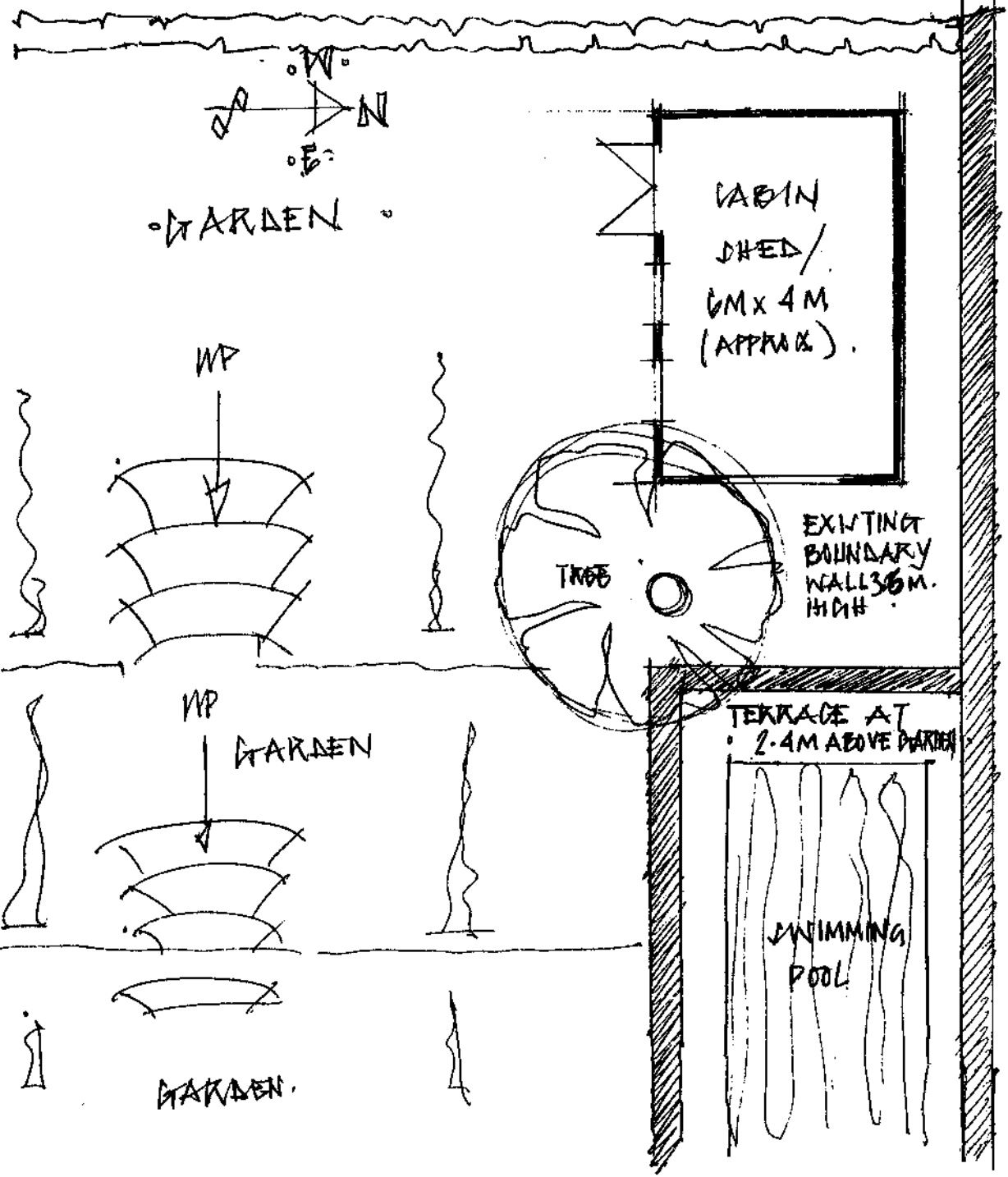


Subject: SITE LAYOUT PLAN.

