

**PROPOSED RECONSTRUCTION OF OAKWOOD,
FYLINGDALES, ROBIN HOODS BAY,
WHITBY YO22 4QN**

FOR

MR. R. & MRS. H. PATTISON



PLANNING, DESIGN AND ACCESS STATEMENT



imaginative architecture + engineering design

bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

www.bhdpartnership.com

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INTRODUCTION AND LOCATION

Oakwood is a detached bungalow positioned on a sloping site facing south east across the valley.

It is accessed by an unmade track opposite Fylinghall School, which leads up the valley to Ramsdale Mill.

The property sits immediately below the track with a retaining wall approximately 2m high and a fence plus hedge on top of that in the region of 1.2m to 2m high. The land continues to rise significantly behind the property to the moor up above Fylingthorpe and consists largely of farmland.

As a result, only part of the roof of the property can be seen from the access track other than part of the south west gable for these travelling towards the junction with the tarmac road at Fylinghall School. The property is unlikely to be seen in the longer views.

CURRENT SITE HISTORY

The property known as Oakwood has been on this site for many years being owned formerly by a local family. It was purchased by Mr. & Mrs. Pattison (the applicants) in 2015 and on 5th January 2016 they submitted a Pre-Planning Application Enquiry for a replacement garage and extension to the dwelling.

On 12th January 2016, Mrs. Saunders, Planning Team Leader responded by letter to the applicants to confirm that as it is not a listed building or in a conservation area then the details as submitted were considered the proposals would be in accordance with Development Policy 19 (Householder Development) of the Local Plan.

Mrs Saunders went on to advise on the materials for the garage. Ref: NYM/2016/ENQ/11935.

On 12th April 2016 the agents BHD Partnership, Whitby, received a letter from NYMPA ref. NYM/2016/0115/FL to confirm that their correspondence received on 11th April 2016 in relation to "Alterations and Construction of a single storey extension" was receiving attention.

The applicants submitted a formal application for the proposed single storey extension to the dwelling in February 2016 and consent was granted for this on 27th April 2016 with conditions as ref. Decision No. NYM/2016/0115/FL

On 10th May 2016 the applicants completed the notification of Commencement of Development to inform the NYMPA that they proposed to commence work on the single storey extension on 17th May 2016.

The applicants state that they agreed the colour of the render with Mrs. Saunders and then submitted their Building Regulation Application to North Yorkshire Building Control on 11th May 2016 and consent was granted on 13th May 2016 as Application No. 16/10559/DEXBNS. Building Control Officers have made regular visits and inspections during the works but BHD Partnership were not employed as Project Managers.

PROPOSED WORKS AND MITIGATION

These consist of the completion of the approved extension and remedial works consisting of the replacement roof to the property and two replacement walls. The applicants employed their builders and the extension was constructed without any problems. However when trying the extension to the North East gable elevation they encountered insubstantial walling and lintels to the inner and outer leaf of this and the front wall, facing South East.

On the advice of their builder and to comply with Building Regulations they replaced the inner leaf and tied the North East gable and South East gable walls to the stone quoins at the corners which were retained.

The South West gable was largely retained as originally built and the rear wall (North West) altered in accordance with the approved plans to incorporate the proposed rear extension. As the works progressed, the existing roof was found to have extensive woodworm and rot whilst a number of missing timbers were found where the proposed extension roof was to be tied to the existing roof.

For these reasons the applicants considered that they had no alternative but to replace the whole of the existing roof. As a result the applicants have massively over-spent on their dream retirement home.

They have faithfully followed the approved plans and have fully complied with Planning Legislation and by informing the NYMPA in advance of their commencement agreement of the render colour and obtaining Building Regulation Approval, along with Inspections.

They offer an unreserved apology for inadvertently contravening any Planning Regulations in the repairs and reconstruction of the roof and two walls of the original dwelling.

However, it is important to please note that the applicants have not increased the size of footprint of the property or its height in any way compared with the original dwelling but have pains-takingly reconstructed the structure to provide a stable and secure building in accordance with Building Regulations.

