

Yeoman Hall, Woodlands, Sleights, Whitby, North Yorkshire,
YO21 1RY.

Design & Access Statement

Introduction

This written statement accompanies the formal planning application for the change of use for part of the garage block formally given planning permission for a relaxation spa to be used as a small one bedroom holiday cottage.

No external work needs to be carried out at the site.

Internal work is very simple, the upstairs rooms will stay just as they are, from the permission given in 2010 the relaxation room will become the living room, the treatment room will become the bedroom and the kitchen will stay as the kitchen, downstairs just has the bathroom, this will be formed from the toilet room and flotation room. No other work was ever done downstairs so all other garage space will stay as a garage.

Please note that the change of use to this part of the existing building will not be detrimental in terms of parking and storage space available to the main house as adequate provision for both will remain following the works.

Use –

The objective of changing the use is to establish a small scale holiday cottage business which we can run on site whilst raising our family.

Pre-application advice was sought and through discussions with Mrs Cheryl Ward the advice was that we submit this planning application.

The new business venture will allow us to offer a base for couples to explore our amazing countryside whilst generating revenue and income from a small business to support the needs of our young family in a sustainable manner by employing an existing under used building structure.

Amount -

All of the proposal takes place within the structure of the building therefore having no adverse impact on neighbouring properties.

Layout –

The internal layout of the proposal uses the existing layout therefore no new rooms need to be constructed.

Scale-

This is a small scale proposal offering accomodation for one couple so only one extra vehicle will be at the property at any one time.

Appearance –

The appearance of the building will remain completely unchanged.



ACCESS STATEMENT

Access will continue to be served by entrances to both the ground floor and first floor.

Final Summary

This application comes at the end of a pre application and discussions with the North York Moors Planning Authority which have resulted in us being advised to submit the proposal.