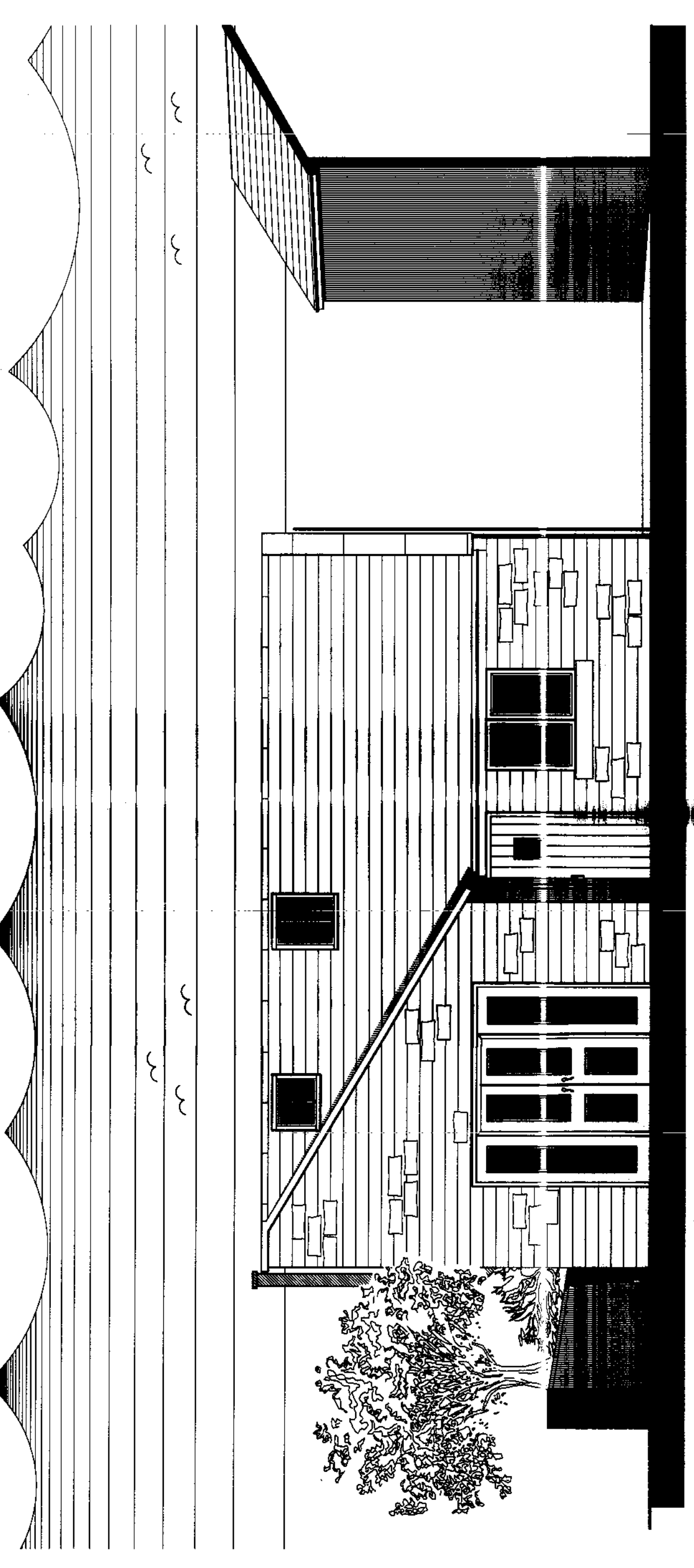


● DO NOT SCALE from this drawing. Only figured dimensions are to be taken from the drawing.  
 ● The Contractor must verify all dimensions on site before commencing any work or shop drawings.  
 ● The Contractor must report any discrepancies before commencing work. If the discrepancy is significant, the Contractor is to be informed before work is allowed.  
 ● Work within The Construction (Design and Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of bhd Partnership Ltd



EXISTING FRONT ELEVATION

NYM/PA  
 21 MAR 2007

REV	DATE	BY	DESCRIPTION	CHKD	APPD
A	13/03/07	DWG			

**b h d partnership**  
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.  
 Tel: 01947 460671 Fax: 01947 460670  
 general@bhdpartnership.com www.bhdpartnership.com