- 1 SEP 2016

NYM
- 1 SEP 2016

POLICIES

Whilst the applicants have inadvertently carried out more works than originally proposed they have sought to repair and replace the two existing walls and roof and not to reconstruct a dwelling on a different site or extend footprint. Therefore for these reasons and using the materials previously approved to achieve the appearance of the approved plans and to comply fully with the Planning consent the finished project will match that of the approved plans and therefore is considered to comply with the following policies:-

- Core Policy A - Delivering National Park Purposes and Sustainable Development.
- Development Policy 19 - Householder Development.
- Development Policy 21 - Replacement Dwelling (if appropriate to this application)
- Design Guide Part 2 - Extensions and Alterations to Dwellings.

Therefore in light of this information the attached explanatory letter from the applications incorporating their written unreserved apology for inadvertently contravening Planning Regulations it is respectfully requested that consideration is given to approval of this application.

APPLICANTS LETTER AND APPENDICES

The following documents are attached for information and consideration:-

- Letter of explanation and apology form the applicants.
- NYMPA - Pre-Application Advice ref. NYM/2016/ENQ/11935
- NYMPA - Letter dated 12th April 2016 to BHD Partnership ref. NYM/2016/0115/FL
- NYMPA - Planning Decision No. NYM/2016/0115/FL dated 27th April 2016
- NYMPA - Notification of Commencement of Development
ref. NYM/2016/0115/PA dated 10th May 2016
- NYBCP - Building Regulation Notice Application dated 11th May 2016.
- NYBCP - Acceptance of Building Notice App. No. 16/10550/DEXBNS dated 13th May 2016.

NYR
- 1 SEP 2016

Re-application for Planning Consent.
Oakwood, Fylingdales. Whitby. YO22 4QN

May I inform you of problems arising during refurbishment & extension of Oakwood in compliance with our original Planning Consent.

The rear extension was constructed without problems. However, when tying into the north facing elevation it was found that the internal leaf of the outer wall was constructed of 50mm blockwork not tied into the outer leaf. In addition the window & door lintels were single leaf concrete with plaster covering internal sections. On the advice of our builder, and to comply with building regs, we replaced and tied in the inner leaf of both the remaining north facing elevation and front elevation and used catnip type steel lintels.

Internal walls were repositioned as per approved plan with blockwork replacing the internal joist bearing wall which was previously stud & plaster in part rotten and infested with woodlice.

When work commenced on roof hip a double roof was found under the felt work [internally lined with insulation]. This double section had no timbers substantial enough with which to tie the new hip timbers. In addition extensive woodworm damage was seen. As more of the timbers were exposed, in addition to woodworm, several timber ends were found to be rotten. We felt we had no alternative but to replace all roof timbers.

Please note the south facing gable has remained substantially as original as were the corners on three of the four walls.

My wife and myself are 69 years of age and retired and have now massively overspent to repair our dream retirement home. Our plans never included such extensive work and we had intended to live in through the process, though we finally had to move out in July.

As we had faithfully followed the approved plans and were complying with building regulations, which included several site inspections, we did not realise further consent was required. We would like to unreservedly apologise if we have inadvertently contravened any regulations.

Yours Faithfully,

Ray & Helen Pattison

Mr T Harrison
Airy Hill Manor
Waterstead Lane
Whitby
YO21 1QB

Oakwood
Fylingdales
Whitby
YO22 4QN

11.08.2016



Dear Tim,

Chris French has asked us to submit a new planning application for **'Reconstruction of a Dwelling'**.

This apparently based on :-

1. The planned replacement of roof due to no substantial timber frames to join rear hip of the extension to the existing roof, and extensive woodworm in all parts of the original roof.
2. Replacement of inner walls, including inner leaf of external front wall to facilitate the replacement of single leaf concrete lintels with appropriate metal lintels, and clockwork room dividers to safely carry the joists.

