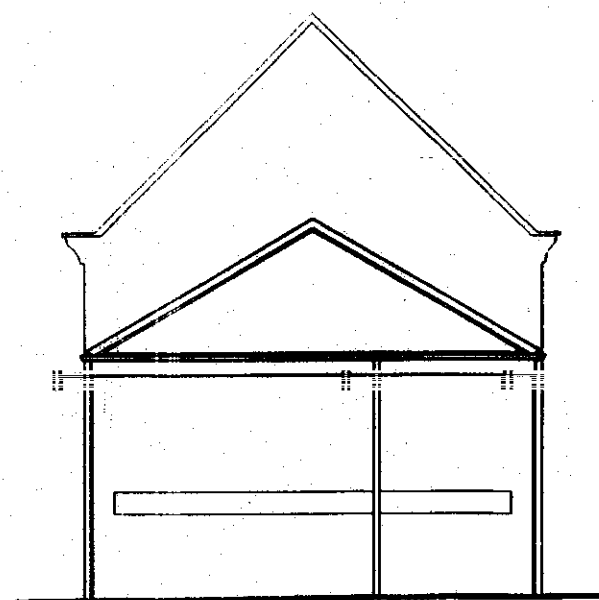
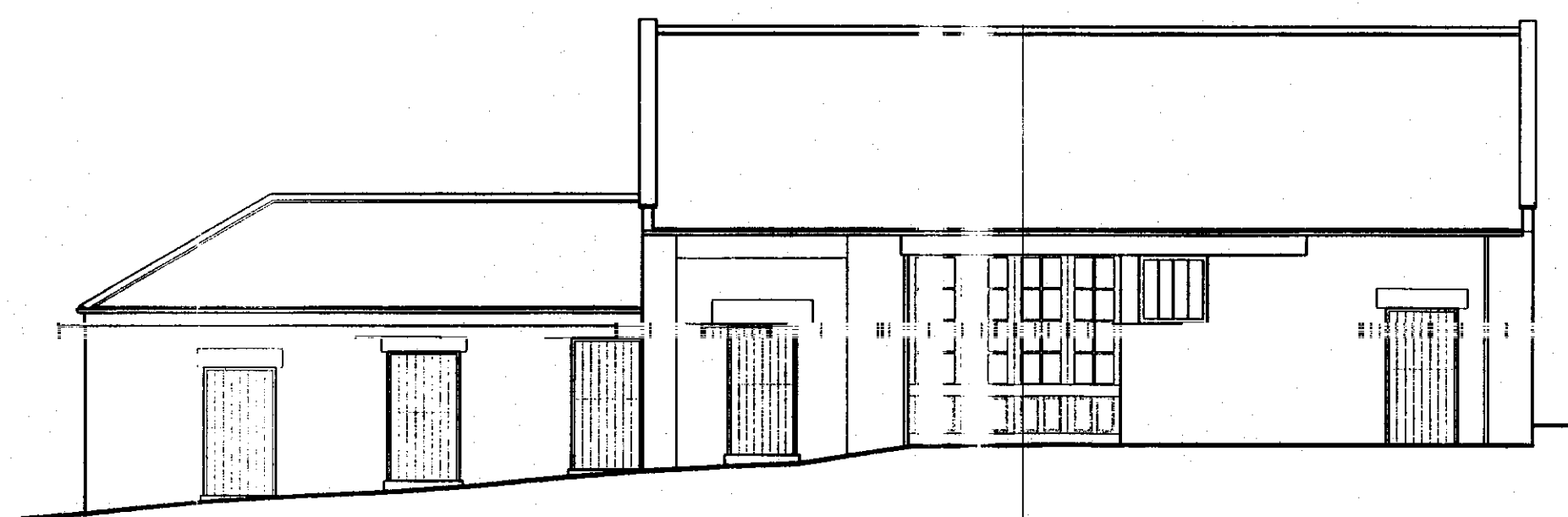


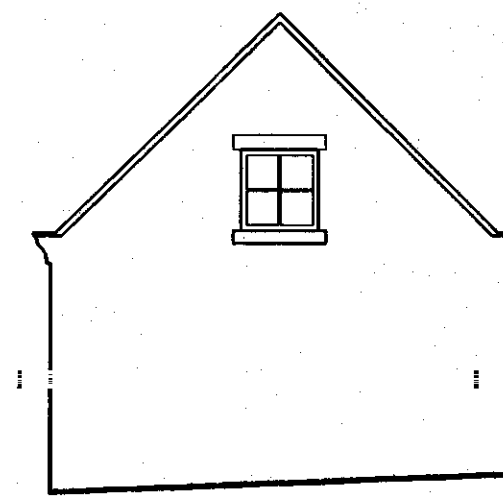
All Dimensions Shall be Checked on Site by the Contractor Prior to Commencement of Work on Site. If in Doubt Ask.



