



For office use only

North York Moors National Park Planning Application Form

Please read the booklet
How to make a Planning Application
before completing this form.

Ref: NYM/ 2006 / 0848 / FU

Admin Ref: 06/848

Date valid: _____

Grid ref: _____

PH

SECTION 1 YOUR DETAILS

1. Applicant

Name MR & MRS S.T. PAXTON

Address RAVENS LODGE
THORPE LANE
ROBIN HOOD'S BAY

Post Code YO22 4RN

2. Agent

Name _____

Address _____

Post Code _____

Tel No _____

3. Applicant's interest in the land

OWNER

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

AS ABOVE

19 OCT 2006

5. Applicant's interest in adjoining land

6. Brief description of proposed development

GARAGE AT THE REAR OF THE ABOVE
APPROX

SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)

- A. Full application including building works
- B. Application for change of use (no building works)
- C. Outline application
- D. Reserved matters application
- E. Removal or variation of condition
- F. Renewal of temporary permission

go to Question 12

go to Question 12

go to Question 8

go to Question 9

go to Question 10

go to Question 11

8. Outline Application

What is the area of the site? _____

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Siting
- Design
- External appearance
- Means of access
- Landscaping
- None

go to Question 12

9. Reserved Matters Application

Date of outline permission _____ Application No _____

Please tick those details which you wish the Planning Committee to consider formally at this stage.

Siting Design External appearance Means of access Landscaping

go to Question 12

10. Removal or variation of condition

Date condition imposed _____ Application No _____

Condition No _____

go to Question 12

11. Renewal of temporary permission

Date permission granted _____ Application No _____

12. Use

What is the building / land used for at present ? GARDEN SHED & PARKING

If it is unused at present, what was its last use ? _____

and on what date did it stop being used for this ? (if known) _____

13. Access

Does your proposal require new or altered access ? ~~YES~~ / NO (delete as appropriate)

If YES, please tick the relevant boxes:

New access to a road Vehicular Pedestrian

Altered access to a road Vehicular Pedestrian

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14. Water Supply and Drainage

Please state (Please tick one box in each section) the method of:

Water Supply Mains Private existing/proposed*

Surface Water Disposal Public Surface Water Sewer River/Stream existing/proposed*
 Soakaway Other

Foul Sewage Public Foul Sewer Septic Tank Cesspit Other existing/proposed*

*delete as appropriate

Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14 in the accompanying booklet.

15. Trees

Does the application involve: Felling or lopping trees / hedgerows ~~YES~~ / NO (delete as appropriate)
Planting trees ~~YES~~ / NO (delete as appropriate)

16. Materials

Walls WOOD SHIP LAP

Roof BLACK ONDULINE

17. Is your application for business, retail or other commercial use ?

~~YES~~ / NO (delete as appropriate)

If NO go to Section 5
If YES please complete Questions 18 - 23 of Section 4 on page 4 of this form

SECTION 5

WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. Plans

Please list below the plans which will accompany this application.

15. **Certificate of Ownership and Agricultural Holdings Certificate**

NYM/ 2006 / 0 8 4 8 / F U

You are required by law to complete **either** Certificate A or Certificate B (Ownership) **and** the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP : A

Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.

I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the lan

Signed _____ (Applicant/Agent)
* On behalf of _____ (Applicant)
Date _____

CERTIFICATE OF OWNERSHIP : B

Complete if you do not own any or all of the building / land, along with Agricultural Holdings Certificate below.

I certify that: I have /the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name _____
Address at which notice served _____
Date on which notice was served _____
Signed _____ (Applicant/Agent)
* On behalf of _____ (Applicant)
Date _____

AGRICULTURAL HOLDINGS CERTIFICATE

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This section **MUST** be completed. Delete **either** A or B and complete C.

A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.

B. I have/the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates:

Name of tenant _____
Address _____
Date notice was served _____

C. Signed _____ (Applicant/Agent)
On behalf of _____ (Applicant)
Date _____

I/ We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. I/ We attach:

- the necessary plans, numbered _____
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.

- the fee of £ _____ by _____
Signed _____ (Applicant/Agent)
On behalf of _____ (Applicant)
Date _____

* delete where appropriate

18. Proposed use

Which of the following is involved in the development?

Business Retail

Other (please specify)

If industrial, please describe the process

Is the proposal part of a larger scheme ? YES / NO (delete as appropriate)

19. Floor space

Please provide the measurements of the following:

Existing m²

Proposed m²

Total floor space of all buildings to which this application relates

Industrial floor space

Office floor space

Retail trading floor space

Storage floor space

Warehouse floor space

Other

20. Employment

Industrial

Other

a) How many staff in total will be employed on the site as a result of the proposed development ?

b) How many of the employees will be new staff ?

c) If staff are to be transferred from other premises, how many will be affected ?

