



North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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Website: www.northyorkmoors.org.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="PAUL"/>		
Last name:	<input type="text" value="JUDGE"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text" value="SYCAMORE Cottage"/>				
Address 1:	<input type="text" value="WEST END"/>				
Address 2:	<input type="text" value="AMPVE FORTH"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="YORK"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="YO62 4 BX"/>				

2. Agent Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="PAUL"/>		
Last name:	<input type="text" value="EM"/>				
Company (optional):	<input type="text"/>				
Unit:	<input type="text"/>	House number:	<input type="text" value="15"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text" value="CRABMILL LANE"/>				
Address 2:	<input type="text" value="EASINGWOLD"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="YORK"/>				
County:	<input type="text"/>				
Country:	<input type="text"/>				
Postcode:	<input type="text" value="YO61 3DE"/>				

3. Description of Proposed Works

Please describe the proposed works:

ALTERATIONS TO HOUSE AND OUTBUILDINGS TOGETHER WITH THE CONSTRUCTION OF 4 SUMMERHOUSE/WORKSHOP



3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY): (must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? Yes No

If Yes, please provide details of the name, relationship and role:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	HOUSE - STONE OUTBUILDING - VERTICAL TIMBER BOARDING	HOUSE - STONEMASK TO MATCH OUTBUILDING - STONEMASK TO MATCH. SUMMER HOUSE - TIMBER BOARDING	<input type="checkbox"/>	<input type="checkbox"/>
Roof	HOUSE - CLAY PAVILES OUTBUILDING - CORRUGATED SHEETING	HOUSE - PAVILES TO MATCH OUTBUILDING - PAVILES TO MATCH. SUMMER HOUSE - MID RIBBY PROFILE SHEETING	<input type="checkbox"/>	<input type="checkbox"/>
Windows	TIMBER	WHITE PAINTED TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
Doors	TIMBER	PAINTED TIMBER	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWING NO R2237-01 - OUTBUILDING (STUDIO) - EXISTING AND PROPOSED DETAILS
R2237-14 - EXTENSION TO HOUSE - PROPOSED DETAILS
R2237-20 - OUTBUILDING (SUMMER HOUSE) PROPOSED DETAILS
SITE LOCATION PLAN

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

Validation Checklist

Planning Permission for Householder Applications (e.g. Extensions, Detached Outbuildings and Other Alterations to Existing Dwellings)



To ensure that the Planning Officer dealing with your planning application has a complete picture on which to base their judgments and to ensure proper public consideration, the following information is required at application submission stage. Failure to supply the required information with a planning application submission will delay a decision on the proposal as the statutory determination period will not begin until the required information is submitted and the validation requirements fulfilled.

Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

Standard National Validation Requirements

(Three copies are to be supplied unless the application is submitted electronically)

Completed Application Form with Signed and Dated Declaration	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Completed Certificate of Ownership A, B, C or D (only one to be completed) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Completed Agricultural Holdings Certificate A or B (only one to be completed) as required by Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Location Plan based on an up-to-date map, to a recognised scale i.e. 1:2500 or 1:1250 with a north arrow labelled and with your application development site edged in red and any other land in your ownership edged in blue.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Existing and Proposed Site Layout Plans to a recognised scale i.e. 1:100, 1:200 or 1:500 with a north arrow labelled.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Existing and Proposed Elevations to a recognised scale i.e. 1:50 or 1:100.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Existing and Proposed Floor Plans to a recognised scale i.e. 1:50 or 1:100.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Existing and Proposed Roof Plans (if the proposal alters the existing roof) to a recognised scale i.e. 1:50 or 1:100.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Existing and Proposed Sections and Finished Floor Levels to a recognised scale which is no less than 1:100.	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Design and Access Statement Please see Design and Access Statement Guidance Note for further information.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>



Application Fee

Please see the Authority's Fee Sheet for further information

YES

NO

Standard Local Validation Requirements

(**Three copies** are to be supplied unless the application is submitted electronically)

Bat Scoping Survey to ensure that nature conservation interests are not unduly affected by the development.

YES

NO

Please see Planning Advice Note 2 (Planning and Biodiversity) for further information.

Flood Risk Assessments/Sequential Test to ensure that the implications of flooding are satisfactorily addressed.

