

Grid ref SE 96701, 90016

08/0775

pt.1

### Application for Planning Permission. Town and Country Planning Act 1990

#### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

**1. Applicant Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**2. Agent Name and Address**

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

**3. Description of the Proposal**

Please describe the proposed development, including any change of use:

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Has the building, work or change of use already started?  Yes  No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):  (date must be pre-application submission)

Has the building, work or change of use been completed?  Yes  No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):  (date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town: HACKNESS

County: NORTH YORKSHIRE

Postcode (optional):

Description of location or a grid reference.  
(must be completed if postcode is not known):

Easting:  Northing:

Description:

BARN ADJACENT TO  
SUNNY BANK, HACKNESS

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

NYM / 2008 / 0775 / FL  
If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:  
MISS CLAIRE SHIELDS

Reference:  
NYM / 2007 / 0729 / FL

Date (DD/MM/YYYY):  
(must be pre-application submission) 26/03/2008

Details of pre-application advice received?  
ADVICE FOLLOWING REFUSAL OF  
PREVIOUS APPLICATION, REGARDING  
WINDOW STYLE, ROOFLIGHTS ETC.

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

If Yes, please provide details:  
STORAGE AREA FOR BINS  
LOCATED NEXT TO EXISTING  
DRIVE FOR EASE OF COLLECTION.

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

If Yes, please provide details:  
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#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes, please provide details:

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

If Yes, please provide details:

## 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE	TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	1A/06095
Roof	NATURAL CLAY PANTILES	REPAIR TO MATCH	<input type="checkbox"/>	<input type="checkbox"/>	1A/06095
Windows	TIMBER	TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	1A/06095
Doors	TIMBER	TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	1A/06095
Boundary treatments (e.g. fences, walls)	STONE WALL WITH HEDGE	STONE WALL WITH HEDGE. POST AND RAIL FENCE WITH HEDGE.	<input type="checkbox"/>	<input type="checkbox"/>	1A/06095 2/06095
Vehicle access and hard-standing	TARMAC	TARMAC	<input type="checkbox"/>	<input type="checkbox"/>	2/06095
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWING NO. 1A/06095, AND 2/06095  
DESIGN AND ACCESS STATEMENT

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## 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	3	1
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

## 12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer  Cess pit  
 Septic tank  Other  
 Package treatment plant

BIO DISC

Are you proposing to connect to the existing drainage system?  Yes  No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

NYM / 2008 / 0775 / FL  Yes  No  
If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No

How will surface water be disposed of?

- Sustainable drainage system  Existing watercourse  
 Soakaway  Pond/lake  
 Main sewer

## 14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

## 15. Existing Use

Please describe the current use of the site:

STABLE / BARN

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

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When did this use end (if known)?  
DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

### 18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  
 If Yes, please complete details of the changes in the tables below:

Yes  No

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Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>		1				1
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							1

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							0

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							0

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							0

**Total proposed residential units (A+B+C+D) =** 1

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							0

Social Rented							
Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							0

Intermediate							
Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							0

Key worker							
Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g) =</b>							0

**Total existing residential units (E+F+G+H) =** 0

**TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):** 1

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>			
A3	Restaurants and cafes	<input type="checkbox"/>			
A4	Drinking establishments	<input type="checkbox"/>			
A5	Hot food takeaways	<input type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>			
B1 (b)	Research and development	<input type="checkbox"/>			
B1 (c)	Light industrial	<input type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>			
B8	Storage or distribution	<input type="checkbox"/>			
C1	Hotels and halls of residence	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>			
D2	Assembly and leisure	<input type="checkbox"/>			
OTHER	Please specify	<input type="checkbox"/>			
	BARN/STABLE	<input checked="" type="checkbox"/>	169.3	169.3	
	Total				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

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## 20. Employment

Please complete the following information regarding employees: N/A

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

## 22. Site Area

Please state the site area in hectares (ha)

### 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

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Is the proposal a waste management development?  Yes  No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

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Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	<input type="checkbox"/>			
	Net tradable area:	<input type="checkbox"/>			
A2	Financial and professional services	<input type="checkbox"/>			
A3	Restaurants and cafes	<input type="checkbox"/>			
A4	Drinking establishments	<input type="checkbox"/>			
A5	Hot food takeaways	<input type="checkbox"/>			
B1 (a)	Office (other than A2)	<input type="checkbox"/>			
B1 (b)	Research and development	<input type="checkbox"/>			
B1 (c)	Light industrial	<input type="checkbox"/>			
B2	General industrial	<input type="checkbox"/>			
B8	Storage or distribution	<input type="checkbox"/>			
C1	Hotels and halls of residence	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
D1	Non-residential institutions	<input type="checkbox"/>			
D2	Assembly and leisure	<input type="checkbox"/>			
OTHER	Please specify	<input type="checkbox"/>			
	BARN/STABLE	<input checked="" type="checkbox"/>	169.3	169.3	
	Total				

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

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## 20. Employment

Please complete the following information regarding employees: N/A

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed: N/A

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

## 22. Site Area

Please state the site area in hectares (ha) 0.108



**25. Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

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The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**AGRICULTURAL HOLDINGS CERTIFICATE**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Date (DD/MM/YYYY):

14/10/2008

B) I have/ The applicant has given the requisite notice before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**26. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The correct fee: **RESUBMISSION**

The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of a design and access statement:

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

14/10/2008 (date cannot be pre-application)

### 28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
Email address (c	<input type="text"/>	
<input type="text"/>	<input type="text"/>	

### 29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
Email address	<input type="text"/>	
<input type="text"/>	<input type="text"/>	

### 30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)*  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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**DESIGN & ACCESS STATEMENT**

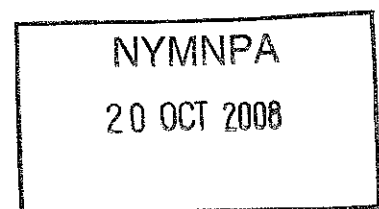
**CHANGE OF USE – FULL PLANNING PERMISSION**

**PROPOSED CONVERSION OF A BARN TO FORM DWELLING ADJACENT TO:**

**SUNNY BANK COTTAGE  
HACKNESS  
NORTH YORKSHIRE  
YO13 0JW**

**ROBERT FARROW DESIGN LIMITED  
TRF LIMITED**

**OCTOBER 2008**



## **1.0 INTRODUCTION:**

1.1 This Design and Access Statement has been prepared in accordance with guidance in the CABE document and the Government Circular 08/2005 'Guidance on changes to the development control system.