File No. 9027 SPA

26 JUN 2007

EXISTING LEYLANDII HEDGE AT 6M. HIGH APPROX.



b h d partnership

CIVIL & STRUCTURAL, ARCHITECTURAL TECHNOLOGISTS & BUILDING SURVEYORS

AIRY HILL MANOR, WHITBY, N. YORKS, YO21 1GB
 Telephone: Whitby (01947) 604871 Fax: (01947) 600010

E-mail: general@bhdpartnership.com Website: www.bhdpartnership.com

Scale: 1 : 100

Date: 22.6.2007

By: [Signature]

CABAN ACCOMMODATION - MR. K. SMITH.
INGEN BANK, OFFICE KDN, BIRUMAWAY 2008 /

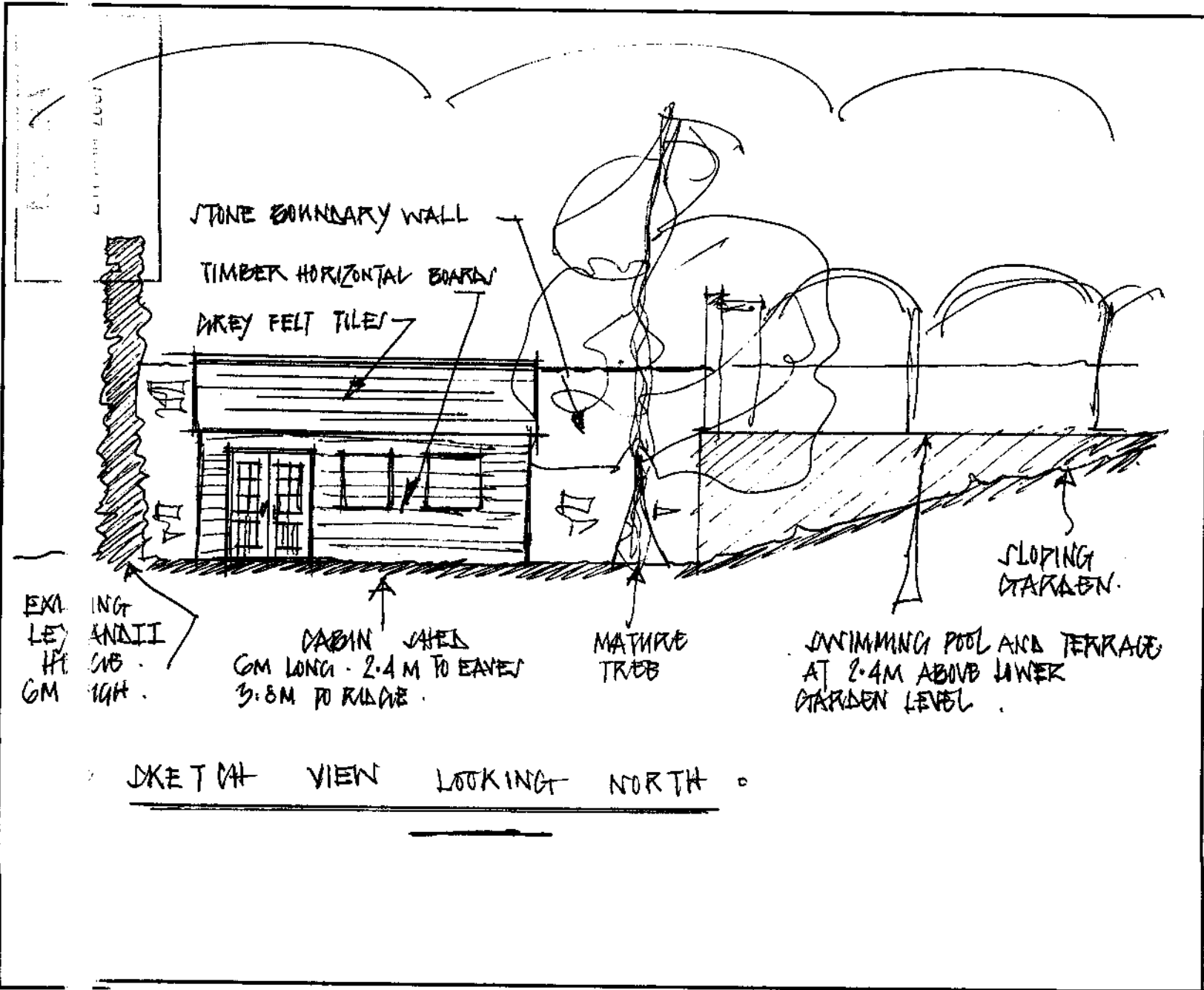
0519 / P.1
Page of

Job:

