

NYMNP

02/11/2018

11/1/2018

Design and Access Statement

For: Mr D Wilson

Double Garage at 8A Egton Road, Aislaby

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by

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1 Introduction

- 1.1 Cheryl Ward Planning has been appointed to submit a formal planning application in relation to the area outlined in red on the attached location plan at 8A Egton Road, Aislaby.
- 1.2 The client requires a garage to serve the property which can be introduced in the local landscape without harming the special qualities of the area.
- 1.3 The proposal is accompanied by proposed elevation drawings and floor plans shown to be on the land adjacent to the dwelling in the immediate curtilage.
- 1.4 The application site falls under the jurisdiction of the North York Moors National Park for planning control.
- 1.5 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 practising within the RTPi's Code of Conduct.

2 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3 Relevant Planning History

- 3.1 A search of the North York Moors National Park Authority's online search facility has revealed there is no planning history explicitly at the application site.
- 3.2 Planning permission **NYM/2006/0909/FL** dealt with the construction of a two storey dwelling at land adjacent 10 Egton Road, Aislaby which is now known as 8A Egton Road (the application site).

4. The Site

Site context and location

- 4.1 8A Egton Road is located on the north side of Egton Road on rising land south of High Cragwell in Aislaby village.

- 4.2 For planning purposes, the site falls outside of the Aislaby Conservation Area and is not concerned with a building of heritage significance.
- 4.3 The application site (land) is deemed to be Registered Common Land and Common Land consent will be obtained separately under the Commons Act 2006.
- 4.4 In a wider context, Aislaby village lies approximately 2 miles south west of Whitby Town, 1.2 miles north east of Sleights village and approximately 700 metres south east of the A171 Whitby to Guisborough road.
- 4.5 Key landscape characteristics of the area comprise:
- the Esk Valley
 - small quarries and small-scale mineral works visible on the upper valley sides
 - upper valleys densely settled
- 4.6 Locally, the site is easily linked to access on Aislaby Lane, Moor Lane and Aislaby Side.

Local Landscape Topography

- 4.7 It is confirmed that there are no trees present on the site that would trigger the need for a tree survey to be carried out.
- 4.8 The topography can be described as rising land held back by a dry stone retaining wall with dwellings effectively built on the lower side of the private road.
- 4.9 The scheme is planned and designed so that it does not detract from the character and form of the area and the landscape setting.
- 4.10 As a starting point, Development Policy 3 (DP3) (Design), Development Policy 19 (DP19) (Householder Development) and Part 2 of the NYM Design Guide (Extensions and Alterations to Dwellings) are used to help inform the development.

5 The Proposal

- 5.1 It is proposed to erect a simple double garage into the rising ground north of the private access road.
- 5.2 Essentially, the development will 'slot' into the landscape and will form a single storey, flat roof structure of minimum impact.
- 5.3 The construction methodology requires a retaining wall to be built to the outer edge with an internal buffer between the outer wall and the walls of the garage.
- 5.4 The garage uses the land levels and the presence of an existing dry stone wall to 'fit in' with the surrounding local landscape.

6 Design and appearance

- 6.1 The design is specifically chosen to be low level to maintain the character of the area. It's relationship with the existing dwelling and to neighbouring properties will not block views into and out of the site. The proposal is clearly ancillary to the main dwelling and is in an unobtrusive position in context with the surrounding landscape.
- 6.2 The garage would be constructed with a stone frontage with two garage doors inserted in the same front wall. A grass roof allows the landscape to flow up to and over the top of the structure.

7 Access

- 7.1 There are no changes to the private road, or the way the track is configured for access purposes and in terms of serving other residential property. The track will not be obstructed and will remain open for use at all times.
- 7.2 The period of construction will be minimal.

8 Planning Policy Context

National Planning Policy (NPPF) (2012)

- 8.1 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2018. This provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 8.2 Paragraph 126 of the NPPF states 'level of detail and degree of prescription should be tailored to the circumstances in each place and should allow a suitable degree of variety where this would be justified.
- 8.3 Paragraph 172 of the NPPF states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, which have the highest status of protection in relation to these issues.

North York Moors National Park Authority – Core Strategy and Development Policies (2008)

- 8.4 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the National Park and to determine planning applications.
- 8.5 The Core Strategy and Development Policies was adopted in November 2008. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referred to above.
- 8.6 **Development Policy 3** (Design) is relevant to the proposal in that it requires siting, orientation, layout and density of development to preserve or enhance views into and out of the site, space about and between buildings and other features that contribute to the character and quality of the environment.
- 8.7 The principles of **Development Policy 19** (Householder Development) are considered useful as the proposal is used to serve an existing principle residence. It requires proposals for development within the domestic curtilage to be of a scale, height, form, position, and design that does not detract from the character and form of the original dwelling or its setting in the landscape and not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

Supplementary Planning Documents

- 8.8 **Part 2 of the NYM Design Guide** (Extensions and Alterations to Dwellings) states 'the siting and design of other structures such as sheds and greenhouses also need care consideration. These should be smaller in scale and clearly ancillary to the main dwelling.