1.2 It relates to a change of use - full planning permission for the conversion of a barn to form a dwelling adjacent to Sunny Bank, Hackness, North Yorkshire.

1.3 The DAS statement comprises the following sections:

2.0 Assessment – Includes physical, social, economic, planning policy context and flood risk analysis for the discussed site.

3.0 Involvement – Includes details of the groups and/or individuals consulted in the proposal process.

4.0 Evaluation – Identifies options for site development.

5.0 Design – Explains the submitted scheme proposals.

6.0 Conclusion

7.0 Appendices

## **2.0 ASSESSMENT**

### **2.1 Physical Context**

2.1.1 The application site is located in the North Yorkshire Moors within the settlement of Hackness, which is on the boundary of a National Park conservation area.

2.1.2 The character of Hackness is typically late 18<sup>th</sup> to early 19<sup>th</sup> century (Frontispiece), which is highlighted by the building styles and grand Georgian country hotel located within the sites close proximity.

2.1.3 Hackness is surrounded by woodland, holds a small population of 182 and houses typically small, semi-detached cottages built using old stone and pan tiles or slate.

2.1.4 The buildings proposed for conversion consist of a ground and first floor stone barn, a garage with adjoining store, together with a single storey annexe facing south. The total site area is approximately 1080m<sup>2</sup> and the floor area of the existing barn is 170m<sup>2</sup>.

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- 2.1.5 In accordance with North Yorkshire Moors Local Planning, the site policy is BE13, which is concerned with the conversion of traditional rural buildings to permanent residential use in settlements under the title of conservation of cultural heritage.

## **2.2 Social Context**

- 2.2.1 The proposed application relates to a traditional barn, which is to be converted into a dwelling and not tourist accommodation. As a result of this development the residential character of the area would be unaffected and without impact on the local community.

## **2.3 Economic Context**

- 2.3.1 The fundamental economic benefit of this application is the preservation of a traditional 18<sup>th</sup> century barn. By using the existing structure and the same materials the scheme will ensure that the proposed dwelling remains natural and complimentary to its' surroundings.
- 2.3.2 Injections into the local economy may also arise due to the fact that extra residential space has been created.
- 2.3.3 The proposal would not have an adverse effect on the local economy.

## **2.4 Planning Policy**

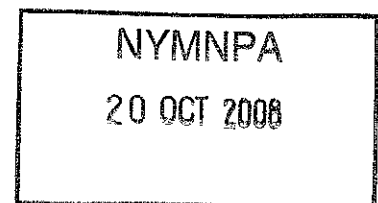
- 2.4.1 Under the North Yorkshire Moors National Park Authority local plan, particular attention must be given to regulation BE13 under section 4.

## **2.5 Flood Risk**

- 2.5.1 The site is located outside the flood risk area therefore it is not deemed viable for an external assessment.

## **3.0 INVOLVEMENT**

- 3.1 Pre planning discussions have taken place with the local authority and as a result of this an environmental assessment relating to building development has been carried out focussing mainly on the subject of bat habitation within the premises. This assessment shows no evidence of bat species inhabiting the site, either in hibernation or as a roosting/breeding site.
- 3.2.1 Consideration has been given to neighbouring properties and because of the siting of the building it is felt that there will be no deterioration to any residential amenities.



#### **4.0 EVALUATION**

- 4.1 Due to Greenfield policies and planning restriction the context of the site logically points to only one type of development being acceptable and that is the conversion of the existing barn to a dwelling.
- 4.2 The site will operate via the existing private vehicular access to the front of the proposed site. A separate application for a new access to serve Sunny Bank in the land adjacent is proposed to run in conjunction with this application for the conversion of the barn.

#### **5.0 DESIGN**

This section looks at all aspects of the resulting design, consideration being given to the land use, amount, layout, scale, landscaping, appearance, and access to the site and building.

##### **5.1 Land Use**

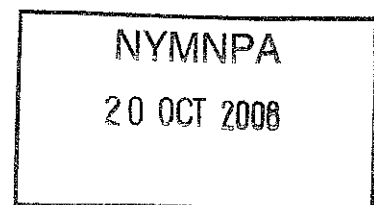
- 5.1.1 The proposal will seek to achieve a full planning permission for the change of use from a barn/stable to a residential dwelling.
- 5.1.2 The remainder of the site and its' surroundings are primarily open countryside sites and semi-detached housing in single occupation.

##### **5.2 Amount**

- 5.2.1 The scheme comprises of a single detached ground and first floor barn with an annex and is to be converted into a dwelling along with garden and paddock area. The structure of the building is suitable for conversion to a dwelling and does not involve any radical changes both internally and to the exterior façade.

##### **5.3 Layout**

- 5.3.1 The closest neighbouring property is Sunny Bank Cottage, which is already occupied by the applicant. Redhill House also lies within close proximity but is unaffected by the proposal. The design shows that all existing window and door openings have been retained where possible.
- 5.3.2 The building stands within its' own curtilage and is set back from the road. This is a feature typical of area with street parking been limited or permitted. In relation to other properties the existing access will be able serve the new dwelling as well as all remaining outbuildings.