ELEVATIONAL SKETCH

Subject:

File No. 9027



SKETCH VIEW LOOKING NORTH

Scale: 1:100

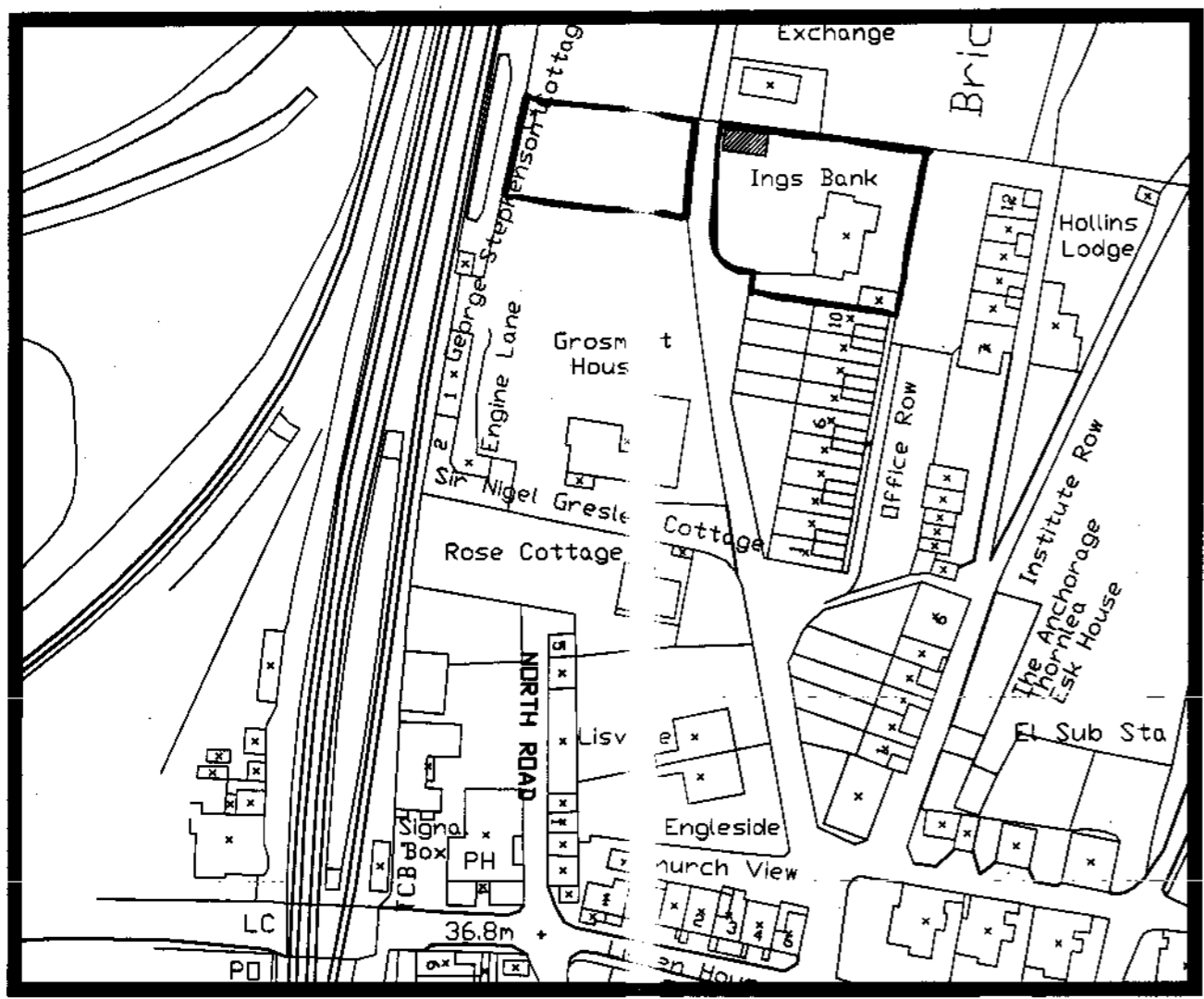
Date: 22.6.2007

By: [Signature]