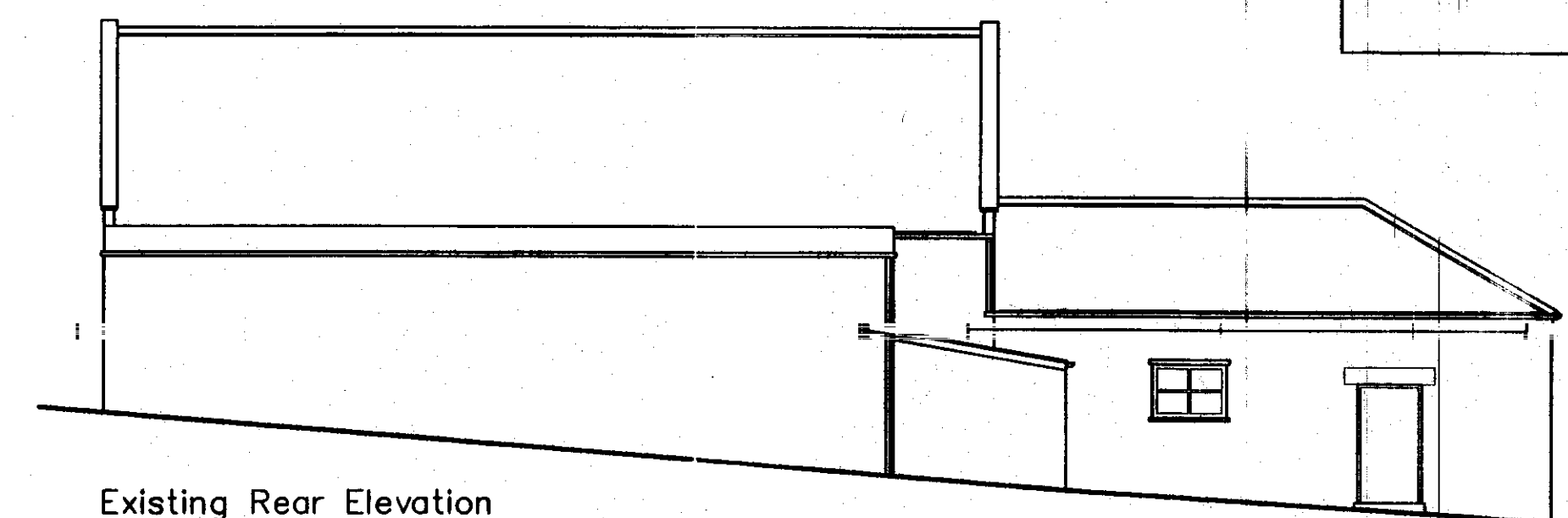
Existing Side Elevation



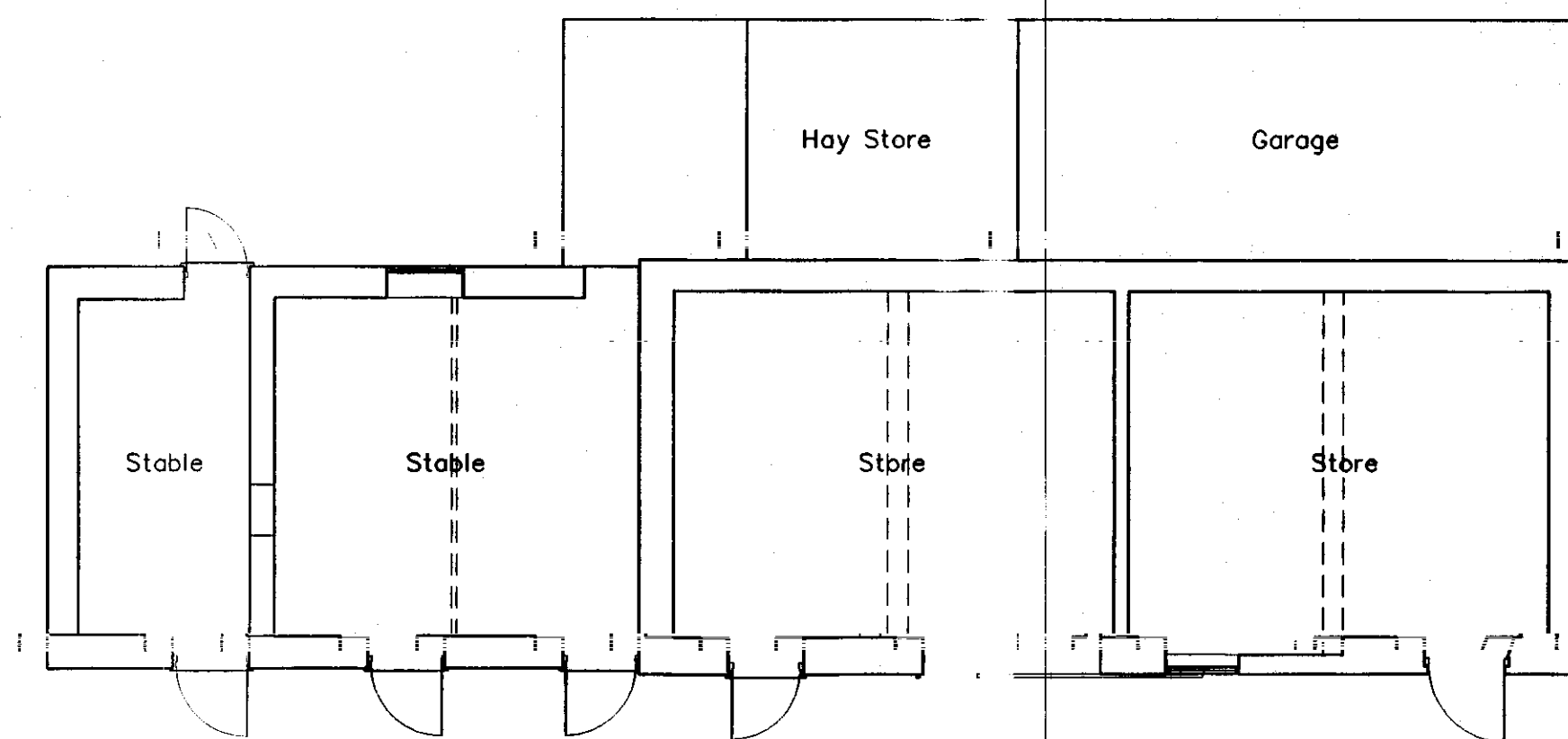
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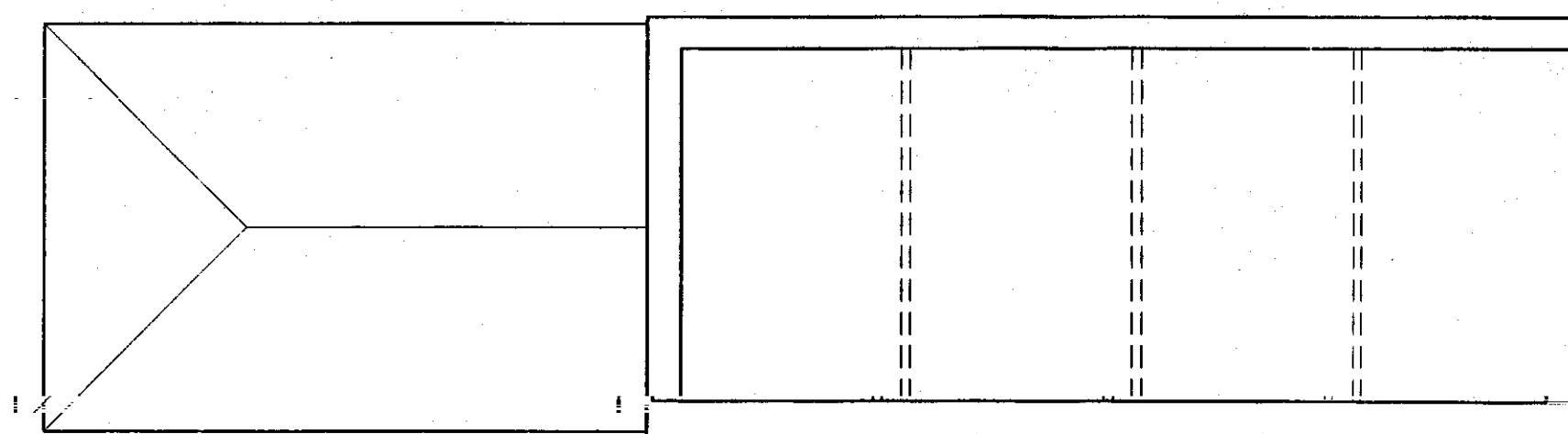
Existing Side Elevation