- 5.3.3 The internal layout of the building will be fairly traditional incorporating a lounge, kitchen, bedroom and bathroom on the ground floor, with a second bedroom and bathroom at first floor.
- 5.3.4 Following the conversion, it is of general opinion that the overall security of the site and the remaining outbuildings will improve.

#### **5.4 Scale**

- 5.4.1 The scale of the building will remain unaffected, as the proposal is to convert the existing barn to a dwelling.

#### **5.5 Landscaping**

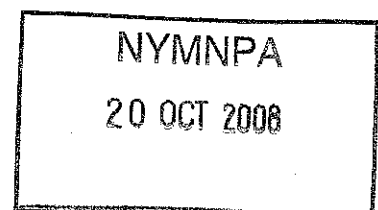
- 5.5.1 The site is located close to the centre of Hackness, with several residential and farm properties nearby. The area is surrounded by mature trees, hedges, stone walls, gardens and grass paddocks with large areas of deciduous and coniferous forestry on the steep dale sides within the vicinity. These provide attractive areas for wildlife and will remain unaffected by the proposal.
- 5.5.2 The tarmac drive is to be retained, as existing, to offer access to the barn. All remaining trees and shrubbery in the surrounding area will be unaffected. The front of the site is predominantly grass and it is proposed to plant a series of trees to enhance compliment the surrounding area.
- 5.5.3 The driveway is separated from the site by dry stone walls and a combination of wood and mesh fencing.

#### **5.6 Appearance**

- 5.6.1 The architectural style of the area is typically traditional 18<sup>th</sup>/19<sup>th</sup> century cottages thus to compliment such properties the materials to be used will include parapet walls with stone copings and pantile roofs leading to cast iron gutters. Windows will be fitted in Yorkshire sliding sash style with doors also taking on a traditional look.
- 5.6.2 Please refer to the illustrative design scheme accompanying the application as it reflects how the development can be undertaken to preserve the character and design.

#### **5.7 Access**

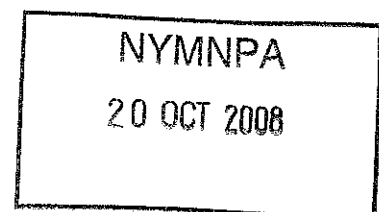
- 5.7.1 The site layout indicates how the existing access will serve the proposed barn conversion. A separate application will be submitted for a new access to Sunny Bank Cottage, which will minimise any additional impact the new barn conversion will have on the local community.



- 5.7.2 Access to the proposed dwelling will be provided on level ground and will be in accordance with current Building Regulations to ensure safety and ease of access/use for all users.
- 5.7.3 With local shops being in scarce supply Hackness is largely served by a variety of mobile services, which can gain access to the site via the existing driveway to Sunny Bank. The site is also close to a small village school, a church and a local bus stop on a fairly level route either on foot or by bicycle.
- 5.7.4 The dwelling will accommodate all users by including those with disabilities and/or visual impairments. This can be achieved through additional external lighting and level access to the dwelling, however, one could provide for additional facilities if so required.

## **6.0 CONCLUSION**

- 6.1 The fundamental issue regarding this proposal is largely concerned with the environmental impact of the conversion with consideration being given to the wildlife, in particular bat species. Following the environmental assessment, under the Wildlife and Countryside Act 1981, it was documented that no evidence of bats either roosting or creating breeding colonies was recorded and thus there would be little no impact during nesting season as a result of the proposed development. Adjacent buildings also confirmed this finding, which are of similar nature and age.
- 6.2 Findings also showed that the outbuildings used for storage are in a good state of repair and it is noted that the repairs to the roof have been carried out to as to effectively exclude bats or birds by rebuilding the walls tops with solid block work. In conjunction with this all timbers within the roof space had been treated liberally with preservative, which can help act as a deterrent to bat species.
- 6.3 The conversion will ensure that the barn will remain in a good state of repair and will continue to safeguard the existing street scene. There will be no material change to the use of the access, thus resulting in domestic vehicles being able to continue utilising the existing driveway.
- 6.4 This barn is a fine example of its type and the architectural details and style will be preserved following its development.





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## **7.0 APPENDICIES**

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BUILDINGS AT SUNNY BANK COTTAGE

HACKNESS

SCARBOROUGH

NORTH YORKSHIRE

ENVIRONMENTAL ASSESSMENT RELATING TO DEVELOPMENT

PROPOSALS

FOR

Mrs IVY STUART

Per

ROBERT FARROW (DESIGN) LTD

NYMNPA

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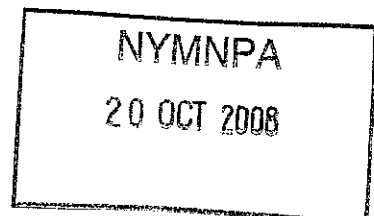
CONTENTS

- a. Introduction
- b. Summary
- c. Issues
- d. Site Description
- e. Survey Method
- f. Survey Result
- g. Discussion
- h. Conclusion and Recommendation
- i. Mitigation Proposals

Reference and Bibliography

Appendix 1            Bats and the Law

Site Plan



Introduction

Julian Hall Environmental have been instructed by Mrs Ivy Stuart of Sunny Bank Cottage, Hackness, Scarborough YO13 0JW to carry out an environmental assessment on the buildings at Sunny Bank, where it is proposed to develop the buildings as a residence. Verbal briefing was given, together with copy of the plan relating to the proposed development of the site provided by Robert Farrow (Design) Ltd.