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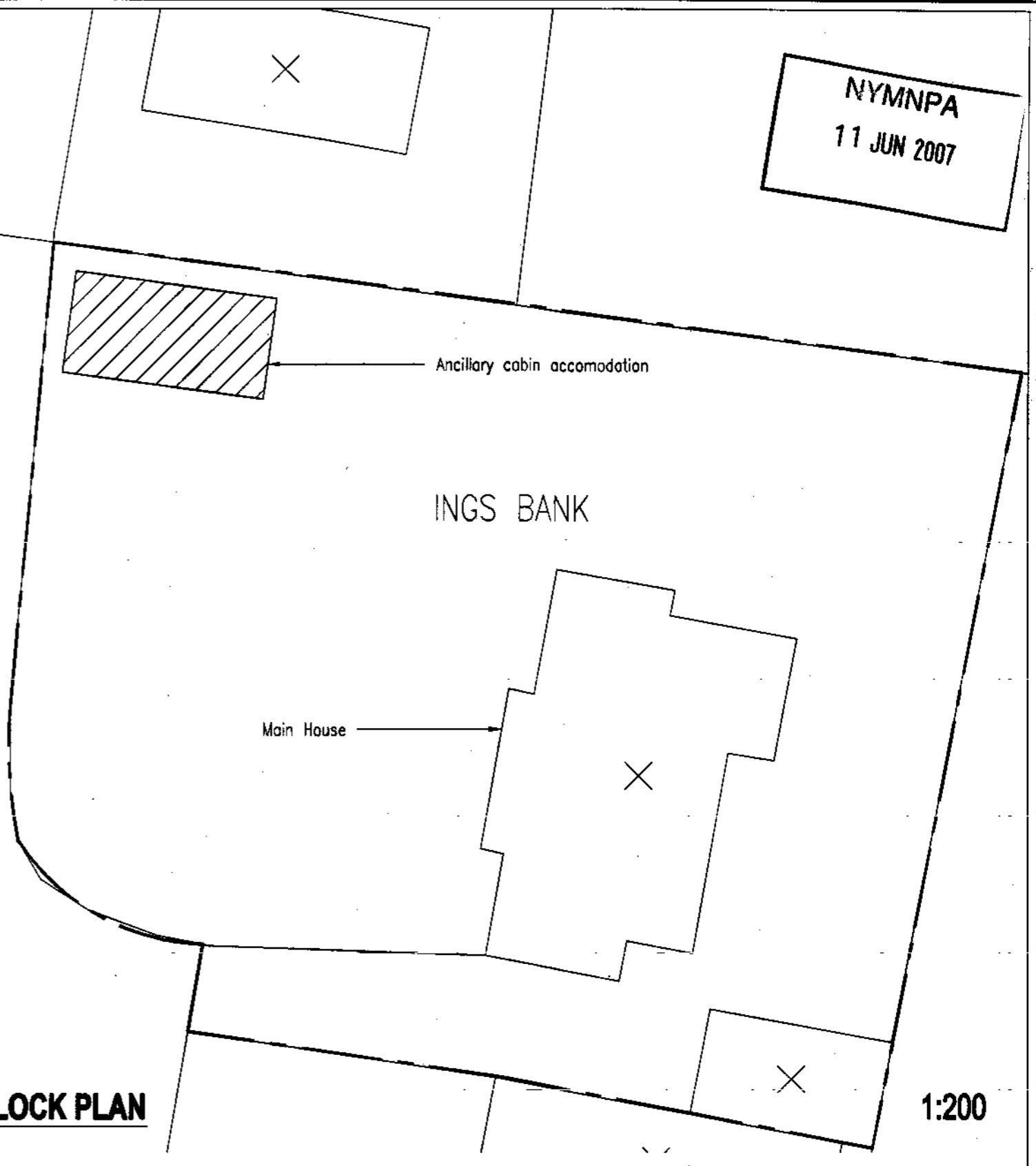
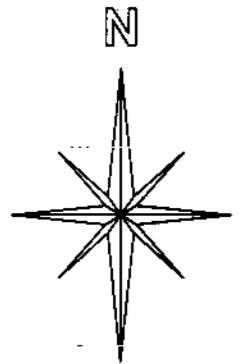
CIVIL & STRUCTURAL, ARCHITECTURAL TECHNOLOGISTS & BUILDING SURVEYORS

