

Design and Access Statement.

Introduction.

This is an application for a storage shed, within the curtilage of Hillyard Cottage, Rosedale East, Nr. Pickering.

The applicants are Mr. and Mrs. Colin Samples.

Existing Property.

The applicants operate a holiday letting and bed and breakfast business.

There are two units of high standard accommodation, one in part of Hillyard Cottage and the other in 'Annes Cottage', a separate building within the curtilage.

Proposal.

The proposal is for a timber storage shed.

Part of the amenities in the letting units is a log fire. To obtain the logs at a reasonable price, a full load needs to be purchased, therefore dry and secure storage is necessary.

To maintain the garden, Mr. Samples has found it necessary to purchase a ride-on mower, again secure dry storage is necessary for the machine.

Design and Materials.

The proposed shed will be built in dark stained horizontal timber boarding with dark grey felt shingles for the roof covering.

The felt shingles can be installed on a shallow pitched roof, keeping the height of the building to a minimum.

Access.

There will be no change to the access into the property, which is from a farm lane from Daleside Road.

There is existing parking for both letting units, which will remain unchanged.

Planning.

Consideration has been given to the position of the property in the North York Moors Park. It is considered that a low profile timber shed is in keeping with its position in a rural area. The cartilage land to Hillyard Cottage is well screened with hedges and stone boundary walls.

It is considered that the proposal will not adversely affect any of the nearby properties, and will help the applicants maintain the very high standard of their letting properties, keeping business in the rural community.