Summary

**No evidence of habitation by Bat species was recorded, either in hibernation or as a roosting and breeding site, but subject to the limitations of the season. Currently occupied Swallow's nests were found, but no signs of occupation by House Martins or Barn Owls were found.**

Issues

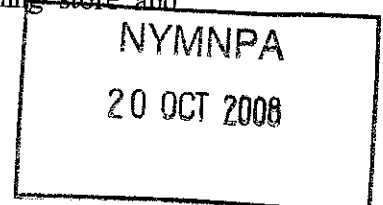
The buildings are submitted as application for planning consent for change of use of the range of buildings to a residential use, to the local planning authority, North York Moors National Park Authority under reference no. NYM/2007/0729/NEW. Correspondence between the Council's Planning Officer and Conservation Officer record the concern that no adequate information had been presented concerning the impact of the proposal upon legally protected species, in particular bat species, that may be present in any of the buildings. Advice is given to applicants that a detailed survey is required to accompany any application involving buildings that could provide habitat for any protected species to ascertain the presence of species protected by the Wildlife and Countryside Act 1981 (WCA81) as amended. Full details of the method of survey and its findings should be submitted to and agreed in writing with the local planning authority.

The principal issues arising from the proposal regarding species or habitats protected under the above legislation were as discussed with the Council's Conservation Officer. It was agreed that these will relate principally to the presence of Bat species within the buildings, and also the likely impact on their habitat by the proposed development, the possible destruction during the nesting season of any bird nests, most notably Swallow and House Martin, and the likely disturbance of Barn Owls that may use the outbuilding as a nesting site or roost.

Under the terms of the Wildlife and Countryside Act 1981, as extended by the Countryside and Rights of Way Act 2000, and the provisions of the Conservation (Natural Habitats etc.) Regulations 1994, bats are protected species, and it is an offence to damage or destroy a breeding site or resting place of any bat. Under S.1 of the 1981 Act, all birds nest are protected whilst they are in use, i.e. in the breeding season.

Site Description

The site for the development proposal comprises the range of buildings at Sunny Bank, Hackness, currently including the two storey barn and adjoining store and



stable, all dating from the late 18<sup>th</sup> or early 19<sup>th</sup> century (Frontispiece). The buildings consist of a stone-built barn used on the ground floor as a garage and adjoining store and with a full length storage floor above and including the roof space. Adjoining the barn on the south end is a small range of single storey loose boxes used for stabling and poultry. All are currently in general use. The whole range is roofed with clay pantiles. The subject buildings form part of a larger group of similar buildings close by.

The site stands in the centre of the village, with several residential and farm properties nearby, and is surrounded by mature trees and hedges, gardens and grass paddocks, with large areas of deciduous and coniferous forestry and scrub woodland on the steep dale sides in the vicinity. It is located at Grid Ref: SE967901, at a height of about 50m above sea level. The whole group of outbuildings is in good condition, having been re-roofed with the original clay tiles, using bituminous underfelt. The wall tops have also been restored and sealed off for access by birds and probably for bats.

At the rear of the buildings a range of lean-to sheds used for garaging and storage has been erected against the back wall, but are not included in the application. These are constructed in concrete block with steel sheet roofs. The garage section has been lined with a fibre-board insulation. A site plan of the building is attached as an annex to this report for reference.

#### Survey Method

A desk survey will be made to find what information exists for bats inhabiting either the proposal site or the surrounding area in the village, by contact with the North and East Yorkshire Ecological Data Centre and the North Yorkshire Bat Group.

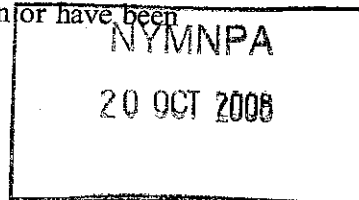
Habitation by Bat species will be examined from evidence of droppings and insect remains, as well as a search for roosting sites within the masonry of the structure. Since at the time of the inspection, female bats will no longer be nursing young it will not be possible to detect bats emerging from roosts to feed after dusk, although it may be possible to find further evidence of their presence by sight and by recording the echolocation signals given by bats in flight while feeding.

Where bats have left a nursing roost it may be expected that there will still be signs of occupation shown by significant quantities of droppings around access points, with staining marks from urine and grease from fur around access holes. The visual inspection of the structure will be assisted by using an endoscope to inspect within wall fissures where accessible.

An evening bat watch will be carried out from sunset for at least one hour to listen and to watch for female bats emerging from roosts, using Batbox Duet heterodyne and frequency division detector recording echo-location shouts by bats to MP3 recorder for Batsound computer analysis.

#### Birds

Given the time of year, when birds are no longer nesting, a search of the inside and outside of the buildings will be made to check for any nests that remain or have been



in use in the recent nesting season. This will give evidence of any species that may have recently used the buildings, in particular the migrant species including Swallow and House Martin, but also for the presence of overwintering birds such as Wren and Robin.

Barn Owls may use the outbuildings both for nesting and roosting, and the specific evidence of roosting by signs of regurgitated pellets containing small mammal remains will be searched for.

Conclusions resulting from the findings of the survey will provide the basis of recommendations relating to the proposals, insofar as they may affect the habitat of the species above mentioned, together with proposals for measures to mitigate any negative effects that are likely to be caused to the wildlife by the proposed operations involved.

It should be noted that a single survey at any time of year will only provide a "snapshot" of the full range of conditions that may exist on a given site, although a reasonable set of conclusions may be drawn from the result of such a survey.

#### Survey Result

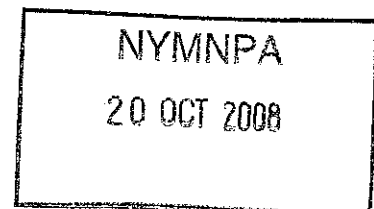
The property was visited on Friday 5 October 2007. The ambient temperature was around 12deg.C. in calm dry weather conditions.

Evidence from the Data Centre shows that several roosts have been recorded in the village but none has been shown at the proposal site.