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LOCATION PLAN

1:1250



BLOCK PLAN

1:200

NYMNP
11 JUN 2007

b h d partnership
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

- DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this 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 this drawing exceeds quantities taken in any way, the Technician is to be informed before work is initiated.
- 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

REV	DATE	BY	AMENDMENT	CHKD	APVD
A	11/06/07	K.H.	Issued For Planning	NID	NID

CLIENT:
Mr. R. Smith

PROJECT:
**Cabin Accommodation,
Ings Bank, Grosmont**

SCALE: **as indicated** ISSUE: **Preliminary**

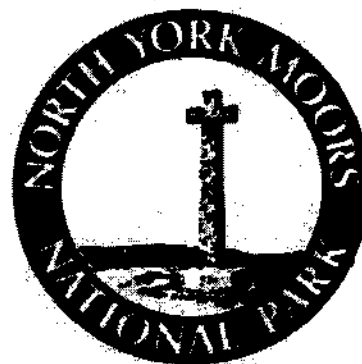
DRAWING TITLE:
**Location Plan &
Block Plan**

DRAWING NR:
D9027-01

REV:
A

Householder Application

PTJ



07/519

A1. Applicant Details

Organisation

Name

Title	Forename	Surname
Mr.	Robert	Smith

A1.1 Address Details

Name or flat number

Property number or name

Street

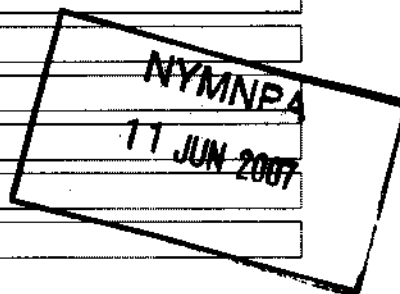
Locality

Town

County

Postal Town

Postcode



A1.2 Communication Details

Telephone No.

Telephone No.	Extn No.
<input type="text"/>	<input type="text"/>

Daytime Telephone No.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Fax No.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Email Address

DX Number

A2. Agent Details

Organisation

BHD Partnership

Name

Title	Forename	Surname
Mr	Neil	Duffield

A2.1 Address Details

Name or flat number

Property number or name

Airy Hill Manor

Street

Waterstead Lane

Locality

Airy Hill

Town

Whitby

County

North Yorkshire

Postal Town

Postcode

YO21 1QB

A2.2 Communication Details

Telephone No.

Telephone No.	Extn No.
[REDACTED]	

Daytime Telephone No.

--	--

Fax No.

01947600010	
-------------	--

Email Address

[REDACTED]

DX Number

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11 JUN 2007

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Ings Bank House
Street	Office Row
Locality	Grosmont
Town	Whitby
County	North Yorkshire
Postal Town	
Postcode	YO22 5PD
UPRN	00
Location	Garden to rear of Ings Bank House

2. Description of the Proposed Development

Development Description

Cabin Accomodation Ancillary to Ings Bank House

3. Access

Is existing access affected?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is a new access type proposed?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Disability Access

--

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4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges? Yes No

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way? Yes No
 Is the site adjacent to a Public Right Of Way? Yes No

Describe the proposed alteration of the Public Right of Way

[Empty text box]

6. Materials

Walls

Timber

Roof

Felt

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

N/A

7. Floor Space

Please state the existing floorspace of the building

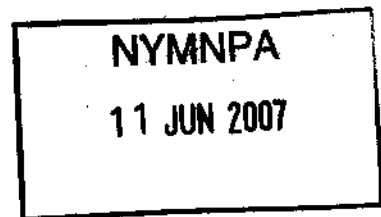
32
sq.m

Please state the proposed new floorspace

0
sq.m

Signature

Electronically submitted; no signature required.