ARCHITECTURAL

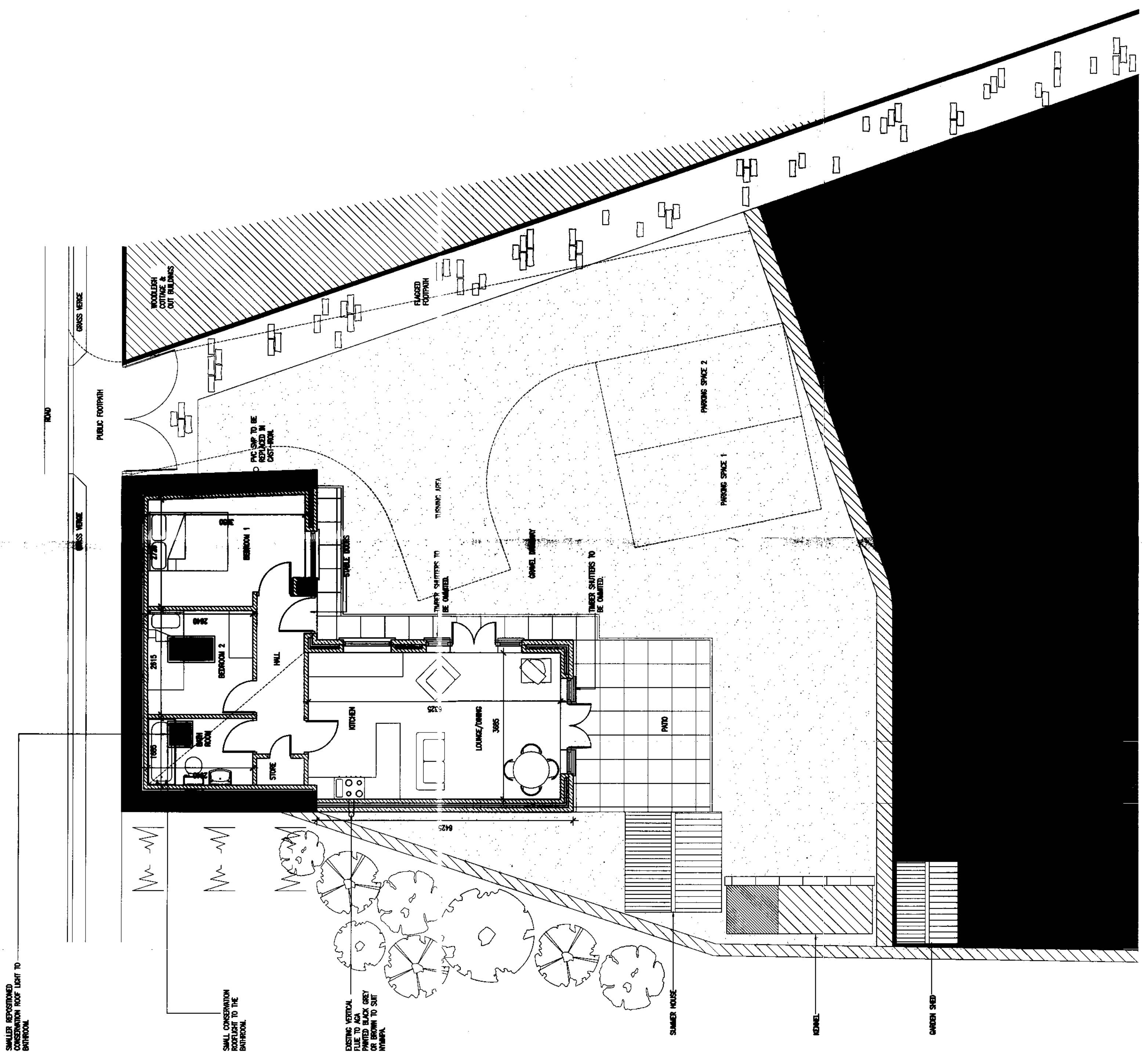
Mr R & Mrs C Hare

Woodleigh Lodge  
 Main Road Aislaby

Rectification Of Planning Matters

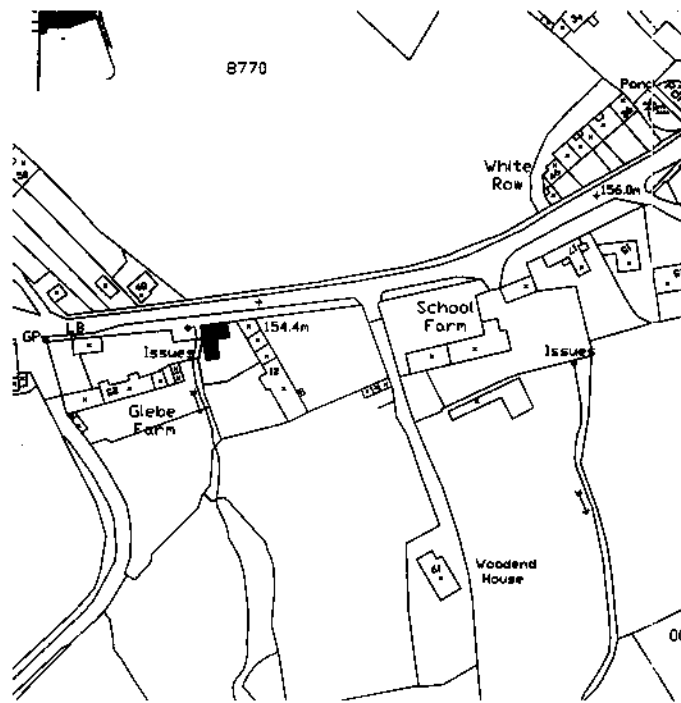
DRAWN: D. Birdsell	CHECKED: T. Harrison	APPROVED:
SCALE & SIZE: 1:50 @ A1	DATE: 13/03/07	DRAWING STATUS:

REF: A



EXISTING SITE PLAN

NYM/ 2007 / U 2 3 0 / FL



**NYMNPA**  
**30 MAR 2007**

<b>b h d partnership</b> <small>Aiky Hill Manor, Wetherby, North Yorkshire, UK YO21 1QB.          Tel: 01947-694871 Fax: 01947-600018          general@bhdpartnership.com www.bhdpartnership.com</small>			CLIENT: <b>Mr R &amp; Mrs C Hare</b>			DRAWING TITLE: <b>Site Location Plan</b>		
			PROJECT: <b>Woodleigh Cottage          Main Road Aislaby</b>			A4	DRN: <b>D.Birdsall</b>	DATE: <b>28/03/07</b>
SCALE: <b>1:2500</b>	ISSUE: <b>Planning</b>		DRAWING NR: <b>D8891-21</b>			REV: <b>A</b>		
A	28/03/07	DKB	TRH	CHKD	APVD	AMENDMENT		

**SECTION 4 BUSINESS, RETAIL OR OTHER COMMERCIAL USE**

**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:

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

Existing m<sup>2</sup>

Proposed m<sup>2</sup>

Industrial

Other

**20. Employment**

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, Boddgate,  
Helmsley,  
York YO62 5BF



For office use only

NYMNP/2007 / 0230 / FL

Admin Ref: 07/230

Date valid:

Grid ref:

**SECTION 1 YOUR DETAILS**

**1. Applicant**

Name MRS. B. & MRS. C. HARE

Address WOODLEIGH LODGE  
MAIN ROAD  
AISLABY, WHITBY, YKS.

Post Code  
Tel No 01947 811031

**2. Agent**

Name BHA. PARTNERSHIP

Address AIRY HILL MANOR,  
WHITBY  
YORKSHIRE.

Post Code YO21 1QB.  
Tel No 01947 604871

**3. Applicant's interest in the land**

OWNERS

NYMNP  
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**SECTION 2 YOUR PROPOSAL**

**4. Full postal address or location of the application site**

WOODLEIGH LODGE, MAIN ROAD,  
AISLABY, WHITBY, YORKSHIRE

**5. Applicant's interest in adjoining land**

NONE

**6. Brief description of proposed development**

RETRO-SPECTIVE CONVENT FOR GARDEN SHED, DOG KENNEL,  
AND DAMMER HOLE, MIS-POSITIONED ROOFLIGHTS, TURNING AREA.  
REDUCED IN SIZE, OMISSION OF SHUTTERS, AND FLUE PIPE.

**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.

- Layout
- Scale
- Appearance
- Access
- Landscaping
- None

go to Question 12

Date of outline permission \_\_\_\_\_ Application No \_\_\_\_\_

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

- Layout  Scale  Appearance  Access  Landscaping

go to Question 12

10. Removal or variation of condition

Date condition imposed 10 DEC. 2003 Application No NYM 2003/0773/FL  
 Condition No No. M.

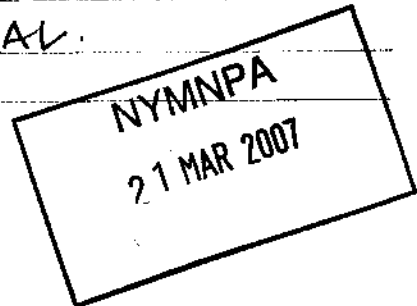
go to Question 12

11. Renewal of temporary permission

Date permission granted \_\_\_\_\_ Application No \_\_\_\_\_

12. Use

What is the building / land used for at present? RESIDENTIAL  
 If it is unused at present, what was its last use? RESIDENTIAL  
 and on what date did it stop being used for this? (if known) \_\_\_\_\_



13. Access

Does your proposal require new or altered access? YES (delete as appropriate)  
 If YES, please tick the relevant boxes:  
 New access to a road: Vehicular  Pedestrian   
 Altered access to a road: Vehicular  Pedestrian   
 Even if no alterations or changes are being sought, access arrangements will need to be described in the 'design and access statement'.