The outbuildings are used for storage and a garage cum workshop and are in a good state of repair. As noted above the repairs to the roof have been carried out so as to effectively exclude bats or birds from the building by rebuilding the wall tops with solid block work, although bats could still gain access to holes in the walls, which remain unpointed. It was noted that in the roof space of the barn all timbers had been treated liberally with a type of preservative which is still giving off some odour of evaporation. This may be toxic to bats as well as to wood-boring insects.

A search of the masonry of all the buildings revealed no evidence of bats roosting, and no signs of breeding colonies or roosting sites, despite the open nature of the roofs and windows, which allow free access for bats. A few droppings, identified as those of Pipistrelle bats, were found on surfaces of stored materials in the lean-to shed, showing that bats were flying into the space for feeding.

The quantities of spiders webs covering the walls and parts of the roofs, in particular around the ridges, of all the buildings appear to show that there has been little disturbance by bats either entering the cracks between bricks for hibernation or searching for insects. No signs of feeding remains, usually in the form of butterfly wings, were found in any parts of the buildings, and no further quantities of bat droppings that might indicate an active bat roost.





Inspection was also carried out using an endoscope in the many cracks and crevices in most parts of the buildings, but without any further evidence of either hibernating bats or their use of spaces within for roosting in summer.

The evening bat watch between 1845 and 1945hrs showed very little activity in spite of the presence in the close vicinity of mature trees, and the river Derwent about 200m away. Occasional signs of passing Common Pipistrelle bats (*Pipistrellus pipistrellus*) were detected, although they were not feeding in the area within some 50m of the buildings. Less easy to identify was the possibility of Brown Long-eared bats (*Plecotus auritus*) heard indistinctly as they passed on several occasions. No bats were seen to emerge from any part of the subject buildings.

Observation of the adjacent buildings, which are of similar age and construction, was included in the watch to see whether bats may also be using it for roosting, but none were seen to emerge during the watch.

Inspection of the buildings showed a small number of Swallows' nests in the roof and beams of the open store shed that had been in use in the current nesting season. No signs of House Martin nests were to be seen. No other birds such as Wren or Robin were seen to be using the buildings for shelter. No nests were visible from any vantage points into the main roof area of the buildings from the field above the buildings.

A search for Barn Owl roosts, shown by typical nests or by the pellets containing regurgitated bones and fur of small mammals, provided no evidence of their use of either of the buildings.

Examination of the vegetation in the area surrounding the property proved to consist mainly of a mixture of typical garden trees, shrubs and plants, with several mature trees in the adjoining gardens, common to the local type of soil conditions. Trees and hedges are in the immediate vicinity around the site area, with dense deciduous forestry on the steep hillside immediately behind the farmstead, and many of these are mature and well grown. These would provide attractive areas for feeding on a plentiful supply of insects for both bird and bat species, as well as from the surrounding fields and buildings. They will also provide important "commuting routes" between roosts and food sources further afield from the buildings.

### Discussion

The lack of evidence of bats using the buildings appears to indicate that they are not being used as a breeding colony site, for which the evidence would be shown as fairly large and obvious quantities of bat droppings. There was also a lack of insect remains in any significant quantity, such as the wings of moths and butterflies, as left-overs from feeding. The lack of disturbance to the many cobwebs in all parts of the buildings indicates the lack of activity by bats for feeding or other access.

Many of the holes in the walls were large enough to accommodate numbers of bats in hibernation without any overt exterior signs of entry. However there is no sign of constant use for roosting as would be shown by quantities of droppings, and urine stains and grease marks from fur, around individual holes. Although endoscopic

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examination of some of the accessible fissures in the stonework revealed no evidence of roosting bats, such holes offer considerable potential for isolated males that tend to live solitary lives except during the autumn mating period.

The use of timber preservative during the re-roofing on most of the new joists and retained original roof timbers is a possible indication of the reason for absence of any wildlife in the upper floor. The material used cannot be identified, but may not have been one of the more recent types designed to be non-toxic to wildlife.

It should be noted that under S.1 of the WCA81, all birds' nests are protected whilst in use, that is to say in the nesting season between April and September, although it is legal to destroy nest that are not in use, i.e. outside the nesting season. The implication here is that where nests are likely to resume use, birds should be excluded from returning to the site in the spring by closing off all entrance points, or indeed to ensure that work has commenced before they return.

In spite of the probably adequate supply of small rodents inhabiting the surrounding buildings, gardens and farm land, which might attract Barn Owls to the site, no signs were seen of them using the building. Barn Owls typically inhabit more isolated sites, which offer a roosting site further above ground level than in this case.

The vegetation in the area immediately surrounding the buildings is typical of the established garden flora, with some conventional arable land cultivation and mainly grassland in the surrounding fields. The trees, hedges and shrubs in the gardens in the village will provide good shelter and insect food supply for any remaining birds that overwinter around the site, and the many large and mature trees in the nearby valley could easily be used by bats as hibernation sites.

#### Conclusion and Recommendation

During the survey, no specific evidence was found to indicate bats were currently using the buildings for roosting, but the apparent absence of bat roosts or hibernation sites within the structure of the buildings cannot rule out the possibility of the use of deep crevices by individuals for hibernation, nor the use of the spaces for nursing colonies in the spring. The buildings may at any time provide sheltered space for bats to hunt for insects that have gathered there, or in larger buildings for socialisation, but this is not an indication that bats are roosting there.

It is clear that the proposal to effect the proposed change of use for the outbuildings will involve major structural alteration and repair to the structures, and that these will entail such operations as the fitting of insulation and wall panels, formation of new openings and wall pointing. These operations would be likely to disturb the habitat of hibernating or roosting bats, as well as the destruction of bird nests.

**It is therefore recommended that should bats be found during building operations, work should immediately stop, and the Conservation Officer of Natural England be notified, and application made to the Department of the Environment, Food and Rural Affairs (DEFRA) for written consent from them to proceed.**

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Mitigation proposals.

