



DESIGN AND ACCESS STATEMENT

For

Mr W Natrass
Low Villa Pasture Farm
Pasture Road
Lockton
Pickering
YO18 7NU

By

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Of

Prospect Design
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NYMNPA

06/11/2017

Project number Project title

PD238	Formation of new agricultural farm workers dwelling to support the existing farm business at Low Villa Pasture Farm, Pasture Road, Lockton, Pickering, YO18 7NU
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Assessment carried out by

Date

Richard Webster	06 th November 2017
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1 SITE ANALYSIS

- 1.1 Low Villa Pasture Farm is situated some 1.3km to the East of Lockton village. The farm is best accessed via David Lane and then Pasture Road off the main A169 (Pickering to Whitby road). The proposed site is located to the West of the existing farmhouse and farm buildings on land currently used as agricultural grazing.
- 1.2 The proposed development lies within the site boundary as identified on both the site block plan and site location plan.
- 1.3 The site slopes gently from North to South.
- 1.4 The existing footprint of the site is 1120m².

2.0 PROPOSAL AND RATIONAL

- 2.1 This full planning application follows an outline planning application (NYM/2017/0409/OU) for a farm worker dwelling to support the existing farm business at Low Villa Pasture Farm which was permitted with conditions on the 03rd August 2017 subject to the approval of reserved matters.
- 2.2 Given the need for a farm worker dwelling in the proposed location at Low Villa Farm has been established and approved in the above application this statement deals with the detailed design and access requirements of the proposed agricultural workers dwelling.
- 2.3 A copy of the Planning and Agricultural Needs Statement previously submitted with the above application is enclosed within the application documents.
- 2.4 The proposed dwelling will provide both a quality residential environment for Guy Natrass and his partner Emily Farrow. The proposal will use materials that match or compliment the adjacent farmhouse and buildings. The scale and design of the proposed dwelling is also in keeping with its surroundings and local building stock.

3.0 DESIGN PRINCIPLES

- 3.1 The proposal involves constructing a two storey, three-bedroom, detached dwelling with associated parking and landscaping on a site to the West of the existing farmhouse and farm buildings. The proposed property has a footprint of 116m² with a ground floor to ridge height of 8.35m.
- 3.2 All works will be carried out using traditional building materials that reflect the character of the existing adjacent farmhouse. The external walls will be stonework with clay pantiles to the roof. Windows and doors will be double glazed white PVC frames (wood grain effect) with black uPVC rainwater goods.
- 3.3 The accommodation will consist of a porch leading through to an entrance hall / boot-room with access to a separate shower room and WC. Access to the main open plan kitchen / dining and living area is through a good-sized utility room. The main living space has direct access through two pairs of French doors to a patio area. A separate sitting room / snug with log burning stove is also accessed from the main living area. At first floor level there are three double bedrooms and a family bathroom.
- 3.4 The approved site is located in the South-East corner of a paddock adjacent to the existing farm buildings and farmhouse. The proposed site slopes gently from North to South. The slope and adjacent woodland screens the farm when viewing from the East (A169) and will reduce the visual impact of the dwelling within the countryside. Further screening in the form of trees will be planted along the Northern edges of the proposed site (refer to the as proposed site block plan). The above measures will minimise any adverse impact on the surrounding countryside.
- 3.5 As stated above the proposed property will provide both a quality residential environment and facilities to assist the running of the business. The proposal uses materials that match or compliment the adjacent farmhouse and buildings. The scale and design of the proposed property is also in keeping with its surroundings and local building stock.
- 3.6 The proposed development will not have a detrimental impact on the highway network. The development proposes to use the existing farm access from Pasture Road as identified on the site location plans. The proposed development will not increase the number of vehicular movements on and off the farm as the applicant currently resides in Thornton Dale and commutes to and from the farm daily.
- 3.7 The proposed development will not have a material adverse effect upon the existing amenities of adjoining properties. The only adjoining property is the existing farmhouse which is set well away from the proposed dwelling.
- 3.8 It is felt the design provides a satisfactory standard of residential amenity. The development offers a reasonably sized three-bedroom property with adequate outdoor amenity space including parking.

4.0 DESIGN SOLUTIONS

- 4.1 The following drawings show the Design Solution and form the basis of the Planning Application:
 - 1 PD228-01 OS Site Location Plan & Proposed Ground & First Floor Plans.
 - 2 PD238-02 As Proposed Elevations.
 - 3 PD238-03 As Proposed Site Block Plan.

5.0 SITE ACCESS / CAR PARKING

- 5.1 As described above the proposed property is accessed via the existing access roads. A new permeable gravel drive provides parking for a minimum of two vehicles as shown on the proposed site location plan.

6.0 SUSTAINABILITY

- 6.1 As established in the previous outline approval 16/02449/OL the proposed dwelling offers the most sustainable solution to provide accommodation for a key farm worker who needs twenty-four hour access to the business.
- 6.2 The proposed dwelling will be constructed to meet or exceed current building regulations in terms of thermal performance. The applicants are also keen to include a sustainable means of energy generation however this will be developed following specialist advice at a later date.

7.0 BUILDING ENTRANCES

- 7.1 Access into the proposed new dwelling will be in accordance with current Building Regulations.

8.0 FOUL SEWAGE AND UTILITIES ASSESMENT

- 8.1 Due to the sites isolated rural location, positioned well away from the public mains drainage system, it is proposed to install a septic tank for foul water disposal. The septic tank will be installed to Building Regulations Approved Document Part H and in BS6297.
- 8.2 Other essential services such as water, electricity and telephone lines are already present on the farm and can be easily connected into for the new dwelling.

9.0 PLANNING POLICY

The following planning policies have been considered, above, while developing this scheme

National Planning Policy Framework (NPPF)

North York Moors National Park Authority Local Development Framework

Core Strategy and Development Policies;

Core Policy A – Delivering National Park Purposes and Sustainable Development

Core Policy D – Climate Change

Core Policy G – Landscape, Design and Historic Assets

Development Policy 3 - Design

Core Policy H – Rural Economy

Core Policy J – Housing