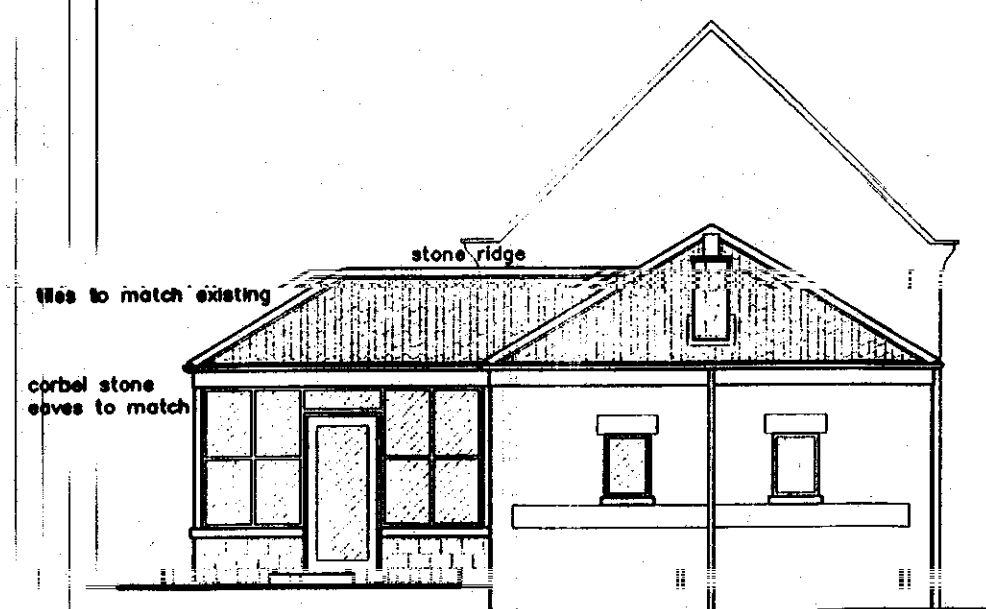
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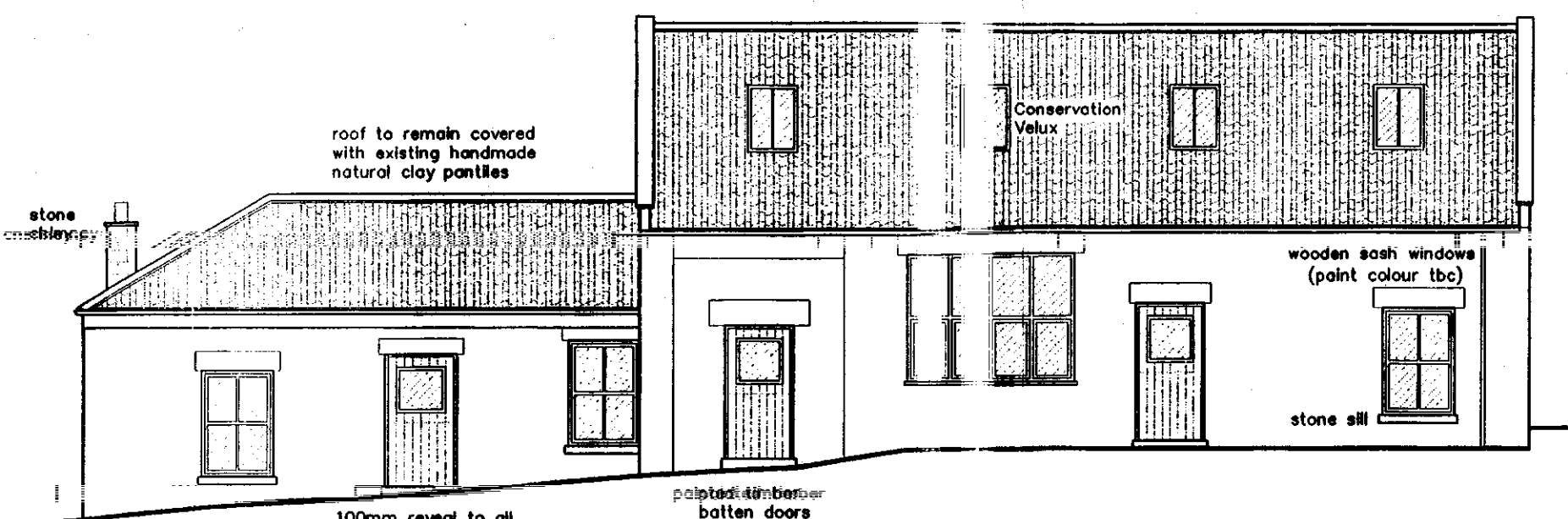
Existing Ground Floor Plan