21. Car parking

How many car parking spaces are to be provided ?

22. Traffic

How many vehicles will be visiting the site each day ?

23. Hazardous materials

Please read Note 23 in the accompanying booklet. Does the proposal involve use or storage of hazardous materials ? YES / NO (delete as appropriate) If YES, please state which materials.

Please go back to Section 5 on page 2

Please send or deliver to:
The North York Moors National Park,
The Old Vicarage, Bondgate,
Helmsley,
York YO62 5BP

Mrs & Mrs S Paxton
 Thorpe Lane
 Robin Hood's Bay
 N Yorkshire
 YO22 4RN

North York Moors National Park
 The Old Vicarage
 Bondgate
 Helmsley
 YO62 5BP

17 October 2006

19 OCT 2006

Dear Sir or Madam

We would like to re-apply for planning permission for a garage to be sited at the rear of our property. The new proposed site would be located where the garden shed is presently sited.

We have taken the inspector's comments regarding Mr Newton's patio area re: app/w9500/A/04/1162469 into consideration as suggested at the site meeting and we would like to site a garage away from Mr Newton's patio area. The proposed new site is screened by shrubs and foliage from Mr & Mrs Newton's garden. (Photo 1)

By constructing the garage in this location it also has the advantage of being screened by established trees, shrubs and foliage (Photo 2) at the rear of the church wall, although in fact the Inspector reported that he didn't feel it was an issue as a garage on our land 'wasn't detrimental to the character of the church'.

In relation to the design and appearance of the proposed garage the Inspector found that the position of the garage in relation to the church and from the road (Thorpe Lane) was acceptable, *'the simple form and design and the use of plain materials would render the structure unobtrusive and the size of the building would be comparable with other double garages I saw in the locality. Although the church adjoins establish housing, its setting is not compromised due to expansive churchyard and mature trees and in this context I do not consider that the proposed garage would harm the special character of the church or its significant presence in the streetscape'*. This view was also supported by local residents on Thorpe Lane.

We would also like to ask if the application submitted by Mr Newton to build a garage on our land in 1994, which was granted by NYMNP, would be allowed to be constructed by Mr Newton if he resubmitted plans as he originally wanted a garage (for himself) to be built close to his house. It has never been explained to us why permission was granted to Mr Newton, although we had already purchased the land at the time, yet seemingly at that time NYMNP didn't think there was any issue with the proposed garage affecting Mr Newton's property, indeed Mr Newton clearly thought this was a good idea. This taken into consideration, the new position is sited as far away as possible in that area.