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 TIMBER BOARDS STAINED BROWN  
 Roof FELT (GREY-GREEN)

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.  
SHOW SITE LOCATION PLAN, BLOCK PLAN, PHOTOGRAPHS.  
HOUSE FLOOR PLANS AND ELEVATIONS.

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

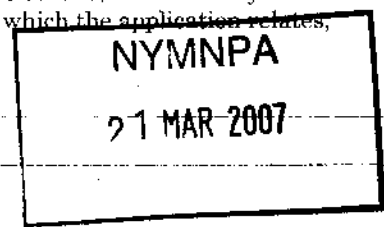
Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.  
 I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed \_\_\_\_\_ (Applicant/Agent)  
 \* On behalf of MR. R. & MRS. D. HARE (Applicant)  
 Date 12.5.2007

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

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 MR. R. & MRS. D. HARE (Applicant)  
 Date 12.5.2007

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

- ~~for rural building conversion, any bat survey or structural engineer's report undertaken.~~
- the necessary plans numbered:
- 'design and access statement'.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- ~~Flood risk assessment if the development lies in zone 2/3 of the indicative floodplain map.~~

- the fee of £ 267.00 by cheque/postal order no \_\_\_\_\_  
 Signed \_\_\_\_\_ (Applicant/Agent)  
 On behalf of MR. R. & MRS. D. HARE (Applicant)  
 Date 12.5.2007

\* delete where appropriate

NYMNP  
21 MAR 2007

**DESIGN & ACCESS STATEMENT**  
**DEVELOPMENT AT WOODLEIGH LODGE**  
**21 MAIN ROAD, AISLABY, WHITBY, YORKSHIRE**  
**FOR**  
**MR. R. & MRS. C. HARE**

**b h d partnership ltd**

**Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB**  
**Tel: 01947 604871** **Fax: 01947 600010**  
**general@bhdpartnership.com** **www.bhdpartnership.com**

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21 MAR 2007

## 1.0 DESIGN

### 1.1 Context

Planning Permission and Listed Building Consent was granted on 16<sup>th</sup> December 2003 Decision No. NYM/2003/0773/FL/ & 0774/LB for the conversion, extension and alterations of the outbuilding to form a dwelling.

The building works were carried out in 2004.

Mr. Phillip Hare had a site meeting at the property on 8<sup>th</sup> December 2004 with Mr. Peter Jones Senior Area Planning Officer and received a letter from him dated 10<sup>th</sup> November 2004 regarding the likelihood of obtaining permission for a conservatory and removal of an Oak Tree.

There was no reference whatsoever to the issues which were raised by Mr. Andrew Muir Planning Officer in his letter dated 11<sup>th</sup> January 2007 following his site visit on 20<sup>th</sup> December 2006.

This application is submitted for the following: -

- 1) The repositioning of the previously approved conservation rooflight on the Side Elevation (East) to the westerly end of the Front Elevation (South). This serves the bathroom.
- 2) The stable door to the front elevation which is timber and boarded with a single glazed panel which appears visually very similar to the approved boarded door with single glazed panel. The stable door incorporates a timber weatherboard at mid height.
- 3) The double timber doors to the Front Elevation (South) and Side Elevation (East) which incorporates a mid-rail and are contrary to the fully glazed doors previously approved.
- 4) The omission of timber shutters to the glazed sidelights to the Front Elevation (South) and Side Elevation (East).
- 5) The soil and vent pipe was an existing pipe which was replaced using black pvc. This is now to be replaced using cast-iron painted black.
- 6) The metal flue pipe on the Western Side Elevation which is painted black serves an Aga. Due to the age of this particular model the flue pipe cannot be removed and replaced with a small balanced flue.

The applicants have looked into the matter and now propose to paint the whole pipe black / grey or brown to suit NYMNP.

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## 7) Permission for the following: -

1 no. timber garden shed (for lawn mower and garden tools)	1545m wide x 2080m deep
1 no. timber dog kennel and run.	3680m wide x 1220m deep
1 no. timber summerhouse (for garden furniture and grand children's toys)	2420m wide x 2530m deep

Due to the small size of the dwelling storage space is extremely limited. The timber sheds etc are small and partially hidden behind the existing boundary wall and large tree and therefore are not visually intrusive. In order to rectify Breach of Condition No.11.

## 8) Permission for a smaller turning and parking area than previously approved. In order to rectify Breach of Condition No.13.

Following a site visit and meeting with Highways Engineer Mr. Ged Lythe, the existing area was measured out and deemed to comply with NYCC Highways standards. This is shown on the Site Layout Plan 2A and 2B.