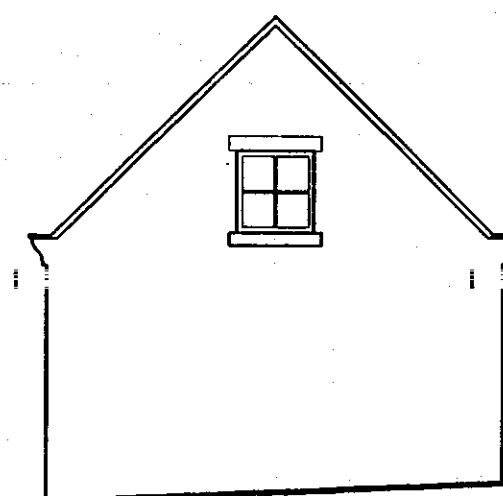
Existing First Floor Plan



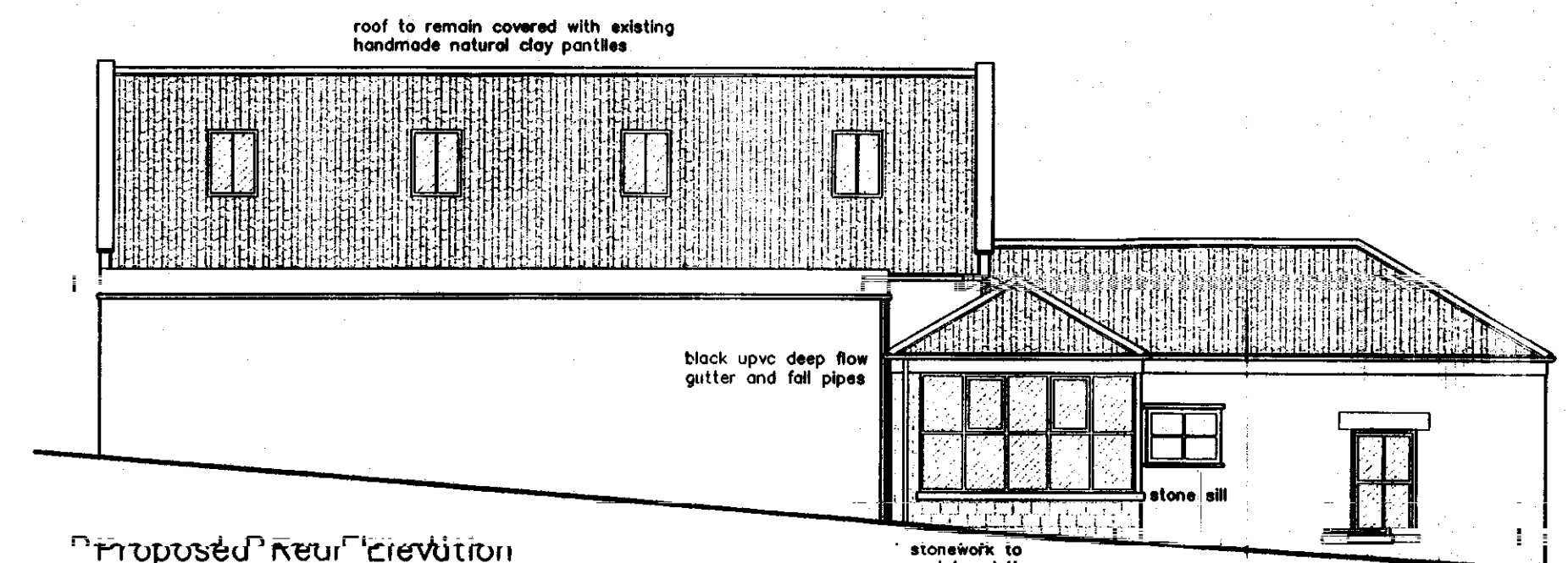
Proposed Side Elevation