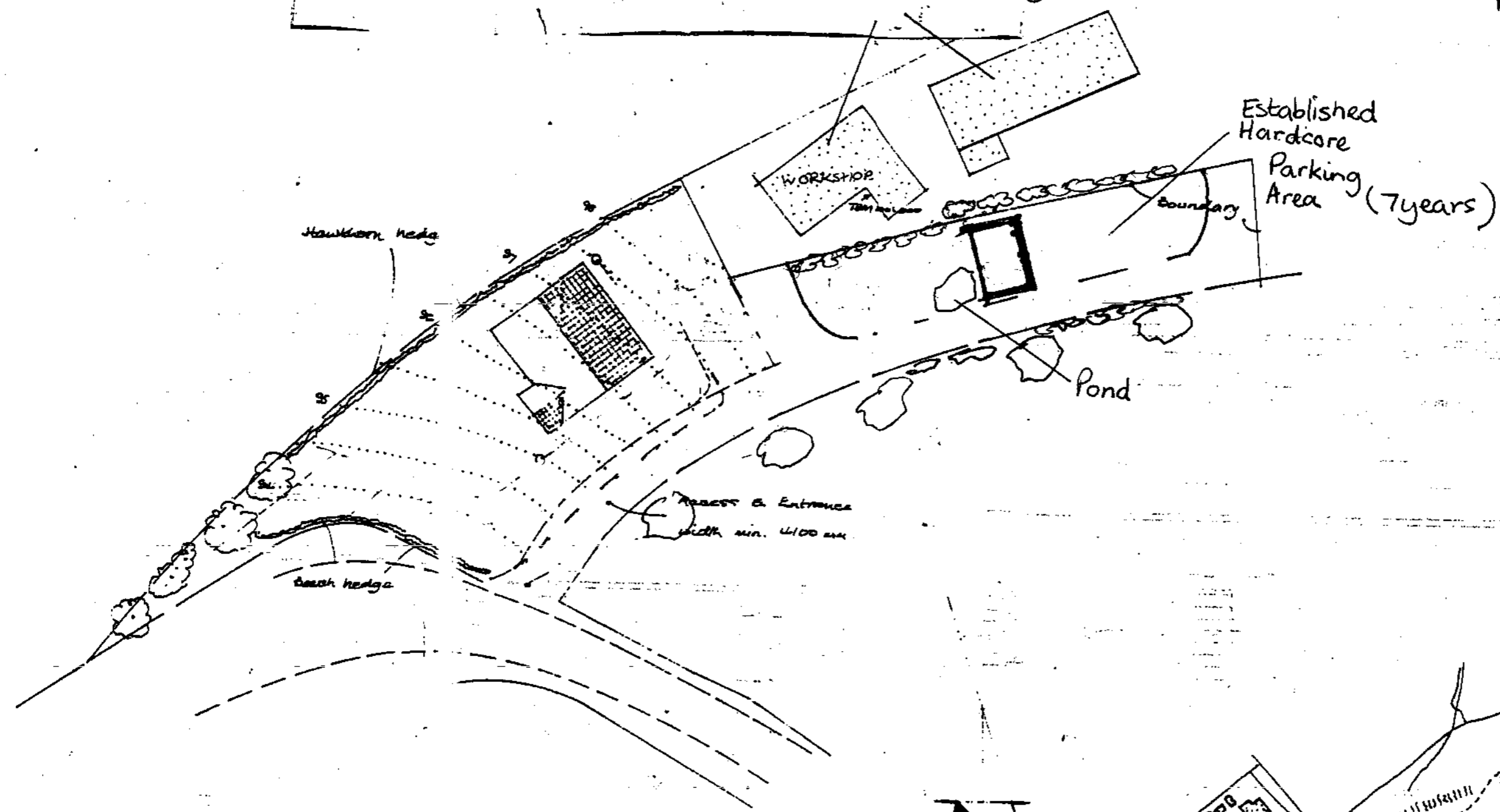
For the last 7 years the proposed garage area has been used to park our cars and those of visiting friends and relatives. Our old classic car is under a tarpaulin and our daughter's car is also parked in this area under a tarpaulin while she is away at university. It would surely be more desirable and actually give a much better general outlook if the cars were stored in a garage, and of course it would provide protection from the elements and security for the vehicles as we have been requesting for a long time now.

We have lived in Robin Hood's Bay for 25 years now and been in the present house for 9 years, and as local residents would really appreciate having a garage to provide some security and protection for the vehicles from the elements in winter.

We look forward to hearing from you in the near future.