Please note the requirement to inform Planning (Mrs Hilary Saunders) of the colour of the render has been agreed with her.

Yours Faithfully,

Ray & Helen Pattison

You have our new phone number, however our mailing address remains as above.

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

Mr & Mrs Pattison
Oakwood
Fylingdales
Whitby

Your ref:

Our ref: NYM/2016/ENQ/11935

Date: 12 January 2016

- 1 SEP 2016

Dear Mr Pattison,

Pre-application advice for replacement garage and extension to dwelling at Oakwood, Fylingdales

Thank you for your letter and plans received on 5 January 2016 regarding the above

I have checked the planning records and can confirm that the property is not listed nor is it situated within a Conservation Area.

Having considered the details of the proposed replacement garage and extension to the dwelling, I am of the opinion that the proposal would be in accordance with Development Policy 19 (Householder Development) of the Local Development Plan, in terms of scale and design. However, in terms of the materials for the proposed garage, I would suggest that the blockwork elevations be clad in timber with a dark felt or corrugated sheet roof, which would retain its subservient appearance to the main dwelling and also reduce its visual impact. Furthermore, if you are proposing to install solar panels on its roof, they would be less visible on a dark grey/black roof.

I hope that the above advice is of assistance to you. Please note that this is an informal view only; a formal decision can only be made in response to a planning application. However, if you have any further queries, please do not hesitate to contact me again on the above number.

Yours sincerely,



Hilary Saunders

Mrs Hilary Saunders
Planning Team Leader
Development Management

e-mail: h.saunders@northyorkmoors.org.uk

Planning Team Leader
Development Management

e-mail: h.saunders@northyorkmoors.org.uk

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



BHD Partnership
fao: Mr Tim Harrison
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire
YO21 1QB

Your ref:

Our ref: NYM/2016/0115/FL

Date: 12 April 2016

When telephoning please ask for: Mrs H Saunders

Dear Sir/Madam

alterations and construction of single storey extension at Oakwood, Fylingdales,

Thank you for your correspondence received **11 April 2016** which is receiving attention.

Yours faithfully

Mrs Wendy Strangeway
Planning Administration Officer



Working together to sustain the landscape and life of the North York Moors for both present and future generations to enjoy

Town and Country Planning Act 1990
North York Moors National Park Authority

- 1 SEP 2016

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To: Mr & Mrs R & H Pattison
Oakwood
Fylingdales
Whitby
North Yorkshire
YO22 4QN

The above named Authority being the Planning Authority for the purposes of your application validated 02 March 2016, in respect of proposed development for the purposes of alterations and construction of single storey extension at Oakwood, Fylingdales has considered your said application and has granted permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. Notwithstanding the details submitted, no work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
4. The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

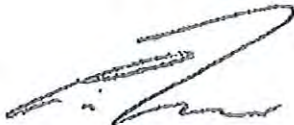
Informative(s)

Please note that the footpath/track situated to the north west the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

Continued/Reason(s) for Condition(s)



Mr C M France
Director of Planning

Date 27 APR 2016

For the Rights of Appeal and Notes See Overleaf

Decision Approve

Town and Country Planning Act 1990

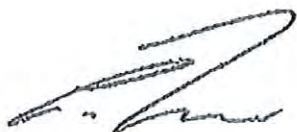
Continuation of Decision No. NYM/2016/0115/FL

Reason(s) for Condition(s) (Continued)

2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 & 4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.



Mr C M France
Director of Planning

27 APR 2016
Date





Notification of Commencement of Development

North York Moors National Park Authority is registered under the Data Protection Act 1998. The information contained in your notification will be used by the Authority for administration, evaluation and planning enforcement purposes. The information will be held confidentially and not passed to any other organisation.