9) The issues as raised in the letter dated 11<sup>th</sup> January 2007 were the subject of further discussion with Mrs. Val Dilcock Chief Planning Officer and Mr. Andrew Muir Planning Officer, Mr. Ray Hare owner / Applicant and Mr. Tim Harrison Agent on 8<sup>th</sup> March 2007.

The outcome of the meeting was as follows: -

- The velux rooflight repositioned was not considered to be detrimental and therefore acceptable.
- The stable door could be improved by removal of the weather board but would not be practical.
- The mid-rail to the glazed doors was initially incorporated for safety purposes given the young family of the previous owner. The current owners would agree to replacements in full glazed panels when repair or renewal was necessary.
- The omission of the timber shutters was not considered to be detrimental and therefore acceptable.
- The soil and vent pipe replaced in cast iron was not considered to be detrimental and therefore acceptable.

21 MAR 2007

- The replacement of the flue pipe with a balanced flue was not considered to be detrimental and therefore acceptable.
- The garden shed, dog kennel and run were not considered to be detrimental and therefore acceptable.
- The summerhouse was not considered acceptable. The applicant has submitted an application for a small extension to the dwelling which would alleviate the need for the Summer House and enable the applicant to remove this.
- The existing parking and turning arrangements satisfies NYCC Highways standards and has less visual impact upon the site and is not considered to be detrimental and therefore is acceptable.

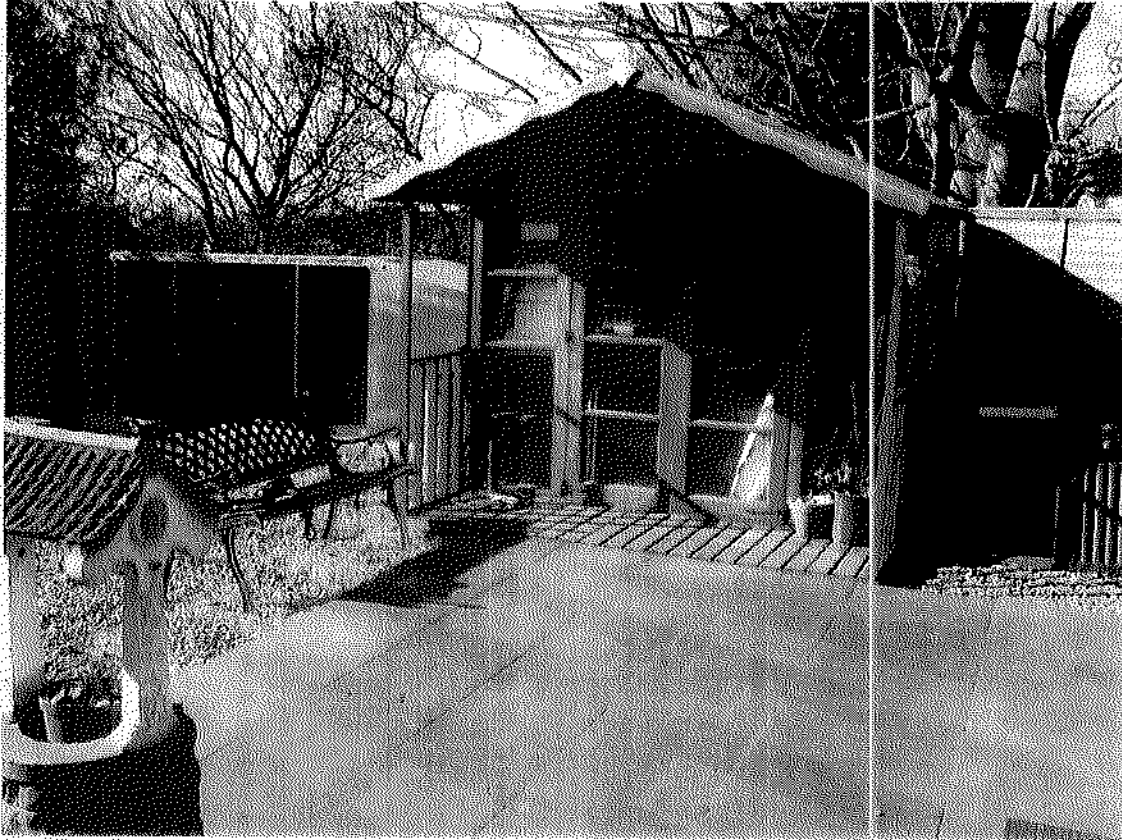
For these reasons given the negotiations and agreements reached the application is considered to satisfy the following policies: -

