

## Glamping Pod's

See site plan PW/003 and PW/003A and PW/003B

17 JAN 2017

6. Two glamping pods are proposed on the existing site within established woodland. The site is divided into two main areas of woodland comprising of the site described for development and the larger area of ancient woodland that will not be affected by this application.

Each pod will sleep 2 people and the pods will be aimed towards couples. No children or parties will be allowed so The National Parks' peace and tranquillity will not be overtly affected.

- a) It is proposed that two glamping pods be placed within an area of woodland that is well established allowing the proposal to be accommodated within its wider landscape without harming the parks qualities.
- b) The location of the pods will be close to the main house and within easy distance for maintenance.
- c) The site is close to the road network and is accessed by the driveway to the current dwelling. With only 2 pod's which sleep 2 persons there will be minimal traffic increase. The house is located within easy walking distance from Grosmont Station and it is also close to popular cycle routes so we expect not all visitors will be arriving by car.
- d) The pods will be 5.2 metres wide and 5.2 metres long with a total footprint of 27 m<sup>2</sup>.
- e) The site of each pod has been carefully chosen so minimal trees need to be removed. However, 5 trees will have to be removed in site 1 to accommodate the pod. No trees will need to be removed from site 2. This is clearly outlined on page 7.
- f) A tree survey has been carried out which note the trees to be removed and the overall layout of the established woodland. See diagram on page 7
- g) The pods will be of wooden construction with oak windows and doors. The roof is clad with split logs which encourage moss and lichens to grow on it which helps it blend into its natural surroundings.
- h) The organic, half round shape of the roof keeps it low and allows it to blend into the natural landscape.
- i) The pods will face towards the valley but set back within the trees.

- j) The pods require minimal ground works and are placed on a decking style post and frame design foundation which could easily be removed with no lasting harm to the environment.
- k) Waste and foul water will be dealt with by a small scale sewage treatment plant designed accordingly.
- l) The water supply will come from the main dwellings current spring supply which is regularly tested and meets current standards.
- m) Electricity to each site will come from the main house supply.
  - 1) Services mentioned will be installed along the main path/ power line route and hand dug around the trees and laid into the ground.
- n) The site will be run by the residents of the main dwelling as an extra source of income.
- o) The trees and site will be looked after by the proposer who is a qualified tree surgeon who is keen to preserve the National Park and maintain his land appropriately.

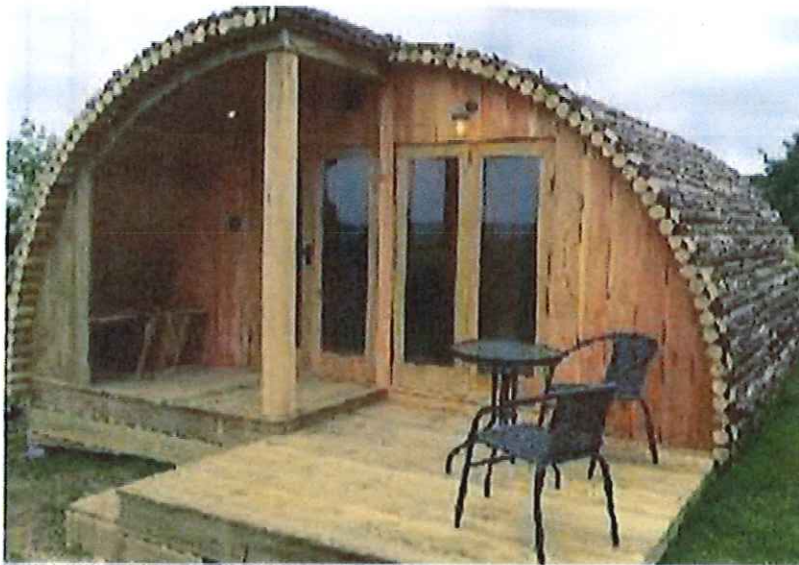
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The proposed design of the glamping pod.

Front and rear elevation.

\*\*\*\*To note the picture shown isn't the actual pod and the decking shown in the picture that comes forward of the porch line will not be included in the design. The pod is also longer than that of the proposed.

The external finishes are however as specified.