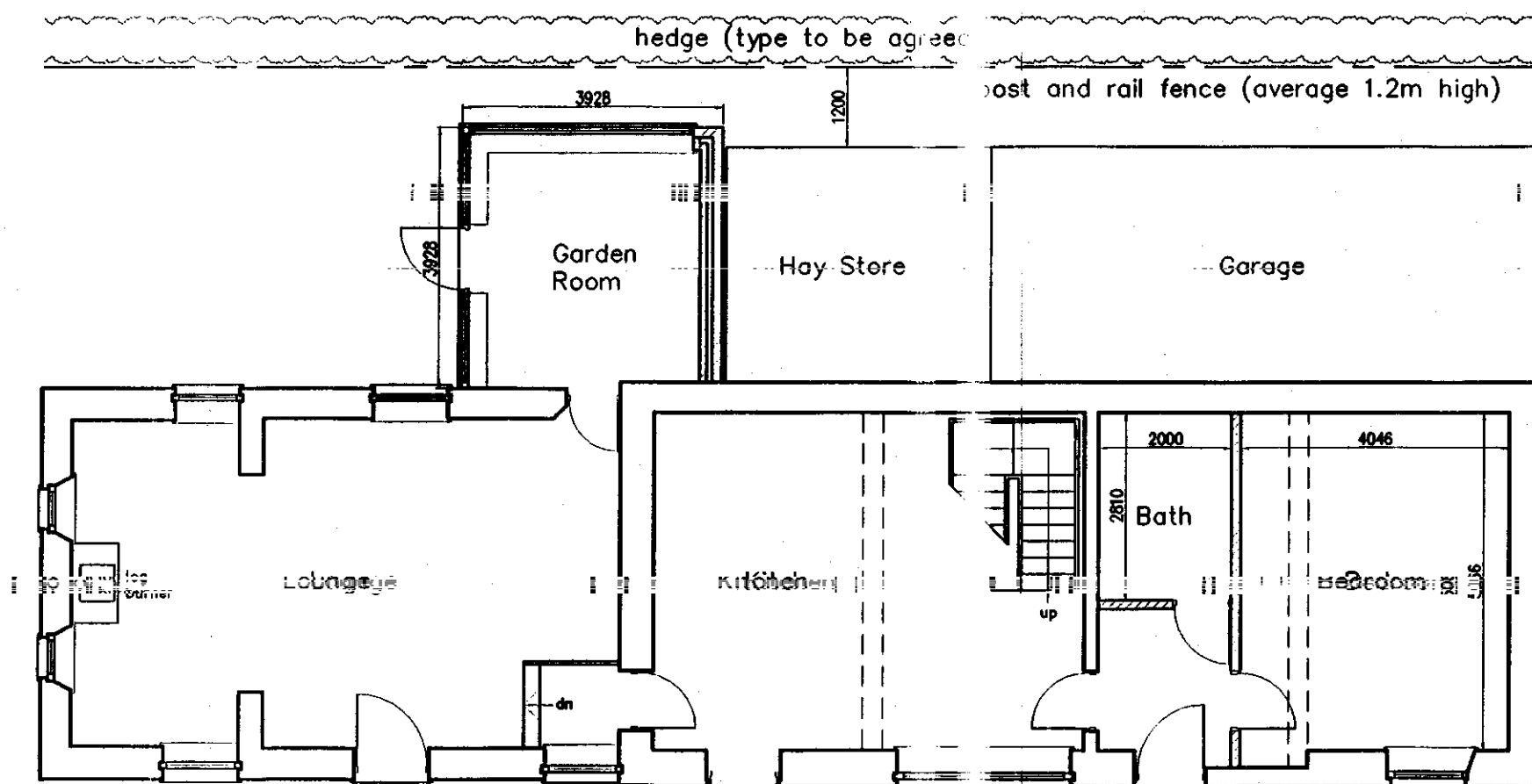
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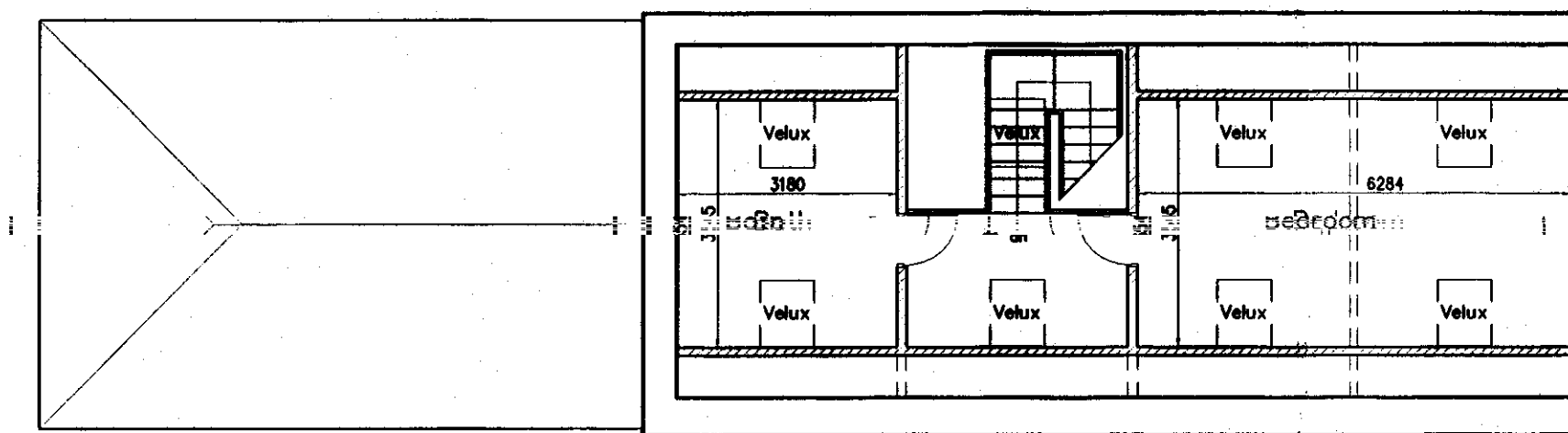
Proposed Side Elevation