GP3, BE1, BE3, BE13, H1



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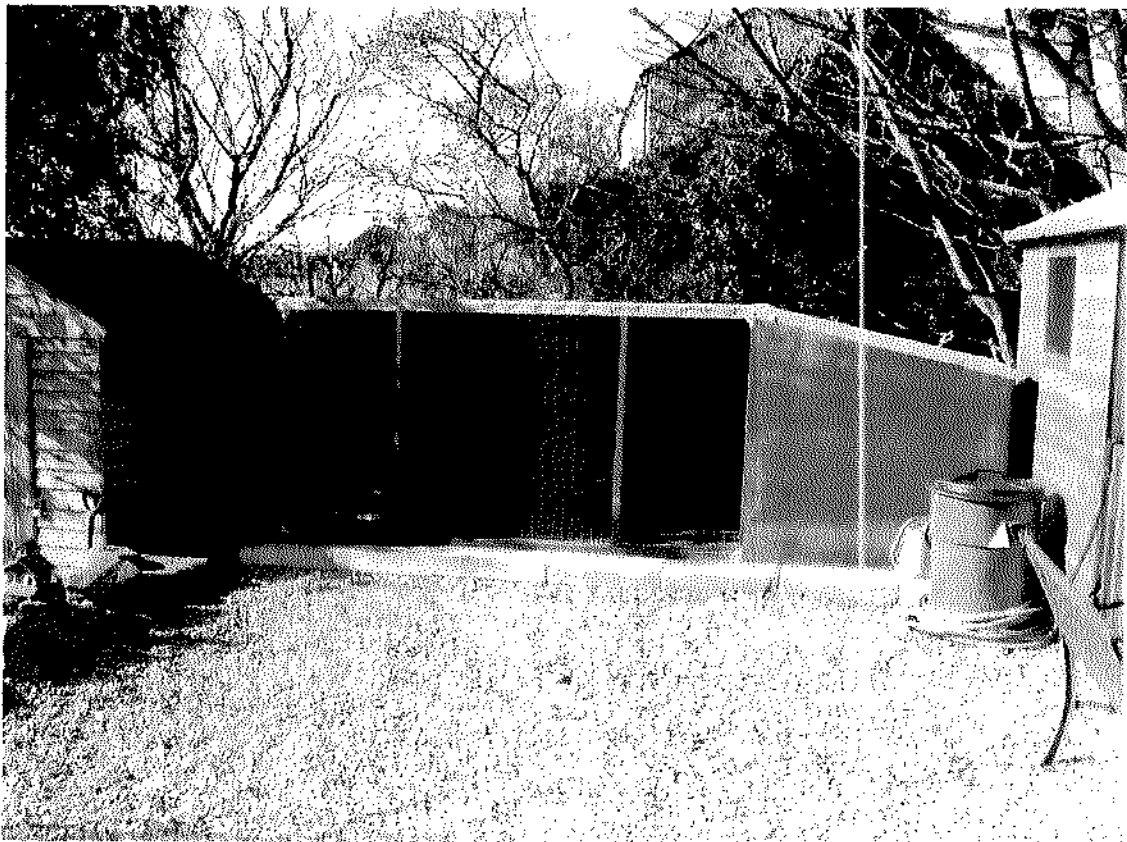
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**Plate 1 Summer House**