The applicant may wish to use some of the space in buildings that are not destined for use as main parts of any residence to make provision for bats to use for roosting or hibernation, since this can easily be provided without any compromise to the integrity of the roof spaces or other parts of the structure, and without detriment to their future residential use. Notes for the provision of special structures for this purpose are appended to this report for information.

The use of any of the buildings as a nesting site for bird species indicates the need to carry out reconstruction work outside the nesting season, i.e. between September and April, to avoid the risk of damaging nests in use. Birds are unlikely to insist on nesting in a building while work is going on before the nesting season starts, but if this cannot be avoided, **it is recommended that measures be taken to exclude birds from the building from early in the season, i.e., from March onwards, until work is started.**

No signs were noted of habitation by Barn Owls as a roost, so that there is little risk of them wishing to start. No mitigation proposals are therefore to be made.

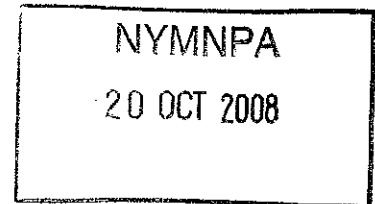
**Subject to the observations that result from our survey, it is our opinion that there is no major risk that might arise from any proposed development works that represent unacceptable risk of harm to any of the protected species or habitats described, that cannot be adequately mitigated as suggested above.**

The above findings and recommendations are recorded as the basis for a proposal to ensure that all considerations are met concerning wildlife on the site that is given protection under the Wildlife and Countryside Act 1981, so as to obtain the release of any conditions imposed in the grant of Planning Consent given for the overall development of the site by the applicant. They form part of the report resulting from the survey carried out on behalf of Mrs Ivy Stuart, whose sole property the report is.

Grateful acknowledgement is given for the expert advice of Mr and Mrs P Moodie, consultant biologists of the East Yorkshire Bat Group for their expert advice on the Bat population.

Signed \_\_\_\_\_ J J Hall TD BSc Dated \_\_\_\_\_

Collingwood Fold  
 Bridlington Road  
 Sledmere  
 Driffield YO25 3AQ



Reference:

Bat Mitigation Guidelines  
 A J Mitchell-Jones

EnglishNature 2004

The Wildlife and Countryside Act 1981	HMSO
Countryside and Rights of Way Act 2000	HMSO
Conservation (Natural Habitats etc.) Regulations 1994 As amended 2007	HMSO

**BATS AND THE LAW**  
**APPENDIX I**

All bats and their roosts are fully protected by the Wildlife and Countryside Act 1981 and the Conservation (National Habitats, etc.) Regulations 1994.

**You must not intentionally:**

- \* Kill, injure, catch or keep bats
- \* Damage, destroy or obstruct bat roosts
- \* Disturb bats for example by entering known roosts or hibernation sites
- \* Sell, barter or exchange bats, alive or dead

**You must:**

- \* Consult English Nature before you do anything that might affect bats in their roosts. This might include:
  - \* Blocking, filling or installing grills over mines or tunnels
  - \* Building alteration or maintenance work
  - \* Getting rid of unwanted bat colonies
  - \* Removal of hollow trees
  - \* Re-roofing
  - \* Remedial; timber treatment
  - \* Re-wiring or plumbing in roofs
  - \* Treatment of wasps, bees or cluster flies

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Remember that because bats return to the same places year after year, a bat roost is protected even if there are no bats there at the time.

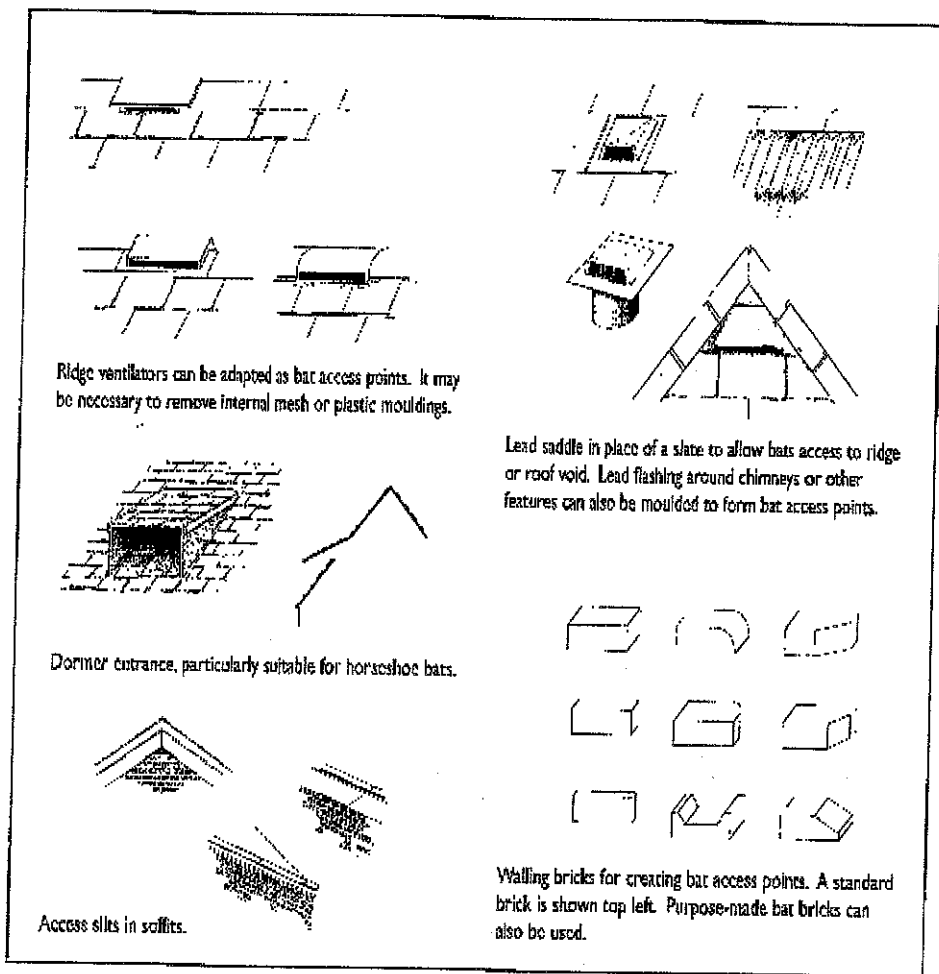
The law allows you to tend disabled bats, kill seriously injured ones and disturb bats in the living area of a house.