9 Pre-application advice

- 9.1 The applicant has engaged in pre-application advice and in seeking the Local Planning Authority's advice it is advised that:

'a simple, stone faced, grassed roof garage is likely to be considered to be acceptable'.

10 Conclusion

- 10.1 The proposal has been designed in line with pre-application comments received and is carefully sited to create a successful and usable outdoor space grouped with a traditional dry stone boundary wall.
- 10.1 The proposal lies in close proximity to other single storey detached garage structures which are sited in close proximity to the host dwelling and neighbouring properties.
- 10.2 The proposal is for a modest development essential to the functioning of 8A Egton Road where Development Policy 3 and 19 are proven to be upheld by virtue of the fact that the scale, height, massing, form, materials and design are compatible with surrounding residential and domestic buildings and will not have an adverse effect upon the amenities of neighbouring occupiers.
- 10.3 The proposal uses a grass roof as a means of mitigation and biodiversity enhancement in the locality.
- 10.6 In conclusion, the proposal is compatible with and subsidiary to the existing buildings and is of a quality, scale and design that does not undermine National Park purposes.
- 10.7 The proposal has at its core the principles of sustainable development and we would request that in accordance with the guidance of the NPPF that the development proposal is approved under the powers of delegation.

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

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 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

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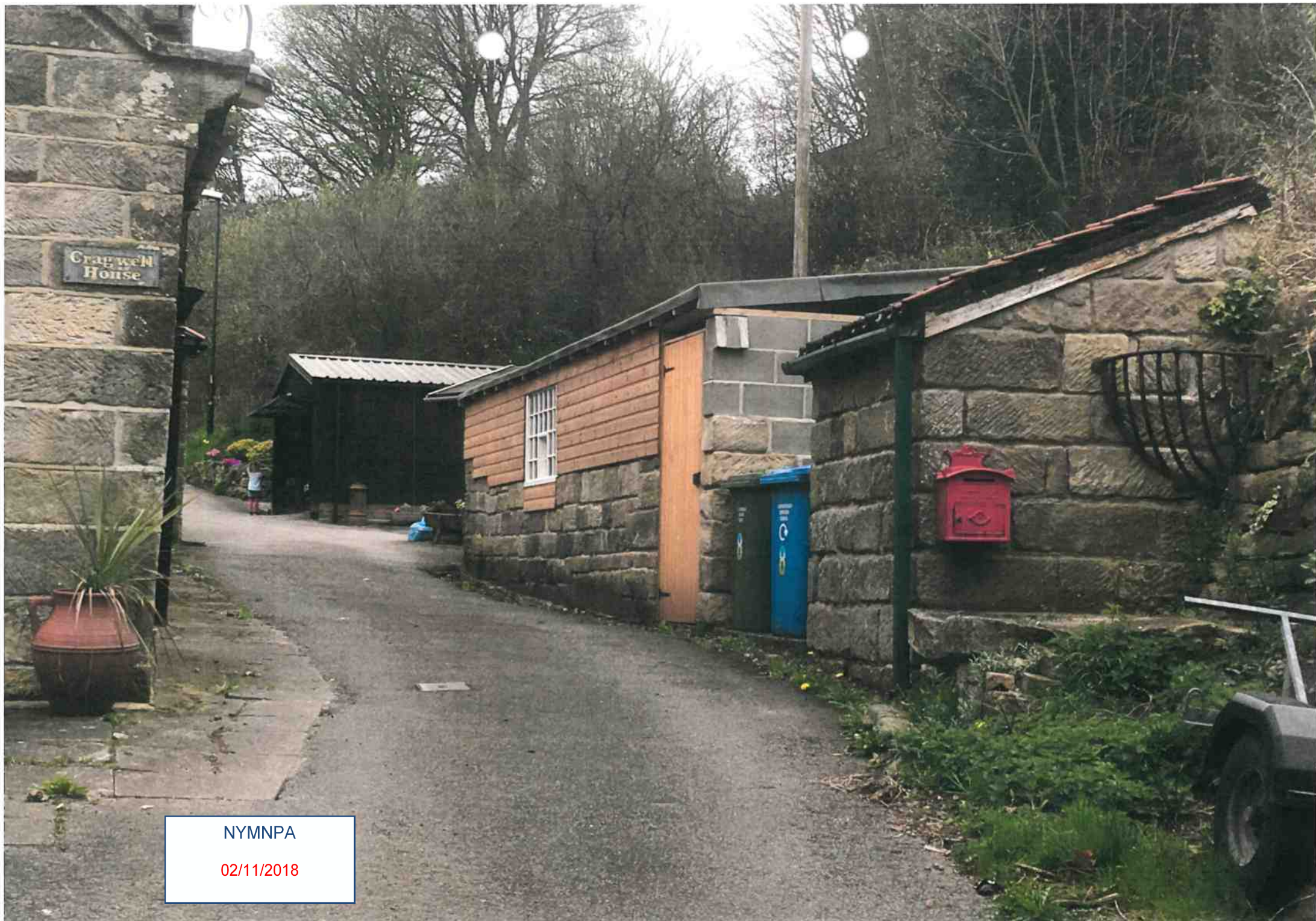
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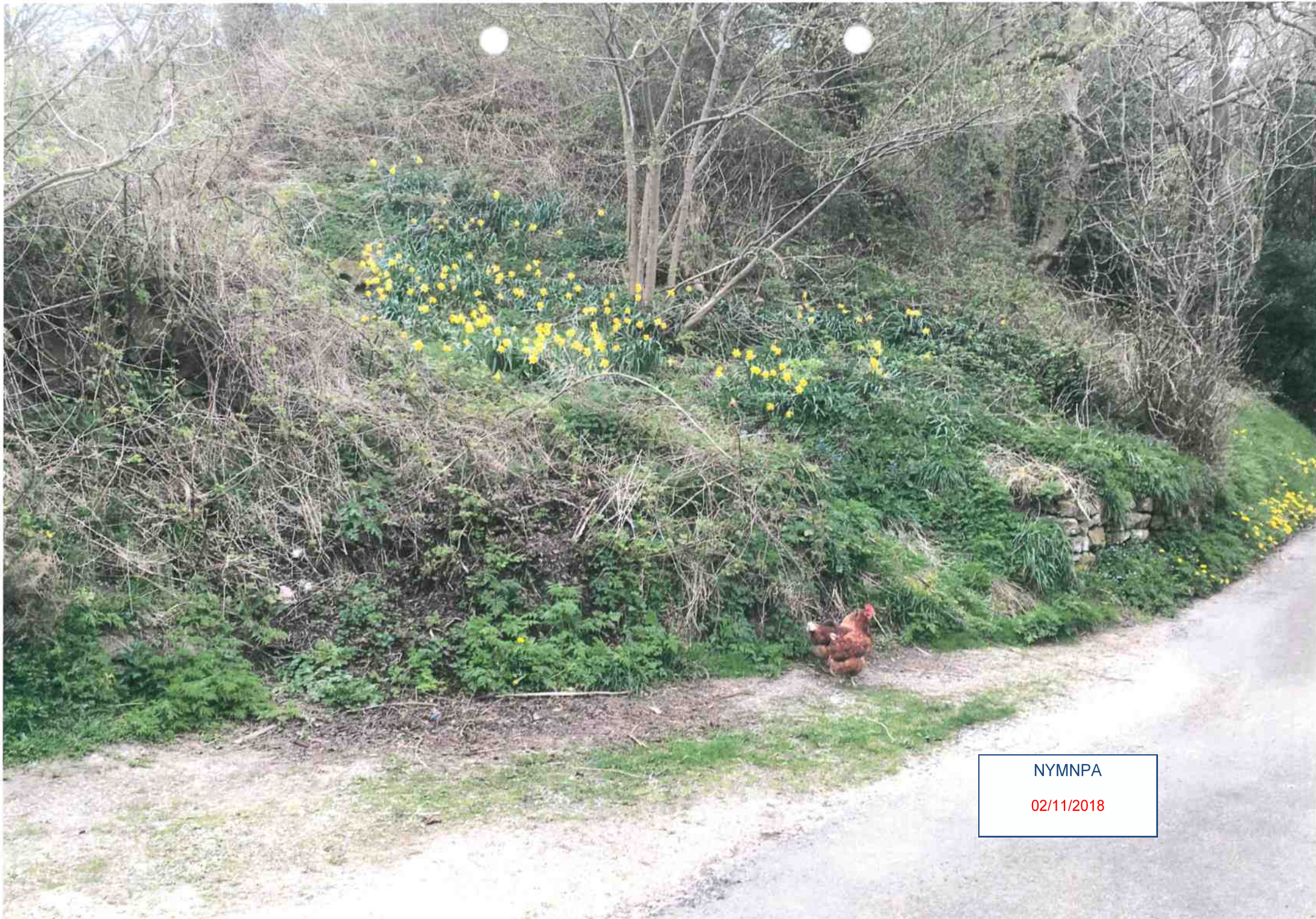
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