Agricultural Holdings Certificate

None of the land to which the application relates is, or is part of, an agricultural holding. I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory			
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-06-11		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

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Certificate A

I certify that:
 on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	[REDACTED]	[REDACTED]	[REDACTED]
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-06-11		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

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 11 JUN 2007

**DESIGN & ACCESS STATEMENT
CABIN ACCOMMODATION AT
INGS BANK HOUSE, GROSMONT
FOR
MR. & MRS. R. SMITH**

**NYMNPA
11 JUN 2007**

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**

BHD Ref: DAS 9027

1

1st June 2007

CONTENTS

- 1.0 Location Plan
- 2.0 Background
- 3.0 Context
- 4.0 Scale and Siting
- 5.0 Use
- 6.0 Conclusions
- 7.0 Appendix
 - A - Policy H9
 - B - Policy H10
 - C - Photographs (3no.)

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2.0 BACKGROUND

Our clients purchased and erected a timber cabin within their garden as ancillary domestic accommodation.

They were informed by the suppliers that the structure did not require any Planning Permission.

It has been used to accommodate family and friends and occasionally as a Holiday unit. Because of the location of Ings Bank House our clients often enjoy the company of family and friends.

Following visits to site by Enforcement and Planning Officers our clients have been advised that contrary to the supplier's advice Planning Permission is required. It should be stressed at this point that had my clients been aware of this they would have submitted the required application before proceeding with purchase of the structure. We trust National Park Officers accept this and appreciate the costs incurred in providing the building were substantial and in no way considered a risk at the time.

This application will endeavour to rationalise the situation to the benefit of all parties.

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11 JUN 2007

17/2007

3.0 **CONTEXT**

3.1 The application is for retention of the timber building in its current position. Its use is to be specifically restricted to ancillary domestic accommodation. For occasional and short term use only by any one party visiting or connected to our clients, the owners of Ings Bank House.

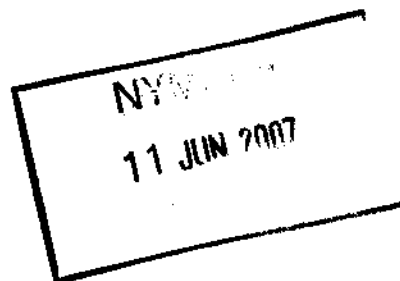
It is intended to allow Friends and Family to use the building at times when the house is full. Such visits could be restricted in duration by Planning Condition.

There will be no "Holiday Let" use at all our clients are now aware this would be against Local Plan Policy.

3.2 This application is to be considered under the following Local Plan Policies: -

H9 - Curtilage Buildings (Appendix A)

H10 - Annexe Accommodation (Appendix B)



4.0 SCALE AND SITING

- 4.1 The building is sited within the grounds of Ings Bank House. This is a large detached dwelling situated on a sloping site. There is also a swimming pool adjacent to the house.

The sloping site provides almost a Terraced layout with the house at the top (East) slopping down to the pool and patio area then down again to the subject building at the West of the site. This is illustrated on the photographs and site plan.

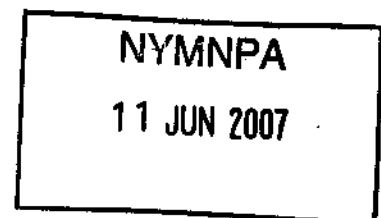
It can be seen that the subject building is modest in scale when viewed against the site. In addition to the large structure of the house and patio it is set against a large boundary wall to the North and mature hedge to the West. All of these elements reduce any impact of the new building to be minimal.

Its scale prevents it from "detracting from the character and appearance of the main dwelling" (Policy H9 {1}).

- 4.2 The siting has been carefully considered. As with the scale of the building it presents no visible impact. Surrounded by the patio / terrace, boundary wall and mature hedge the building is appropriately sited.

- 4.3 The presence of the building has been accepted and by officers as noted in their letter dated 4th may 2007.

We believe that officers have considered its size and impact on the surrounding area and reached the conclusion its presence does not detract form the site or locality.

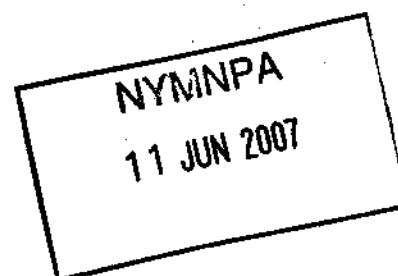


5.0 USE

- 5.1 As stated in 2.0 the building will only be used as an ancillary domestic outbuilding including sleeping accommodation only for friends and family.