YES

NO

For further advice please contact the Environment Agency on 01904 692296 or see their website www.environment-agency.gov.uk

Tree Survey/Arboricultural Assessment to ensure tree preservation issues are properly addressed.

YES

NO

Please see Design Guide Part 3: Trees and Landscape for further information.

Structural Survey prepared by a suitably qualified structural engineer in order to ensure that the building is structurally sound and capable of conversion without the need for significant rebuilding and/or alterations.

YES

NO

Heritage Statement with appropriate mitigation necessary to ensure conservation issues are properly addressed.

YES

NO

Please see Heritage Statement Guidance Note for further information.

Further additional information may be requested, for example the access from the publicly maintainable highway to the development site shown on the location plan edged in red, however this will not delay the validation of your planning application but may be required prior to a decision being made.

Please do not hesitate to contact the Development Management Administration Team if you require further assistance.

Design and Access Statement

Householder developments at
Sycamore Cottage
West End
Ampleforth

October 2018

Paul Elm
Chartered Town Planner



Background

Sycamore Cottage is a semi-detached village house situated towards the centre of Ampleforth, on the north side of the main street. Like most of its neighbours it occupies a long strip of land extending from its street frontage up to the higher plateau of farm land to the north.

As is the case with a large number of the older properties in the village, the house has been much altered and extended since being built probably in the late 18th century.

There is a detached outbuilding to the rear of the house and a stone flagged terrace area further to the north.

Amount of Development

The scheme is in three parts.

Running from north to south, the first proposal relates to the construction of a summer house/workshop adjacent to the existing terrace. The building will measure 5m by 5m and be constructed of treated timber boarding under a roof of mid-grey profiled sheeting.

The second element of the scheme relates to the replacement of a timber boarded shed at the southern end of the detached outbuilding at the rear of the house. The remainder of the building is constructed of stone walling under a clay pantile roof. The timber shed has a roof of corrugated sheeting, and is generally in poor condition. The proposal is to remove the shed and replace it with a purpose designed studio to be built of matching stone with a pantile roof to compliment the materials of the traditional outbuilding.

The third element of the scheme concerns the removal of the single storey kitchen extension on the rear of the house, and its replacement with a larger, two storey structure to accommodate a larger kitchen with an additional bedroom on the first floor.

The existing kitchen is very small and has to 'double-up' as a rear porch, making access very awkward. The kitchen accommodation is very cramped. The larger kitchen will have space for a separate entrance lobby, as well as a small utility room and a toilet. It will be in scale with the other ground floor rooms of the property, and in keeping with the general pattern of extensions built on to the rear of houses in this part of the village.

Currently the property has two bedrooms at the front of the first floor with the bathroom, a 'blind' store area and a very cramped study to the rear. The scheme relates to the opening up of the study to create an access/dressing area to a larger rear bedroom. This will include an en suite 'wet room'. Given the size of the site, the creation of a three bedroom house is not unreasonable.

Scale

Sycamore Cottage occupies a large plot of land. The development is in keeping with this character, and that of adjacent properties.

Appearance

The new work to the rear of the house and outbuilding will match the stone and pantiles used in the older work.

continued

Appearance (continued)

The new work will have virtually no impact on the appearance of the property when viewed from the street, as it will largely be tucked behind the house. The summer house will be set back some 60m from the path running across the front of the house. It will not, therefore, feature prominently in the street scene.

The applicant has made every effort to create extra accommodation which will fit in with the appearance of the original building. Traditional timber windows and doors will be used in the new work, and will be detailed to match those existing.

Overall, the new work will improve the appearance of the property.

Landscaping

No new landscaping is included in the scheme. The new work will be contained within the established garden and yard at the rear of the property.

Access

The existing vehicular/pedestrian access to the site is not affected by the proposal. Pedestrian access to the rear of the house will be improved as a level path is proposed from the drive to the back door.

General

The scheme is largely in line with advice contained in policies relating to altering and extending houses. The gable width of the extension will be narrower than that of the main building, enabling a lower roof height, and the side wall will be set in from the existing gable end of the house.

There will be no significant overlooking or overshadowing of any neighbouring property brought about by the proposed works.

All new works to the main house and outbuilding will match those of the host buildings. Stone will be laid and jointed to match the existing materials.

Generally the proposed work will give a new lease of life to the property, updating the accommodation to current standards without detracting from its underlying character or its setting in the street scene.

R 2237

October 2018