

DESIGN AND ACCESS STATEMENT

PROJECT: Change of Use of Land at Field House, Whitby Road, Robin Hood's Bay, Whitby, YO22 4PB

APPLICANT: Laura Hepburn

DATE: 9th April 2018

OUR REF: 8720



1.0 INTRODUCTION

- 1.1 This report has been commissioned by Laura Hepburn of Field House, Whitby Road, Robin Hoods Bay to accompany a planning application for change of use of land to residential.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 The details set out in this document are to assist the NYMNP in reviewing the proposal put forward.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 The application comprises the change of use of land to residential. The change of use of the land has started. The residential land will be made up primarily of grass with planted borders and a section finished in gravel for parking two vehicles.
- 2.2 Previous application refused on the land due to garden building and high fencing. The garden building has been removed from site and it is proposed to reduce the fencing in height to 1.2m.



3.0 AMOUNT OF DEVELOPMENT

- 3.1 The proposed change of use is on an area equating to 250 square metres.

4.0 USE

- 4.1 The proposed use is residential linked to Field House. The curtilage of Field House will effectively be enlarged to encompass the land in question.
- 4.2 The site was previously partly overgrown with some grass and bushes in 2002. Past aerial images show the land was gardened by the previous owners and the grass regularly cut. The southern boundary was completed in post and rail fencing.

5.0 LAYOUT

5.1 The layout of the land is straightforward. Grass to the west with gravel parking area to east.

6.0 SCALE

6.1 The additional garden will give Field House much needed external space. The scale of additional land is not disproportionate.

7.0 LANDSCAPING

7.1 No significant works proposed in respect of landscaping. Garden building has been removed since the refusal and it is proposed to reduce the fencing in height.

8.0 APPEARANCE

8.1 Fencing to be retained since the last application but reduced in height. No changes to colour proposed.

9.0 CONCLUSION

9.1 The proposed change of use will provide Field House with much needed garden space and parking. The proposals will have limited impact and give clarity of use to the land in question.

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