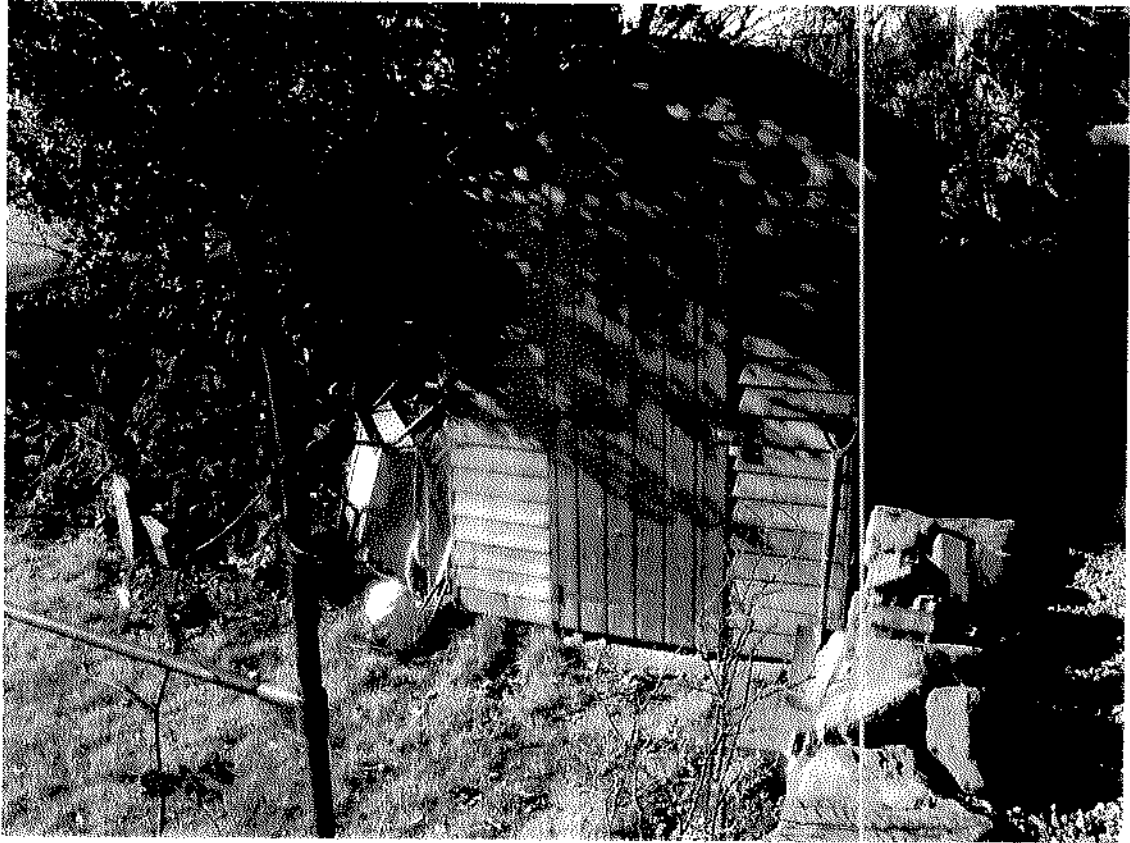
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**Plate 2 Kennel and Dog run**

