

HAYBURN HEIGHTS

HAYBURN WYKE, CLOUGHTON

Client: Mr & Mrs White

SCARBOROUGH. YO13 0AU

Agent: Hayes Associates

This Statement is submitted in support of a planning application for an extension to an existing dwelling and raising the eaves level, to facilitate additional rooms in the roof. The application will also include the erection of existing minor structures, that have not previously been included in an application.

SITE ASSESSMENT

Location

The site is approximately 1.4 hectares and located close to the village of Cloughton, 7 miles from Scarborough and 15 miles from Whitby. The minor coastal road, named Hodgson Hill, gives access via a small public road, which serves both the site and Hayburn Wyke Hotel.

The site is undulating and the dwelling slopes steeply to the East. The existing dwelling is 100M from the 'Trailway', disused railway line, and a quarter of a mile from the Coastal path. Views to the site, from these public rights of way, are obstructed by a wooded slope.

The site is surrounded on the other sides by agricultural land.

Site

The site had been in agricultural use with an occupancy restriction. This was lifted by an application for lawful use, which was granted in 2001. The site remains agricultural in appearance, with a paddock for sheep. There is a small building which acts as a log store adjacent to the sheep pen. The site is slowly developing a more domestic appearance, as the rough ground is being worked, mowed, cultivated and paved. A small summer house has been built beyond the House and a retaining wall erected to level an area of garden, to the rear of the dwelling. There are new steps under construction to link the Summer house to the House.

The log store, retaining wall and summer house are shown on the application plans so that they may share the permission for the extension and regularise any deficit in planning consent that may apply to these minor constructions.

DESIGN

Character

The Building is to use natural materials to match the existing, including stone walling and clay pantile roofing. The choice of materials and the unobtrusive extent of the vertical and horizontal extensions, will preserve the basic character of the building. The proposal to

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express a more contemporary style, through fenestration, will not detract from the rural character of the building, but will improve the appearance and exhibit a more acceptable architectural quality.

Use

The existing dwelling, is in effect, a bungalow, built to take advantage of the sloping ground, so that there is some utilitarian accommodation below it. This lower ground level housed an oil tank room, boiler room, drying room and garage. Although, the latter is of insufficient length, to accommodate a standard car and can only serve to store small vehicles and bikes.

The existing Lower Ground is 67sqM and will be extended by 16.7sqm to create a new Entrance.

The existing Ground Floor is 152sqM and will be extended by 7.59sqM

The existing roof void is unused and will be extended vertically to create 127sqm at a height of 1.5M and above.

The additional accommodation will be for domestic use only and will fulfil the demands of a growing family, the home office of the applicant (a self employed plumber) and, in due course, the applicants older relatives.

Sustainability

Located in the countryside, the occupants are, of necessity, self sufficient, as far as is practicable. They therefore produce and store wood in the Log store, for a zero carbon wood burning stove. They do have animals and cultivate their feed, but only at a domestic scale and not to feed the family.

Planning Policy

The North York Moors Design Guide was used to inform the approach to the development in the National Park Context.

i) Scale, height, form, position and Design will not detract from the character and form of the original dwelling, or its setting in the landscape.

The original proposal was to increase floor area by extending the building significantly, on plan. After taking advice from the planning officer, the extension on plan was limited to a small increase in width to the existing projecting gable and an associated lobby. The latter being partially concealed within the sloping ground. The greater part, of the increase in usable floor area, was instead created by lifting the eaves and developing the roof space.

The original eaves fascia sat just over the kitchen window. Increasing the height permitted stone lintels to be added to this window and the adjacent external doors. The lintels improve the aesthetics of the openings and establish a more traditional form to the front facade. The existing character, of the building, is spoilt by the general, ill considered detailing and in particular by the stonework, which is laid as un-coursed rubble. It isn't possible to change the appearance of the stonework, but creating a focal point, with the new Lounge window, allows its impact to be reduced.



The new gable window and the proposed rooflights, combined in clusters of three, elevate the building to a more contemporary form. The new style and overall investment, in this poor dwelling will, ultimately, provide a more sustainable and useful family home.

The building's roof and some walling can just be glimpsed from the highway. The general impression is of pantiles, which are to be retained. The modest increase in height will not, therefore, impact on the general landscape setting.

ii) The Development does not adversely affect the residential amenity of neighbours or result in inadequate levels of amenity for the existing dwelling.

iii) The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.

The dwelling is very isolated and sits in a hollow in the landscape. There are no adverse effects, therefore, to character or amenity of the area, nor to views in or out of the site. The site is approximately 1.4 hectares, which is a very large site for a single dwelling, the development will not therefore constrain the site.