Yours sincerely

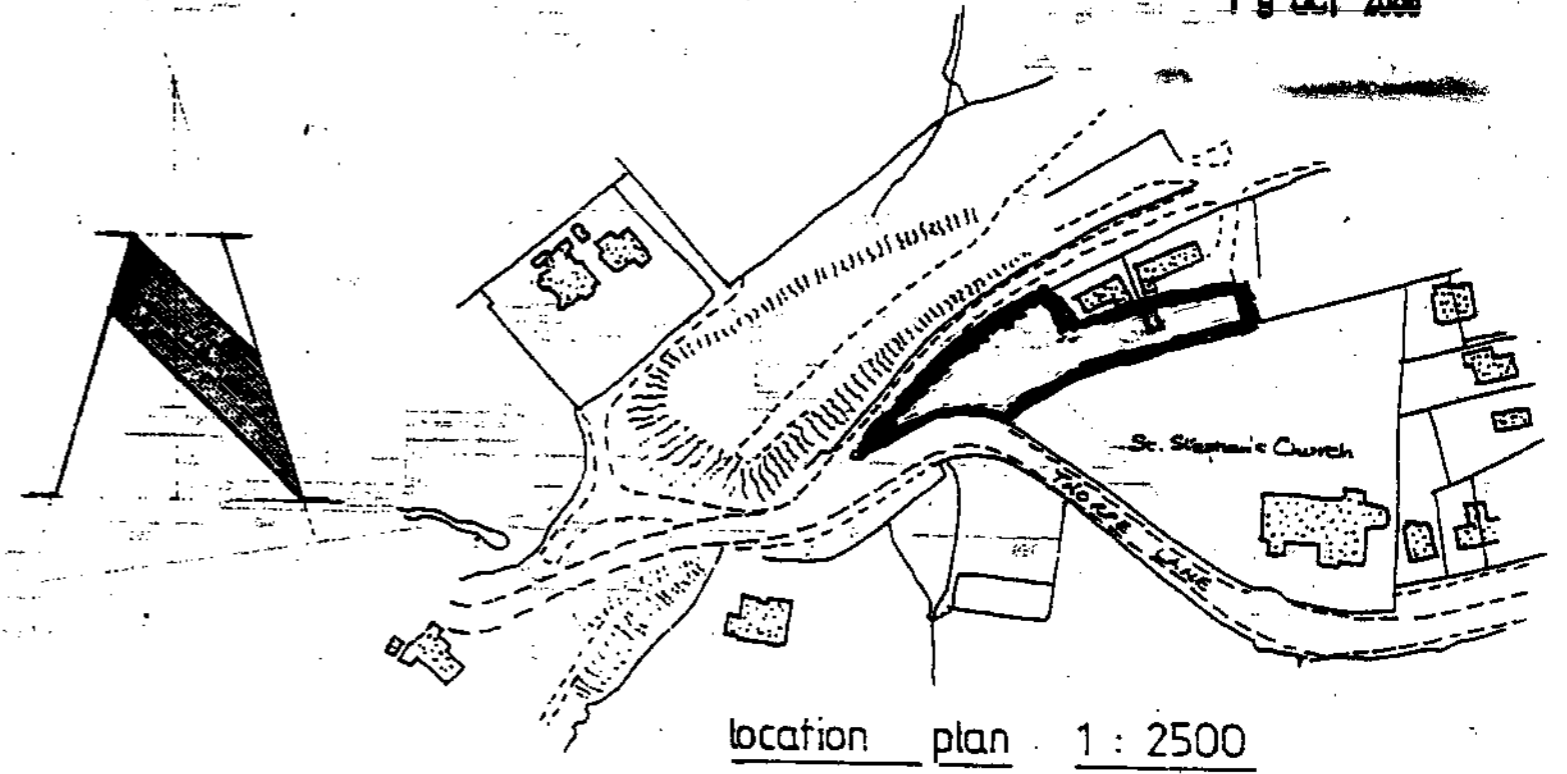
1 9 OCT 2006



site plan 1:500

PROPOSED GARAGE LANE FOR
RAVENS LODGE, THORP LANE,
ROBIN HOOD'S BAY.

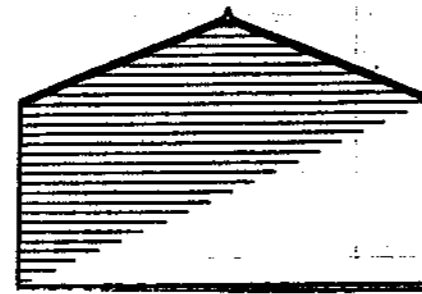
19 OCT 2006



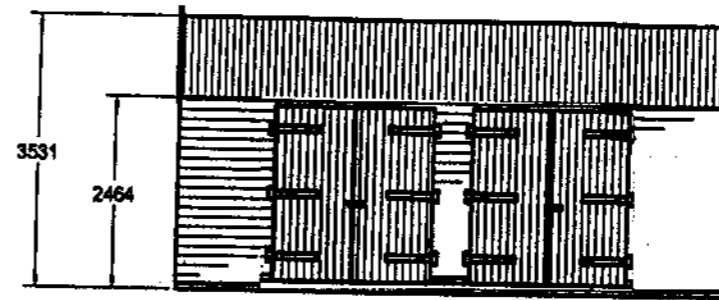
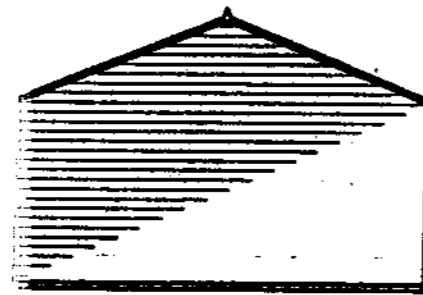
location plan 1:2500

