



LAND, PLANNING AND DEVELOPMENT CONSULTANTS

Design, Access and Supporting Planning Statement

For

Proposed Demolition of Existing Porch/Extension and Garage and Erection of Extension to Form Living Room and Erection of a Workshop and Shed

at

The Hermitage

Newlands Road

Cloughton

Scarborough

North Yorkshire

YO13 OAR

for

Mr and Mrs N Clipperton

YORK AUCTION CENTRE, MURTON LANE, MURTON, YORK YO19 5GF

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NYMNP

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1.0 Introduction

1.1 This statement provides support for a Householder Planning Application for Proposed Demolition of Existing Porch/Extension and Garage and Erection of Extension to Form Living Room and Erection of a Workshop and Shed at The Hermitage, Newlands Road, Cloughton, Scarborough, North Yorkshire, YO13 OAR.

2.0 Site Location and Description

2.1 The property is located to the north of the village of Cloughton approximately 3 miles north of Scalby and 4.5 miles north of Scarborough.

2.2 The property lies on the northern side of Cloughton and to the east of Newlands Road (See Fig. 1 below). The property is an attractive single storey dwelling built in the 1920s and it displays features typical of this era. It sits in a shallow hollow, with extensive views of the sea to the east. The site is well screened by planting to the east, west and southern side of the current dwelling.

2.3 The site is bounded to the north by existing residential properties and to the south, west and east by agricultural fields.



3.0 The Proposal

3.1 The proposal is for the Demolition of an Existing Porch/Extension and Garage and Erection of Extension to Form Living Room and Erection of a Workshop and Shed and is shown on Drawing Ref No Hermitage Planning HE01 B.

- 3.2 In terms of design, The Hermitage is a relatively small single storey dwelling, sitting at the eastern end of a linear site accessed from Newlands Road. The original part of the dwelling is brick with stone window surrounds and under a clay pantile roof.
- 3.3 The house has been extended over time with ad hoc extensions to north and south and further by a detached double garage on the southern side. None of the extensions particularly respect the character of the host dwelling and the submitted proposals aim to make good this harm, by a sensitive replacement extension.
- 3.4 A new wing is proposed on the south side to partly replace the garage, porch and previous extension. This wing will be in materials to match existing and have window detailing to street facing elevation [west] and also to south to match the host dwelling. A new angled living space is proposed to the east of this new wing, with the geometry of the room angled to maximise distant views of the sea. The southern side of this living space is angled to be parallel to the southern boundary.
- 3.5 In addition to the above, it is proposed that the current shed and greenhouse halfway along the approach drive, are replaced by a new larger shed. This is to incorporate the facilities currently located in the double garage. Placing the new shed here, distances the building from the house, to allow the house a better presence, unencumbered by outbuildings.
- 3.6 At the bottom of the drive at the existing access onto Newlands Road, a new parking/unloading bay is proposed to accommodate one vehicle.

4.0 The Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states "if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise" and Section 54A of The Town and Country Planning Act 1990. The development plan for the North York Moors National Park Authority comprises the policies in Core Strategy and Development Policies (November 2008). In addition and as material considerations, Government Planning Guidance in the form of National Planning Policy Framework and the Guidance contained in North York Moors National Park Authority Local Development Framework Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document.

To take each in turn:-

- 4.2 North York Moors National Park Authority Core Strategy and Development Policies (November 2008).
- 4.2.1 Its relevant policies are as follows:-
Development Policy 3 - Design
Development Policy 19 - Householder Development
- 4.3 National Planning Policy Framework
- 4.3.1 The relevant paragraphs and references are:-
Paragraph 17 Core Planning Principles
Paragraphs 60 and 61 Requiring Good Design

4.4 Supplementary Planning Documents

North York Moors National Park Authority Local Development Framework Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document.

- 4.4.1 Its relevant references are as follows:-
Section 2 Achieving Quality Design

5.0 Key Issues

- 5.1 The key issues to be taken into account when assessing this proposal are:-

1. The Impact of the Proposal on the Host building.
2. The Impact on the Residential Amenity of the Adjoining Neighbours

To take each in turn.

5.1.1 The Impact of the proposal on the host building

A number of references are made to the design of dwellings in the NPPF, namely:-

Paragraphs 60 and 61 which states:-

'60 Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.'

- 5.1.2 Development Policy 3 Design of the North York Moors National Park Authority Core Strategy and Development Policies (November 2008) states:-

'DEVELOPMENT POLICY 3

Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1. The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.*
- 2. The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.*
- 3. A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.*
- 4. Provision is made for adequate storage and waste management facilities.*
- 5. Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.*
- 6. A satisfactory landscaping scheme forms an integral part of the proposal.*

7. The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.'

5.1.3 Development Policy 19 Householder Development of the North York Moors National Park Authority Core Strategy and Development Policies (November 2008) states:-

'Development Policy 19 Householder Development

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

- 1. The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.*
- 2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.*
- 3. The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.*
- 4. In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.'*

5.1.4 The North York Moors National Park Authority Local Development Framework Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document at Section 2 states:-

'Section 2 Achieving Quality Design

It is important that any extension is designed to be in keeping with the appearance of the property and the character of the area. Acceptable forms of extension and alteration are varied and many, but should all follow the basic components of good design: siting, form, scale, and external appearance.'

5.1.5 We submit that the proposals satisfy the requirements of both the North York Moors National Park Authority Core Strategy and Development Policies (November 2008) and the advice contained in NPPF in terms of good design and The North York Moors National Park Authority Local Development Framework Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document.

5.2 The Impact on the Residential Amenity of the Adjoining Neighbours

5.2.1 The National Planning Policy Framework states at paragraph 17 Core Planning Principles:-

'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;'

5.2.2 Development Policy 3 Design of the North York Moors National Park Authority Core Strategy and Development Policies (November 2008) states:-

'.....2. The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.'

5.2.3 North York Moors National Park Authority Core Strategy and Development Policies (November 2008) Development Policy 19 Householder Development that:-

'.....2 The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.'

5.2.3 The North York Moors National Park Authority Local Development Framework Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document at Section 2 states:-

'In the interest of 'good neighbour' relations, care should be taken to ensure that extensions do not harm the levels of amenity that neighbours might reasonably expect to enjoy. Good design should avoid unacceptable levels of overlooking or overshadowing of the private areas of neighbouring houses and gardens and should avoid an unacceptable loss of outlook.'

5.2.4 We submit that the proposal has been designed so that there will be no overlooking issues with neighbouring properties and as such it is considered that there will be no significant detrimental impact on the residential amenities of the neighbouring properties in accordance with the policies of the North York Moors National Park Authority Core Strategy and Development Policies (November 2008), The North York Moors National Park Authority Local Development Framework Design Guide Part 2: Extensions and Alterations to Dwellings Supplementary Planning Document and the advice in NPPF.

6.0. Conclusions

6.1 We believe that we have provided a substantive case through not only Central Government's most recent planning policy statements, but also the Council's own planning policies and material considerations we respectfully submit that the proposal is acceptable in all respects and should receive the support of the local planning authority.