Proposed Rear Elevation

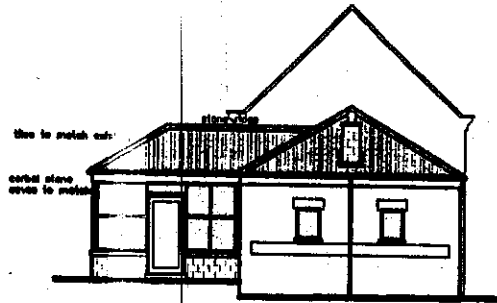


Proposed Ground Floor Plan

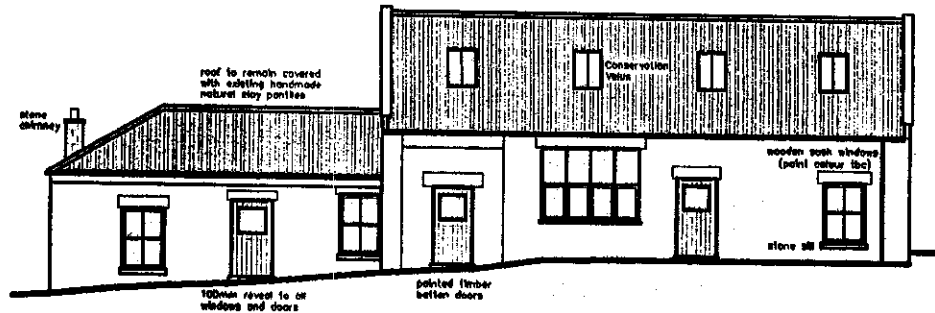


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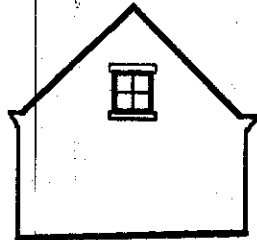
Revisions		Date
<p><b>Robert Farrow (Design) Ltd</b>                      Consultants in Architecture                      Millar House, 32 Northgate, Hessle,                      East Riding of Yorkshire, HU13 9AA                      Tel: 01482 640699 Fax: 01482 647266                      E-mail: rfd@farrow.karoo.co.uk</p>		
<p>Client: Mrs J. Stuart</p>		
<p>Title: Existing/Proposed Plans                      Conversion of barn to form dwelling                      on land adjacent to Sunny Bank,                      Hackness, North Yorkshire,                      YO13 0JW</p>		
Scale	Drawn by	Drg no.
1:100	SB	1
Date	Contract no.	
Feb07	06095	



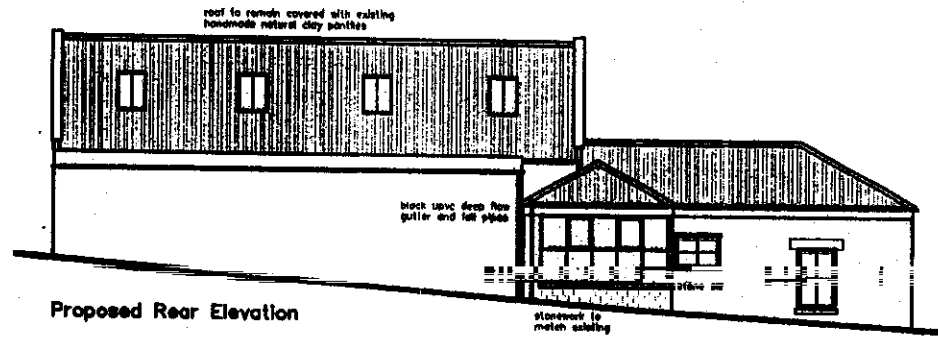
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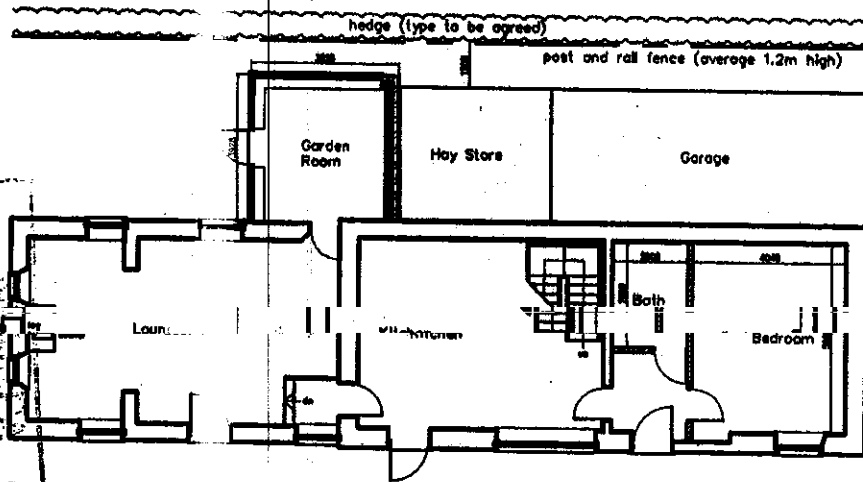
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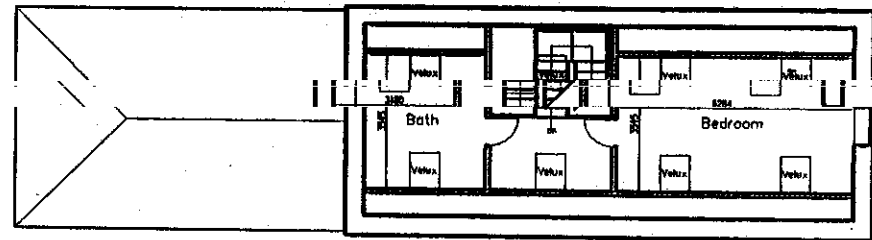
Proposed Side Elevation



Proposed Rear Elevation

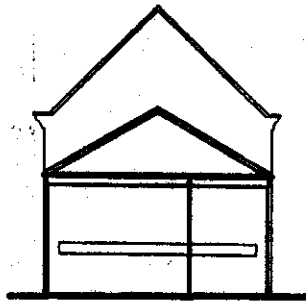


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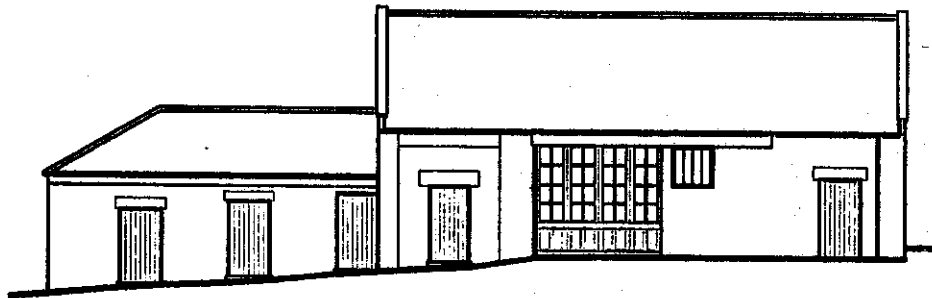