The building will not increase the number of people on site. As is often the case when extended families and friends visit people sleep wherever they can it is likely that instead of utilising Living rooms etc the subject building will be used. It should be stressed this will be very irregular and limited. Conditions of a reasonable nature to reflect this would be expected with prior agreement.

- 5.2 The type and size of the building restrict its use to comply with policy H9 and H10. By virtue of its construction it can not be used as anything other than Ancillary to the main house.
- 5.3 Our clients are used to living off a quite access road. This is one of the main benefits of Living at Ings Bank House they do not wish to increase activity above existing levels, it would erode their own standard of amenity and is not acceptable.



6.0 CONCLUSIONS

- 6.1 The presence and use of the building conform to policy H9 in particular (1), (3), 6.55, 6.56 & 5.58. These are reproduced in Appendix A.
- 6.2 The presence and use of the building conform to policy H10 in particular (3), (4), 6.59 & 6.61.
- 6.3 The principle of the building has been accepted by officers in their letter dated 04.05.07. Therefore provided the building does not increase activity on the site it has a nil impact on amenity of the area.
- 6.4 The siting and scale of the building have been carefully considered and utilises the most suitable areas of the site.
- 6.5 Our clients would agree to conditions restricting its use as described in section 5.0 including prohibiting any holiday accommodation use.

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11 JUN 2007

7.0 **APPENDIX A**

H9 **CURTILAGE BUILDINGS**

Proposals to erect or convert a building within the curliage of a dwelling for ancillary domestic purposes will be permitted providing: -

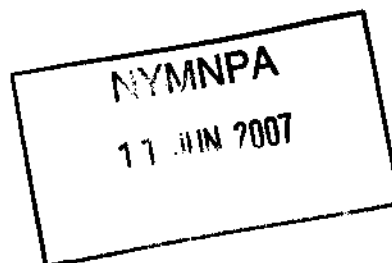
- (1) A new building would not be individually or cumulatively detract from the character and appearance of the main dwelling and site, and is acceptable in terms of its scale, height, form, position, design detailing and type of materials.
- (2) A conversion scheme retains the character and appearance of a traditional building.
- (3) It would not reduce the level of private amenity space about the dwelling to an unacceptable level.
- (4) The proposal conforms with Policy GP3

6.55 Curtilage buildings and structures such as garages and sheds are an important aspect of domestic life. As with residential extensions, the erection of a building within the cartilage of a dwelling does not always require planning permission. Where permission is needed it is important that the design of a proposal is acceptable and that the number or scale of outbuildings on the site does not detract from the character and appearance of the dwelling, the site and the surrounding locality.

6.56 Schemes which would reduce the level or private amenity space around the dwelling to an unacceptable level will be resisted.

6.57 Many dwellings will have buildings within their curtilage that may be suitable for conversion to a domestic use. Conversion schemes involving traditional buildings will be required to ensure retention of the buildings traditional character and appearance. The Authority may condition any approval to remove permitted development rights to erect new buildings, if the proliferation of buildings within the curtilage is likely to undermine the character and appearance of the site.

6.58 All proposals for curtilage buildings should ensure that care is taken (through position and design) to ensure that the amenity of neighbours is not adversely affected.



7.0 APPENDIX B**H10 ANNEXE ACCOMMODATION**

- (1) Is an extension to an existing dwelling and complies with the criteria outlined under Policy H8 or
- (2) Relates to the conversion of an outbuilding within the curtilage of a dwelling. Which is of an appropriate design and
- (3) Is designed to serve a long term ancillary function in connection with the main house and provides a level of accommodation compatible with this and
- (4) The proposal conforms with policy GP3.

6.59 Residential annexes to main dwellings can provide for changes in the accommodation needs of families over time.

6.60 Annexe accommodation should be provided through an extension to a main dwelling or by the conversion of an outbuilding without an adverse effect on the character of a dwelling, the site or a locality. It is important that in either case the design of a scheme is acceptable, that the dwelling retains sufficient amenity space and that the amenity of neighbours is not undermined.

6.61 Schemes should be designed so as to ensure that the accommodation is ancillary to the main dwelling. The Authority will seek to prevent its use as a separate dwellings by means of a planning condition or agreement in cases where the proposed annexe is capable of forming a separate dwelling which would otherwise be unacceptable.

