obstruct light to the adjacent rooms. The property is already served by a garage on the other side and consequently, I am concerned that the proposed garage would represent over-development of the site.

If you decide to proceed with an application, I would recommend that you consider an alternative location towards the rear of plot to reduce the impact of the proposal on the main dwelling.

Please note that whilst the plans/documentation submitted is acceptable for pre-application purposes, the details may not meet national and local validation requirements when submitting a planning application. As such, you may wish to consider contacting the Planning Administration Officer; Mrs Wendy Strangeway to seek further advice.

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I trust you appreciate that this letter is an expression of informal Officer opinion only and is given without prejudice to any decision the Authority may issue following the consideration of a formal planning application. If you have any questions or would like to discuss the matter, please do not hesitate to contact me.

Yours sincerely

H. Webster.

Miss Helen Webster
Planning Officer

NYMNP
22 FEB 2017