Please complete the following:

Planning Application Reference Number(s): NYM/2016/0115/FL

Address of works: DAKWOOD FYNINGDALES WHITBY YO22 4AN

I confirm that development will begin on site on: 17th MAY 2016

Name (Please Print): _____

Contact Tel. No: _____

Signed: _____ Date: 10th MAY 2016

REC'D
-1 SEP 2016

Submission of this notice will allow us to help you by monitoring your development effectively. Please return it at least two weeks before work begins on site to:

Mr Christopher Knowles, Planning Compliance Officer, North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, North Yorkshire, YO62 5BP

Important Information - Discharge of Conditions Before Work Starts

There may be a number of conditions attached to your planning permission. Please read these carefully and note in particular those conditions which require the approval of the National Park Authority before your development begins on site. It is extremely important that these conditions are fully complied with as failure to do so may have the effect of invalidating your planning permission. The approval of a further application may then be necessary in order for you to proceed with the development.

Once the development has commenced the Authority's Planning Compliance Officer may inspect the site to ensure that the requirements of all conditions are fully met and that your approved plans are being precisely followed. In the event of any non-compliance the Authority may consider taking enforcement action to remedy the situation.

Fees: Under current planning legislation there is a fee payable for discharging conditions. If you have a number of conditions which require formal discharge and all the details are submitted together, the Authority would only charge once for the written confirmation. However, please be advised that should the details be sent in separately then a fee will be charged for each submission. The current fee schedule is available on the Authority's website.

Thank you for your co-operation

Telephone: 01439 772700 (9am to 5pm Mon to Fri)

Email: planning@northyorkmoors.org.uk Website: www.northyorkmoors.org.uk

NORTH YORKSHIRE BUILDING CONTROL

(incorporating Hambleton, Richmondshire, Ryedale, Scarborough and Selby Councils)

Suite 2, Coxwold House, Easingwold Business Park, Easingwold, YORK, YO61 3FB
 Telephone: 01347 822703
 Fax No: 01347 824279
 E-mail: enquiries@nybcp.org
 www.nybcp.org

BUILDING NOTICE

The Building Act 1984
 The Building Regulations 2014

Plan Number

*This form is to be filled in by the person carrying out building work or their agent.
 Please type or use block capitals.
 If the form is unfamiliar please read the notes attached or consult the main office above.*

FOR OFFICE USE ONLY

Applicant's details

Name RAY PATTERSON
 Address OAKWOOD FINGWOODLES WHITBY N. YORKS
 Postcode YO22 4QN

CATEGORY

APP TYPE

Agent's details (if applicable)

Name
 Address
 Postcode Tel Email

PURPOSE GROUP

AREA TEAM

Location of building to which work relates

Name AS ABOVE
 Address
 Postcode Tel Email

FEE DUE

FEE PAID

Description of proposed work

REAR EXTENSION
 Date of Commencement (if known): 16th MAY 2016

REC NO

OVER/UNDER PAID

Use of building

1 If new building or extension please state use: DOMESTIC
 2 If existing building state previous use:

DATE FEE REC

Fees (see Guidance Note for information)

Estimate of full cost of work exc VAT

Plan Fee £ 585.60 plus VAT £ 0.00 Total £ 585.60

Electrical Installation

1 Does the work involve installation of an electrical circuit? YES NO
 2 If "YES" will the work be carried out by a member of the Competent Persons Scheme? YES NO
 3 If "NO" will the work be carried out by a Registered Electrician who can give a Certificate of Compliance on completion of the work? YES NO
 4 NOTE:- If you have answered "NO" to either question 2 or 3 an additional charge will be required. Please refer to Charge Guidance Notes.

Information required

Extensions and new buildings 1:1250 plan included? YES NO
 Have you applied for planning permission? YES NO If yes state App No NYM/2016/0115/FL
 State the floor area internally of ALL new floors 25 m². State number of storeys SINGLE
 Drainage: Foul Mains Septic Tank Other (specify)
 Drainage Surface: Water Mains Soakaway Other (specify)

Statement

This notice is given in relation to the building work as des

nce with Regulation 12(2)(A)

Name RAY PATTERSON Signature

Date 11th May 2016

By ticking this box you agree to deposit.