Other activities, such as catching, ringing or photographing bats or disturbing them while roosting, can be licensed by English Nature provided they are for scientific, educational or conservation reasons.

This explanation should be regarded only as a guide to the law. For further details reference should be made to Sections 9-11, 16-27, and 69 of the Wildlife and Countryside Act 1981.

Information as to the provision of Bat boxes and other aids to habitation by bats can be obtained by contacting a local Bat Group (01482 844800) or by contacting the bat Conservation Trust (www.bats.org)

Suggested Bat Access Holes in roofs.

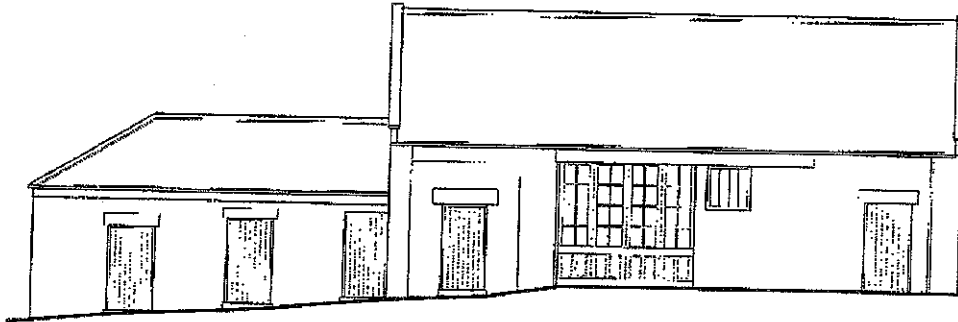


**Figure 10.4**  
Bat access holes. Horseshoe bats prefer to fly into their roosts, but only small holes or slots are needed for other species and this also helps to deter colonisation by birds.

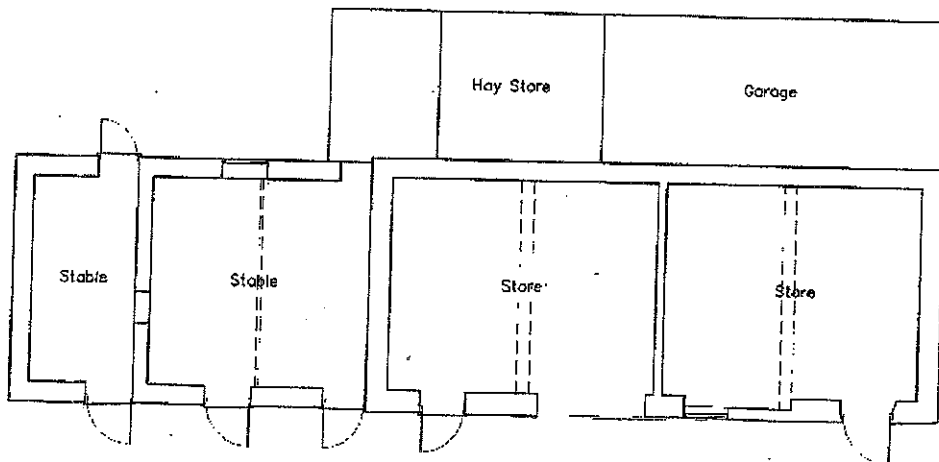
Five floors in roof voids used by bats

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Site Plan (No scale)



Existing Front Elevation



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**VISUAL STRUCTURAL INSPECTION**

**FOR**

**PROPOSED CONVERSION OF BARN  
TO FORM DWELLING**

**AT**

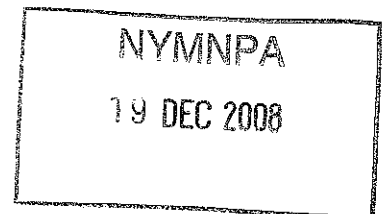
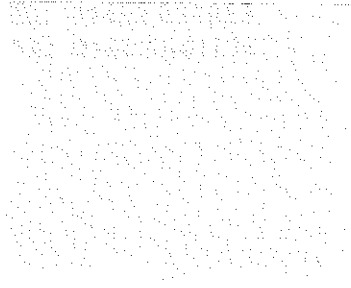
**LAND ADJACENT TO SUNNY BANK  
HACKNESS  
NORTH YORKSHIRE**

**FOR**

**MRS I STUART  
SUNNY BANK  
HACKNESS  
NORTH YORKSHIRE  
YO13 0JW**

**PROJECT REF: 24049 / CMA / SEPT 08**

**CONSULTING ENGINEERS: GABBITAS GILL PARTNERSHIP LTD  
CONSULTING ENGINEERS  
PRIORY TEC PARK  
SAXON WAY  
HESSLE  
HULL  
HU13 9PB**



**We have not inspected structural elements not specifically referred to in this report or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.**

**\* NEW - Asbestos and Toxic mould not covered.**

**1.0 Date of Inspection**

16<sup>th</sup> September 2008

**2.0 Brief**

GGP Ltd were instructed by Mrs I Stuart to undertake a visual structural inspection on the above property with a view to commenting on its adequacy for conversion to form a dwelling.

**3.0 Background**

The existing buildings are part single storey and part two storey and are currently used as stables and storage buildings. The walls are solid stone and the roof is tiled.