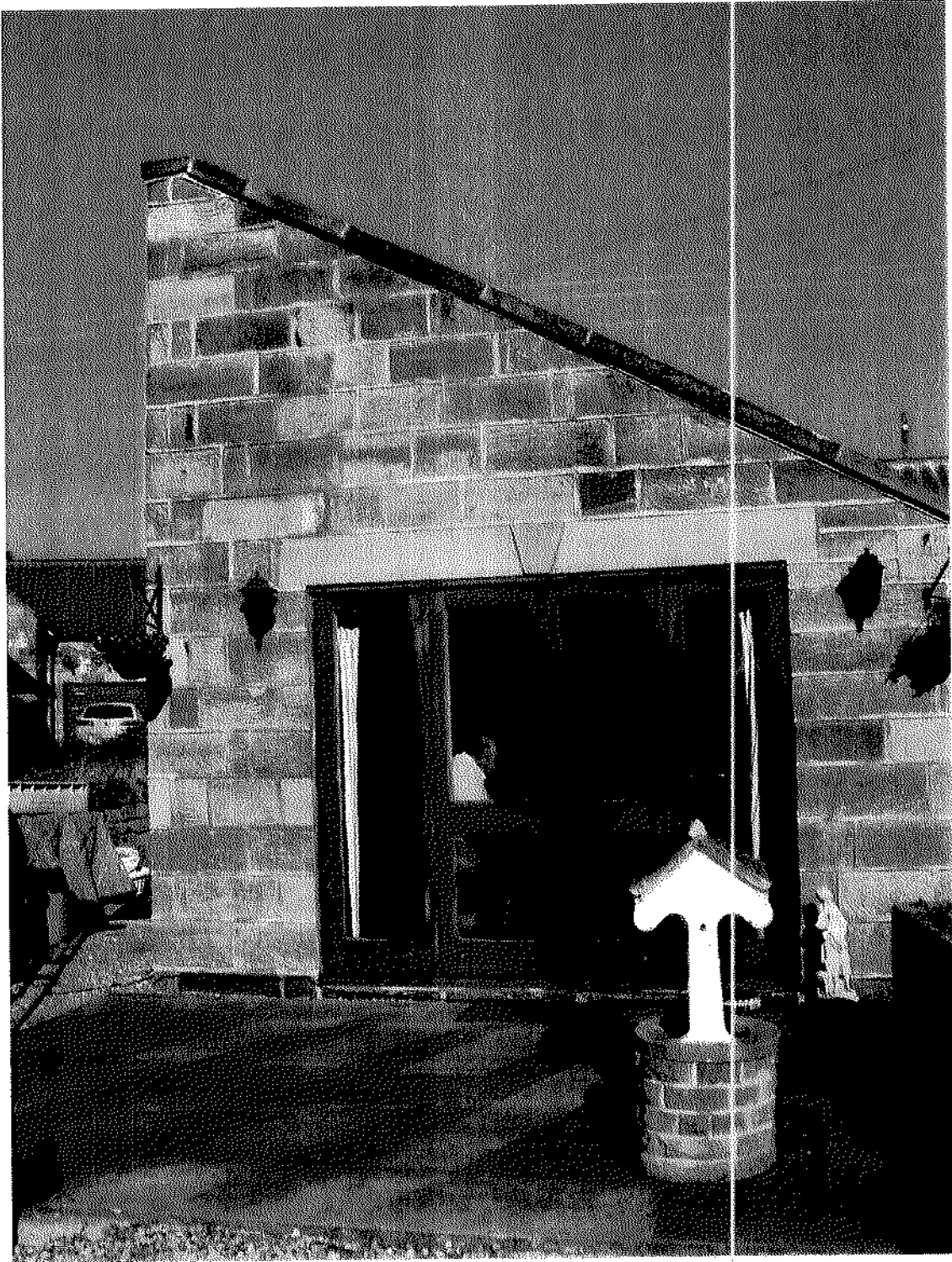
NYMNP  
27 MAR 2007  
0230 / FL



**Plate 3 Garden Shed**

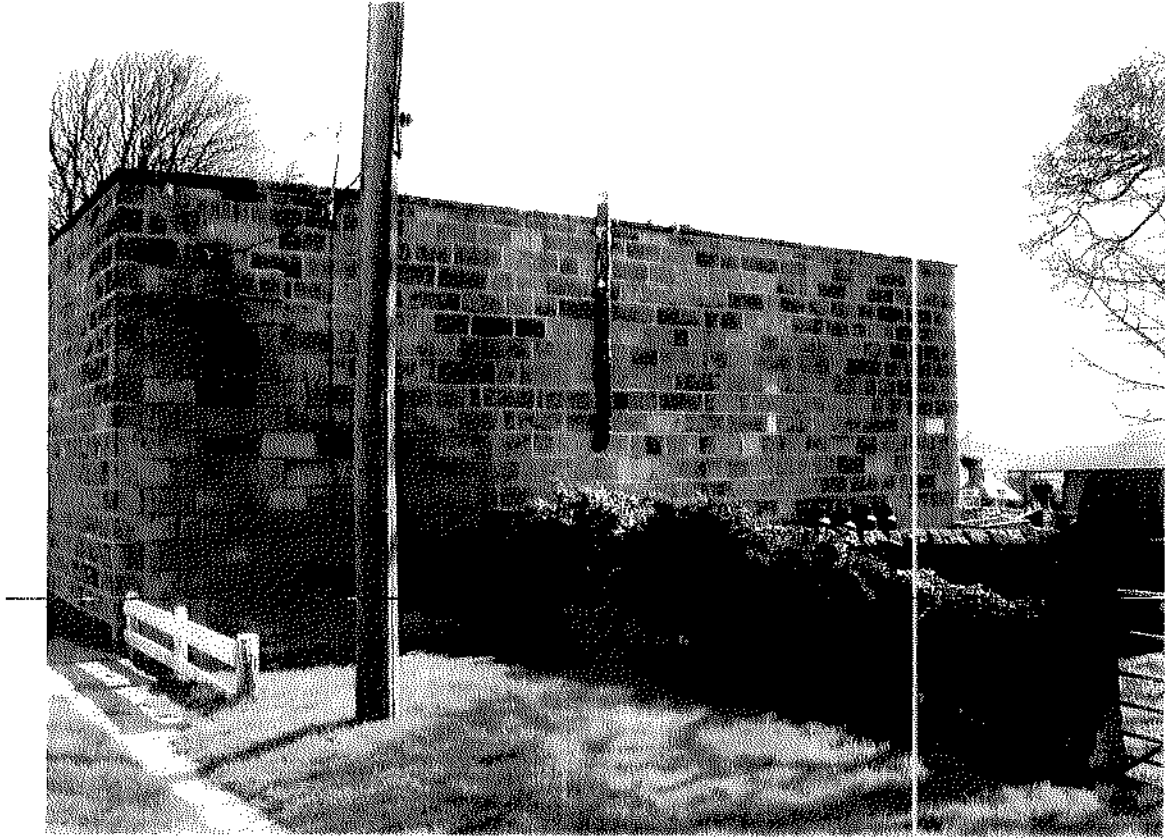
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**Plate 4 Existing Property**

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21 MAR 2007



**Plate 5 Existing house  
Aga/Rayburn Flue Pipe**

NYM/ 2007 / 0 2 3 0 / F L

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21 MAR 2007



**Plate 6 Existing house**



NYM/ 2007 / 023

NYM/PA / FL

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**Plate 7 Existing house**