

This is ATTACHMENT A:

RE: Pre-application advice NYM/2017/ENQ/13477

Original approval: NYM/2005/0437/FL

This document dated: 03:09:17



This attachment supplements our proposal to separate the developed annex from the main house

Re: Ewefield House, Browside, Ravenscar, Scarborough, YO13ONH

This is the rationale:

We moved, as an extended family, into Ewefield House some 12 years ago. The property comprised a main house with a barn conversion attached and, across the courtyard, a single story workshop.

We received planning permission to convert the workshop into a residential dwelling, build private-use stables and undertake some other minor works.

My wife and I live in the main house, my mother-in-law occupies the barn conversion and my sister and brother in law the converted workshop (that is now a single storey unit with loft conversion)

We note that condition 3 stated that, "the accommodation hereby approved shall not be occupied as a separate, independent dwelling". We recall that NYM planning was concerned to ensure we were not just developing the property as a commercial venture. The fact that we have lived here for twelve years is evidence that this was not our motivation. We have no need, or desire, to make money from our position or this proposal.

However, there has been a recent development that has made us have to seek to make the former workshop into a separate habitation.

My sister-in-law has developed a very serious medical condition and she is now bedridden and has daily visits from carers. She has had a raft of different carers who dislike coming here because of the remote location and the difficult access (cinder track). Our doctors do not think she will recover from this. My brother-in law would like to be able relocate his wife and himself to a more accessible location, where care services are more readily available and emergency services more accessible.

My wife and I and my mother-in law would like to remain living here- this was always our intent when we moved here.

Even if I, my wife and mother-in-law accepted that we had to move out as well, our perception is that selling the whole of the property is much more troublesome as this puts it into the high value end of the property market and is exacerbated by the very rural location and the limited services.

However, we do not wish to move out.

Related to this, we also believe that splitting the site creates more affordable property for people wishing to move into Yorkshire or to move within the county. We would be happy to have neighbours and increase the social diversity

We do understand that NYM may be concerned that splitting the site may lead to more usage or traffic but we do not perceive that to be the case.

The converted workshop can only really support a single family and that is what it currently does. We would welcome a visit from a member of the NYM staff to understand our situation.

Our pre-application advice suggested that that our request was feasible but that the original condition would be replaced with a local occupancy restriction.

We understand the drive behind this: We would, however, like this to be waived in our case. What is driving us to seek this application is the plain fact that part of our family needs to be in a different location for pragmatic, and unfortunate, reasons. If the imposition of a local occupancy restriction is imperative then we will accept that. We would not wish to let that make this proposal be rejected. No restriction would help us to relocate Yvonne quickly

It is also our belief that the separated dwellings do have adequate separate private amenity space; the locations do not mean there is any unacceptable level of overlooking. There is also ample parking to the north of the converted workshop. A site visit would confirm these,

We envisage that, if we could obtain permission to split the site, we would need to commission a RICS professional to determine how the split could be equitably made. However, our laymen's view is that would probably fit very nicely with the current occupation of the site.

Thanks and Regards,

Steve Harrison.

03/09/17



F.a.o. Mrs Wendy Strangeway,
Planning Department,
North York Moors National Park Authority.

Mr S. Harrison, Ewefield House,
Browside, Ravenscar,
Scarborough, YO13 0NH

Dear Sirs,

Re: Ewefield House, NYM/2017/0650/NEW

Thank you for your letter of 15 September and apologies for the omitted date on Certificate B.

Please find two copies with the date of the notices completed.

We also enclose a plan, drawn to scale, with the available parking shaded in yellow. Please note that an area of the courtyard (between the drive and the gate) is coloured yellow but is annotated as being excluded from the calculated available area as we envisage this would be an access route. The remaining area is calculated to be 280.4 sq metres. We do also have an area between the house and disused railway track that could accommodate two cars but we have not taken this into consideration as it is currently grassed. The area we have included is all hard standing.

Please let us know if you require any further information.

Yours Sincerely,

Steve Harrison.

NYMANPA
19 SEP 2017