LRC/BN3
PTO

NYA
- 1 SEP 2016

NORTH YORKSHIRE BUILDING CONTROL PARTNERSHIP

(incorporating Hambleton, Richmondshire, Ryedale, Scarborough and Selby Councils)

BUILDING ACT 1984
BUILDING REGULATIONS 2010
ACCEPTANCE OF BUILDING NOTICE

DETAILS OF WORK

APPLICATION NO: 16/10559/DEXBNS

DESCRIPTION: Extension to the rear

LOCATION OF BUILDING TO WHICH WORK RELATES

ADDRESS: Oakwood Fyling Hall To Ramsdale Mill Farm Fylingdales Whitby

I have received a Building Notice in respect of the proposal described above. Please note that although the Notice has been registered, **THIS DOES NOT IMPLY APPROVAL** of the proposed work under the Building Regulations or the Building Act 1984, or approval under the Town & Country Planning Acts, or any other statutory provision.

Under the requirements of the Building Regulations the person carrying out the work to which the Building Regulations relate is required to notify the Authority at certain stages during the execution of the work. If the officer is not satisfied at any stage with either the form of construction or with the standard of work, the officer may request you or your builder to provide further information or to amend the work as appropriate.

If work is not commenced within three years of submitting the Notice to the Authority, the Notice shall cease to have effect under the provision of Regulation 13(5), of the Building Regulations 2010.

AUTHORITY

This Building Notice is authorised by:

Les Chapman
Head of Building Control

DATED 13 May 2016

Mr R Pattison
Oakwood
Fyling Hall To Ramsdale Mill Farm
Fylingdales
Whitby
North Yorkshire
YO22 4QN

INSPECTION PLAN (please request a site inspection at the relevant stages of development listed below)

1. WATER AND SEWERAGE COMPANIES INFORMATIVE

Since 1 October 2011 most private drainage systems are now the responsibility of the Water and Sewerage Companies and may, therefore, have become public sewers or lateral drains.

Your proposal may involve the "building over or building in close proximity to a public sewer" which is not yet indicated on the public sewer records and requires the consent of the Water Authority. The Partnership has consulted with the Water Authority on your proposed development and awaits their response.

The Water Authority has indicated that they intend to visit proposed developments to determine positions of such drainage and whether consents are required. They will contact you directly with any observations. You are strongly advised NOT to start work until such consent has been granted by Yorkshire Water. For further information or clarification please contact Yorkshire Water on 0845 120 8482 or write to Yorkshire Water Services, Development Services, Sewerage Technical Team, PO Box 52, Bradford, BD3 7AY. More information is available on their website www.yorkshrewater.com/the-blg-transfer.

2. Commencement

Excavations (Excavation of foundations prior to concrete. If you wish to discuss foundation depth prior to excavation then please contact us to arrange a site visit)

Foundations (Foundations concreted)

DPC/M (Walls and floors upto DPC and DPM level prior to concreting the floor)

Drains (Drainage laid prior to backfilling)

Insulation (Insulation in place prior to covering up)

Roof (Roof structure in place prior to covering in)

Completion (Within 5 days of work being complete on site)

-1 SEP 23

Site Officer contact details:- David Morris, 07967 465382

North Yorkshire Building Control Partnership

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Building Control » Building Control Summary

16/10559/DEXBNS | Extension to the rear and major Improvements to main house | Oakwood Fyling Hall To Ramsdale Mill Farm Fylingdales Whitby North Yorkshire YO22 4QN

Description Of Works	Extension to the rear and major Improvements to main house
Site Address	Oakwood Fyling Hall To Ramsdale Mill Farm Fylingdales Whitby North Yorkshire YO22 4QN
Application Reference Number	16/10559/DEXBNS
Valid Date	Fri 13 May 2016
Decision Date	Fri 13 May 2016
Status	Building Work Started

There are 0 cases associated with this application.

There is 1 [property](#) associated with this application.



NYBCP
- 1 SEP 2016