

# EDWARDSON ASSOCIATES

*Planning & Diversification Consultants*

The Planning Department  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Our Ref: BUT.A 2017.01

5 July 2017

Dear Sir / Madam,

## SUPPORTING STATEMENT

**Proposal: Variation of condition number 2 of planning permission reference NYM/2016/0373/FL for the change of use of and alterations to garage to form warden's accommodation at Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales.**

Please regard this letter as comprising a supporting statement to accompany this application for the variation of condition number 2 of planning permission reference NYM/2016/0373/FL.

Planning Permission has been granted for the modest planning proposal seeking the change of use of and alterations to garage to form warden's accommodation at Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales under planning permission reference NYM/2016/0373/FL.

The proposals comprise the variation of condition number 2 which requires the development to be carried out in accordance with the approved plans. This application simply seeks to allow amendments to the conversion and is made following pre-application discussions with Hilary Saunders on 3 July 2017.

The proposals are simply to vary the approved plans condition to include a conservatory dormer windows and amended position of approved dormer windows to the consented conversion. Drawing Numbers 101 and 102 shows the proposed amendment subject of this variation of condition proposal. The conservatory is modest in size and is proposed to be of timber window and door construction.

Applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The existing Development Plan for the application site comprises the Core Strategy and Development Policies (2008).

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NYM/2016/0373/FL  
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*Specialists in Farm & Estate Diversification Tourism, Leisure & Grants*

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The following development Plan Policies were considered relevant previously:

- Core Policy A Delivering National Park Purposes and Sustainable Development
- Core Policy H Rural Economy
- Development Policy 3 Design
- Development Policy 14 Tourism and Recreation

The principle of the conversion has already been established by the grant of planning permission. The proposals have also been previously judged to be acceptable in respect of Development Policy 3 Design and 14 Tourism and Recreation.

The variation proposals are modest and consist of a new conservatory, two dormer windows and an amendment to the position of approved dormers. They do not cause an unacceptable visual intrusion or detrimental impact on the character of the locality

In conclusion it is considered that the variation proposals accord with both National, and adopted Local Plan policies. The proposals are genuinely small scale and sustainable in nature.

It is hoped that officers will support this proposal. Please do not hesitate to contact us should you require any additional information or clarification on any matters.

Yours sincerely

**EDWARDSON ASSOCIATES**