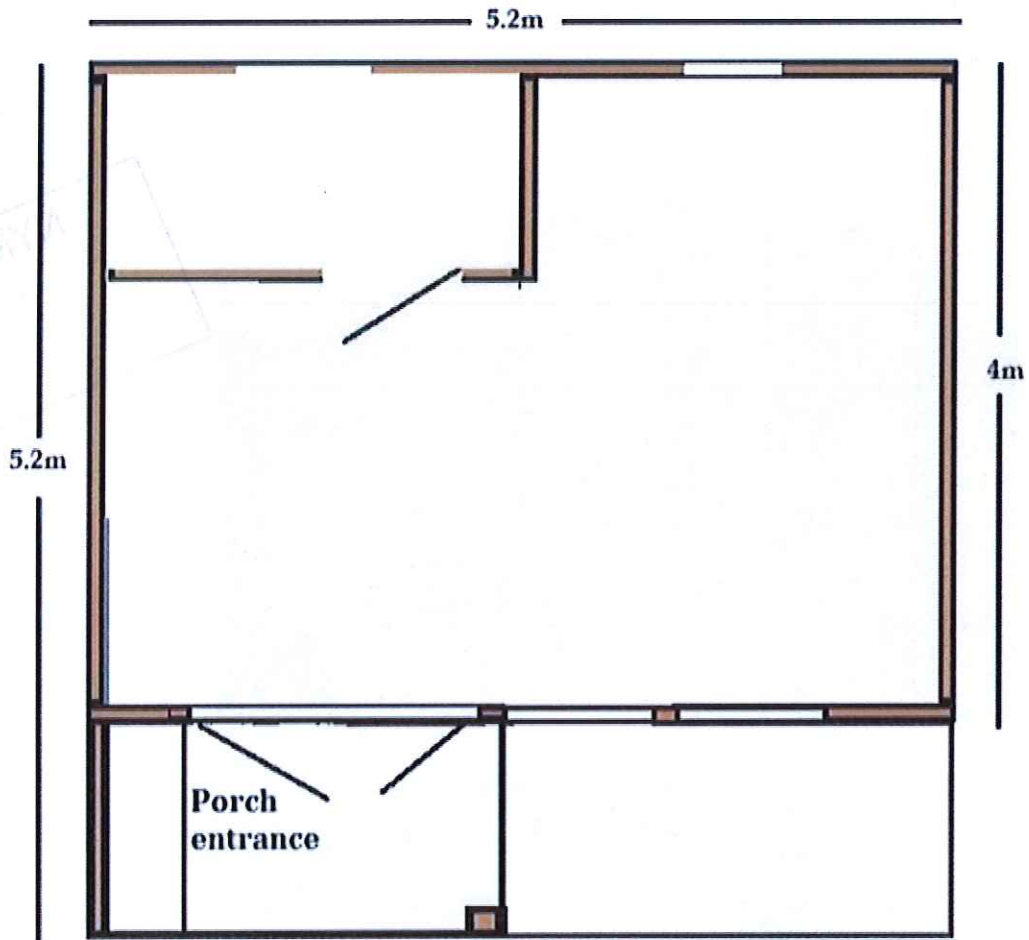
1

Back



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Proposed floor plan of self-contained pod



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**PLOT 1 – GLAMPING POD – outlined with yellow tape.**

**See plan PW/003 and PW003A**

The trees marked with black and yellow tape will be removed.  
Pictures showing all angles of the site.

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Pod will be facing ----->





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THE PROPOSED SITE OF GLAMPING POD 2

See plan PW/003 and PW/003A

No trees to be removed – natural clearing

Pod facing ←-----



## Proposed parking area and paths for visitors to the Glamping Pod's

See plan PW/003 and PW/003A and PW/003B

7. To create additional on-site parking to cater for visitors to the pods without interrupting the access and amenity areas serving the main house by way of a separate yet closely associated low key parking and unloading area for 2 cars and turning area. The entrance will be a 5 bar gate and pedestrian gate accessed from the current driveway of the main house. This will remain closed when not in use to maintain the boundary.

- The parking area will measure 6x10 meters.

- 4 smaller trees will need to be removed and one bush to allow for access and parking. See site pictures on page 11 and 12.

- a) This will not pose a threat to the site and in the wider scene will appear in context with the main house.
- b) The parking area will be surfaced in a permeable aggregate eg 20mm gravel with a hard core and MOT type 1 base.
- c) The carpark will be lit by low powered/ low energy / low level lighting for the safety of the visitors only. The footpaths leading from the carpark to the pods will also have low powered and low energy lighting which is angled onto the footpath at strategic points for the safety of the visitors and will be turned off at midnight.
- d) The car parking area is located within a stand of trees and it will not be visible from public roads.
- e) The stock fencing along the boundary line will also be made good once the new access has been put into place.
- f) The drainage ditch that has not been maintained and has become overgrown will be reinstated. There will be a pipe and reinforced covering to allow vehicles onto the site.
- g) The paths which are already in existence and used by the owners of the property to maintain the woodland will be reinforced with a permeable base and finished with bark chippings so they are in keeping with the natural environment and maintaining the appearance of the woodland. The only addition to these paths will be the few metres to each pod.

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The picture below shows the proposed entrance for the new parking area. The picture was taken from the main dwellings driveway looking directly into the site.



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The line above shows the length of the proposed opening. This will be a 5 bar gate and pedestrian gate (the same as the main dwelling). The total width of the access is 5 metres

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The picture above shows the car park area and the close proximity to the main dwelling and existing parking. The trees marked with tape will be removed to allow access onto the site.