Proposed First Floor Plan

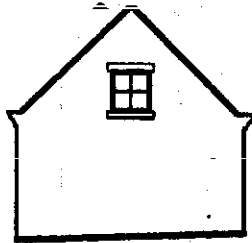
10 JAN 2009



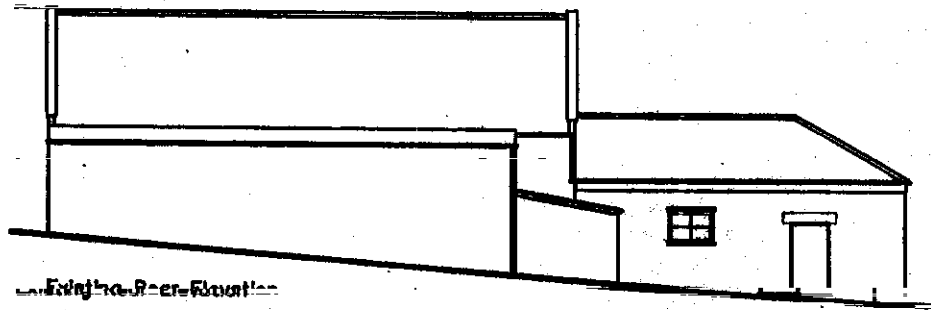
Existing Side Elevation



Existing Front Elevation

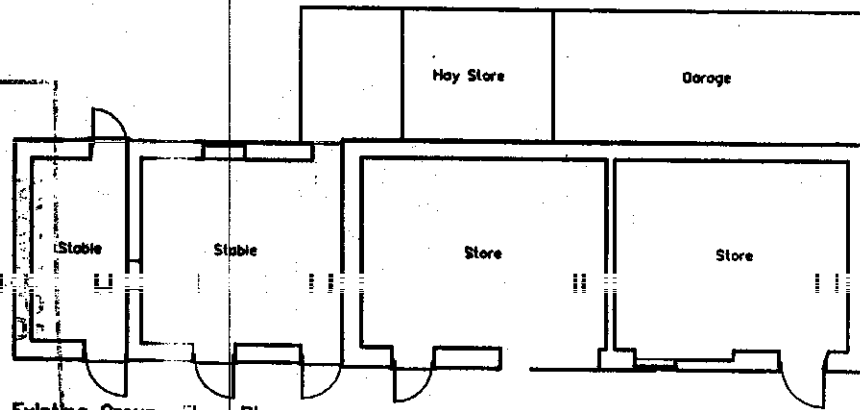


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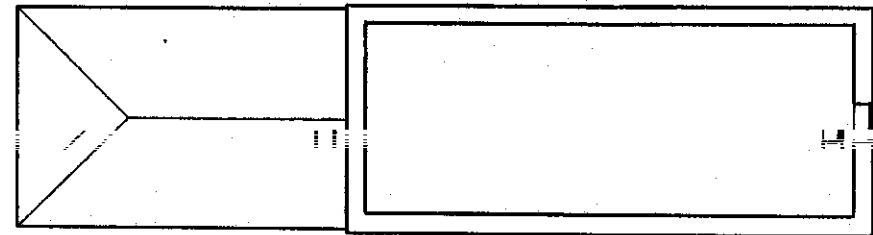


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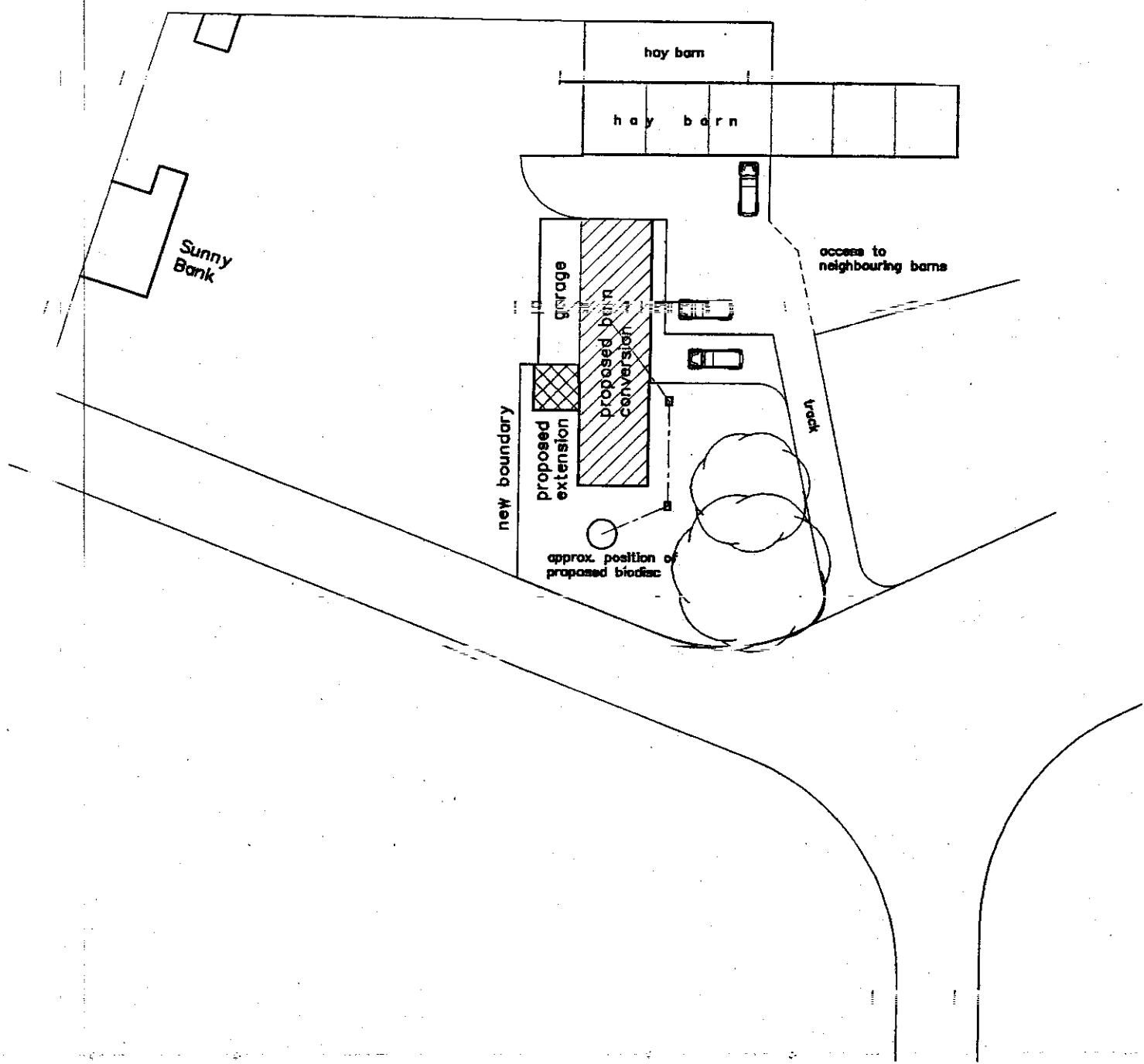
10 JAN 79NR