**4.0 Observations**

**4.1 Single storey section:-**

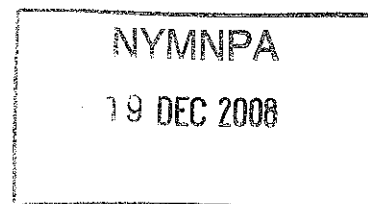
The single storey section has solid stone walls with 3 single doors on the front elevation providing access into the stables and a single door and window on the rear elevation. The roof construction is tiles over felt and timber rafters.

The walls appear in a reasonable condition with some minor repointing required in places.

The roof is also in a reasonable condition and is not showing signs of major sagging or deterioration.

The floors to the stables are concrete, however these are extremely unlikely to have any form of DPM or insulation and will therefore require replacement. In addition, the floors within the stable block are at different levels and would have required levelling in any case.

The lintels over the doors are timber. These appear in a reasonable condition, however they should be inspected for infestation or rot during the refurbishment works and replaced as necessary.





#### 4.2 Two storey section:-

The two storey section is of a similar construction to the single storey section, with stone walls containing 2 access doors and one larger sliding door on the front elevation.

The roof construction is tiles on felt on timber rafters over large timber trusses/ frames.

The walls appear in a reasonable condition with some minor re pointing required in places.

The roof is in a reasonable condition and is showing no signs of major sagging or deterioration, and no internal leaks were observed.

The rafters are supported on timber purlins which are in turn supported on a large timber truss. The bottom chord of this truss is a large timber beam at floor level, which also supports the timber floor joists.

The first floor joists appear in a good condition, however their size is not sufficient to comply with the British Standard loading requirements for domestic floors.

It will therefore be necessary to replace the timber joists. In addition, although the timber beam which supports these floor joists appears substantial, it would be prudent to install two new steel beams (one each side of the timber beam) to support the timber joists.

The ground floor slab is concrete, however the finished floor level is different in each storage unit. In addition, as per the single storey section, this floor is unlikely to have any DPM or insulation and the floor should be replaced to incorporate these elements.

The lintels over the doors are timber. Whilst these appear in a reasonable condition, they should be inspected for infestation and rot during the refurbishment works and replaced as necessary.

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#### 5.0 Conclusions/ Recommendations

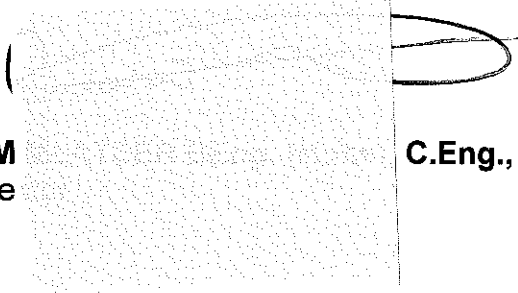
The barns are generally in a good structural condition, however the following works should be undertaken to enable structural compliance with current building regulations for the proposed conversion to a dwelling.

- i) Remove existing concrete floors and replace with new concrete floor incorporating a damp proof membrane and kingspan rigid board insulation or similar approved.
- ii) Remove existing first floor joists and replace with new timber floor joists appropriately sized to accommodate domestic floor loading.
- iii) Install new steel beams each side of the existing timber beam at 1<sup>st</sup> floor level to support the new timber floor joists and relieve the load on the existing timber beam.
- iv) Inspect existing stonework and repoint any areas of loose/ missing mortar as necessary.
- v) Line the internal skin of the stone walls to provide adequate insulation levels to comply with current building regulations.

- vi) Inspect existing timber lintels for rot or infestation and treat or replace as necessary.

Yours  
For GABBITAS GILL PARTNERSHIP LIMITED

C M  
Dire



C.Eng., MIStructE.

NYMNPA  
19 DEC 2008

**Draft – 15/12/08**

**Planning Supporting Statement – Sunny Bank, Hackness.**

The proposal is for the conversion of an existing barn to provide residential accommodation.

Policies in the recently adopted Core Strategy in relation to Housing (Core Policy J) and Conversion of Traditional Rural Buildings (Development Policy 8) are relevant in the determination of this application.

**Core Policy J - Housing** – states that a mix of housing types and tenures will be sought to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. It will be delivered by locating all open market housing including new build and conversions, in the main built up area of Helmsley and the Service Villages.

The proposed barn conversion is located in Hackness which is not a Service Village.

Section 2 of Core Policy J states – supporting the development of local needs housing located on infill sites or as a conversion of an existing building within the main built up area of Local Service villages or Other Villages.

Hackness is identified as an Other Village. The barn the subject of the application is located within the main built up area of Hackness and therefore complies with the locational aspects of the policy.

The policy goes on to consider occupancy of housing and states that the occupancy will be restricted to – people who are currently living in the National Park, and have done so for more than 5 years, people who do not live in the Park but have a strong and long standing link with the local community, people who have an essential need to move to live close to relatives currently living within the Park, people who require support for reasons of age or infirmity, or, people who need to live in the Park as a result of current sole employment.

The applicant has lived within the National Park, in Sunny Bank, Hackness for more than 20 years and has been a widow for approximately ten years. The proposed conversion would be to provide either accommodation for herself, or to be rented out to provide an income. In the event that the applicant occupied the converted barn, Sunny Bank would be either sold or rented.

In either case, there will be the requirement to control by way of either a condition or a legal agreement the occupiers of the conversion or the existing property.

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Paragraph 9.8 in the supporting text to Core Policy J states that there is an overall requirement to demonstrate that there are no suitable properties available within the existing housing stock to meet the need and that the proposal is the most appropriate means of meeting that need. It also states there a number of potential ways of demonstrating a need for a dwelling in a particular locality and goes on to say guidance is being produced on how to meet this requirement in a Supplementary Planning Document.

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