Drawing No.	Revision
Client Paxton	

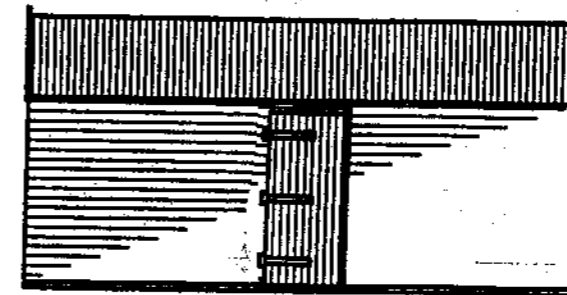
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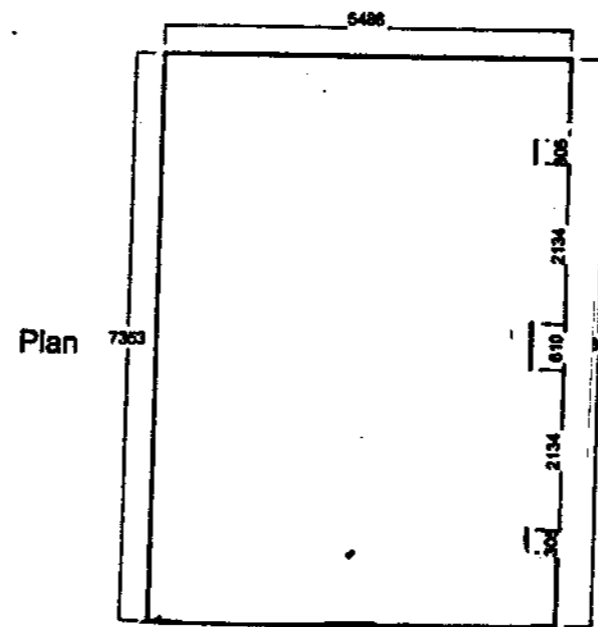
Side Elevations



Front Elevation



Rear Elevation



Plan

19 OCT 2008

Walls are constructed by using 88 x 38mm c/s spaced at 600mm centres, then covered in pressure impregnated Shiplap exterior cladding. Roof purlins are 88 x 38mm c/s held in place by Jiffy joist holders on pre-fabricated trusses, then covered in black maintenance free Onduline roof sheeting. All fittings are galvanised.

This Drawing is NOT intended for Ground Works. When laying a Base refer to Manufacturer for base details in IMPERIAL dimensions.
Do Not Scale - If in doubt - ASK

Drawn by Guy Booker	CHART STABLES LTD		Position
Scale 1:100	Design Status: Output Approved		24 x 18 x 6' to Eaves GARAGE in Shiplap
Date 22/12/03	Signed: _____		
Client Paxton	Date: _____	ALL DIMENSIONS IN MM	

Mr S Paxton
 Thorpe Lane
 Robin Hood's Bay
 N Yorkshire
 YO22 4RN

North York Moors National Park
 The Old Vicarage
 Bondgate
 Helmsley
 YO62 5BP

20.01.2007

REF NYM/2006/0848/NEW

Design and Access Statement

Building context

- The garage will be constructed from shiplap planed timber to the design as shown on plan and is a simple and unobtrusive design.
- The garage will be used by the family members and myself and will not be for commercial use.
- Vehicle access to the garage is by two outward opening double doors on the east facing side of the building.

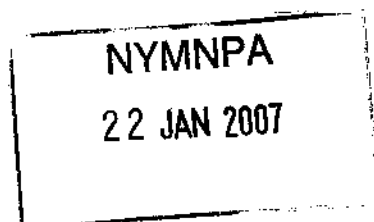
Amount of development

- The proposed plan is for one unit only.

Layout and Security

- The building has been sited as far away as possible from the adjoining house and garden. We intend to plant more shrubs in the area by Mr & Mrs Newton's property to afford them as much privacy as possible.
- An open turning area space will be provided at the east side of the garage.
- The finished floor level will be reducing to the level of the drive which runs along the church wall, therefore reducing the visual impact to the neighbours.
- The Inspector found that the position of the garage in relation to the church and from the road (Thorpe Lane) was acceptable (ref to previous letter). This view was also supported by local residents on Thorpe Lane.
- Building Security - The garage will have PIR operated security lighting plus lockable doors using 5 lever locks.

* Please note that we have no security for our vehicles at the moment and the vehicles are kept out in the open.



Scale and Landscaping

- The height of the garage will be lower than any of the surrounding buildings and only slightly higher than the adjoining garden fencing.
- The garage will be screened by the existing shrubs and bushes on both sides of the dividing wall and fence between Mr & Mrs Newton's property and my own property.

Disability Discrimination Act

- In reference to the Disability Discrimination Act: there are no restrictions for disabled access.

I look forward to hearing from you in the near future.

Yours sincerely

..... Mr S Paxton

NYMNPA

22 JAN 2007