



# YEW TREE ASSOCIATES

LAND, TOWN PLANNING &  
DEVELOPMENT CONSULTANTS

**Design and Access**  
**and Supporting Planning Statement**  
**For**  
**Proposed Extensions and Alterations**  
**at**  
**South Beck Cottage**  
**Hackness Road**  
**Scalby**  
**Scarborough.**  
**YO13 OQR**  
**for**  
**Mr S Black**



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## 1.0 Introduction

1.1 This statement provides support for a Householder Planning Application for Proposed Extensions and Alterations at South Beck Cottage, Hackness Road, Scalby, Scarborough, North Yorkshire, YO13 OQR.

## 2.0 Site Location and Description

2.1 South Beck Cottage occupies the northern end of a linear site accessed from a private drive off Hackness Road. The private road serves 4 further detached dwellings, two of which are considerably large houses. All the houses along the private drive are individual in terms of design and materials, rather than conforming to a type found in the core of Scalby village.

2.2 The house overlooks the golf course to the north and there is a large private garden to the rear, facing south. The garden contains a number of mature trees particularly along the western rear boundary.

2.3 The current house is built in brick with a pantile roof, comprising a two-storey house with a rectangular central core and two wings either side, which splay outwards at the rear. Between these two splayed wings is a single storey mono pitched conservatory constructed in large timber sections. The property is located to the north of the village of Scalby approximately 3 miles west of Scarborough.



## 3.0 The Proposal

3.1 The proposal is for Extensions and Alterations to comprise a two storey extension on the front elevation to form a Bath/Wet room, outer hall at ground floor, with a gallery and staircase and a Dining Kitchen to replace the existing single storey conservatory on the rear elevation and is shown on Drawing Ref No 1329\_AR50\_02\_A.

3.2 The client brief for the scheme was to improve the appearance and welcome of the house and to reorganise the interior to focus on the large private garden.

- 3.3 The house sits at an oblique angle to the access road, facing partly towards the north east boundary, rather than directly to the north. In doing so the approach façade is both dark and uninviting. Generally the design of the whole house including the small porch, side wings and rear conservatory are tired and hence subject to the current proposal. The scheme seeks to improve the overall appearance of the building and to reorganise the interior layout to be a more welcoming and inviting space to inhabit. The clear focus of the house is the rear south facing private garden, and the existing conservatory is shown replaced by a more solid structure incorporating a large linear rooflight. This rooflight illuminates the rear of the new conservatory to give good natural light to the centre of the house.
- 3.4 To emphasise the entrance a new two storey semi-circular bay is proposed on the north [entrance] elevation. The geometry of this porch helps resolve the awkward layout of the existing house and creates a recessed porch facing directly north to the access road. This new entrance porch provides space to give a double height hallway and feature staircase. The current staircase by comparison is awkward and cramped. The intent with the design is to future proof the house for long term living by creating washing and bedroom space at ground floor level. The reorganised layout provides ready internal access rather than the current tight winding access corridors.
- 3.5 Both the entrance porch and rear single storey extension are clad in corten steel. The current brick building is shown in a pale render, which offsets the corten steel and helps lighten the effect of the whole building. Clearly the property will be distinctive as a result, but the overall colour palette seems fitting for the property.
- 3.6 As noted, all the buildings fronting this private drive exhibit distinctive design elements, in contrast to the typical stone and pantile buildings of the central core to Scalby.
- 3.7 It is suggested that the proposed alterations rescue a somewhat tired building and regenerate it into a distinctive positive addition to the area.
- 3.8 In terms of design, the scheme seeks to improve the overall appearance of the building and to reorganise the interior layout to be a more welcoming and inviting space to inhabit.

#### **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.