Existing Ground Floor Plan



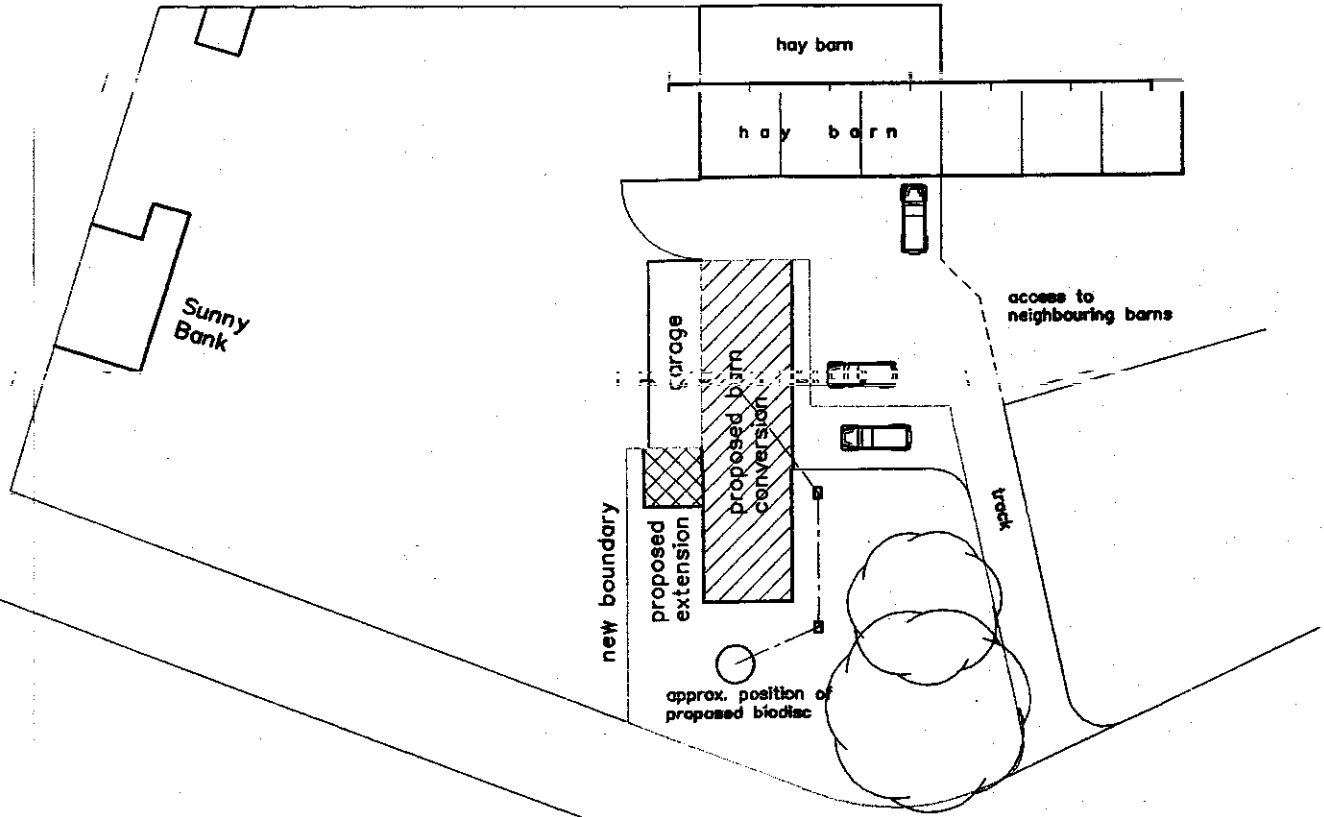
Existing First Floor Plan



Block Plan  
Scale 1:500

Conversion of barn to form dwelling  
on land adjacent to Sunny Bank,  
Haskness, North Yorkshire,  
YO13 0JW

APPA  
10 JAN 2008



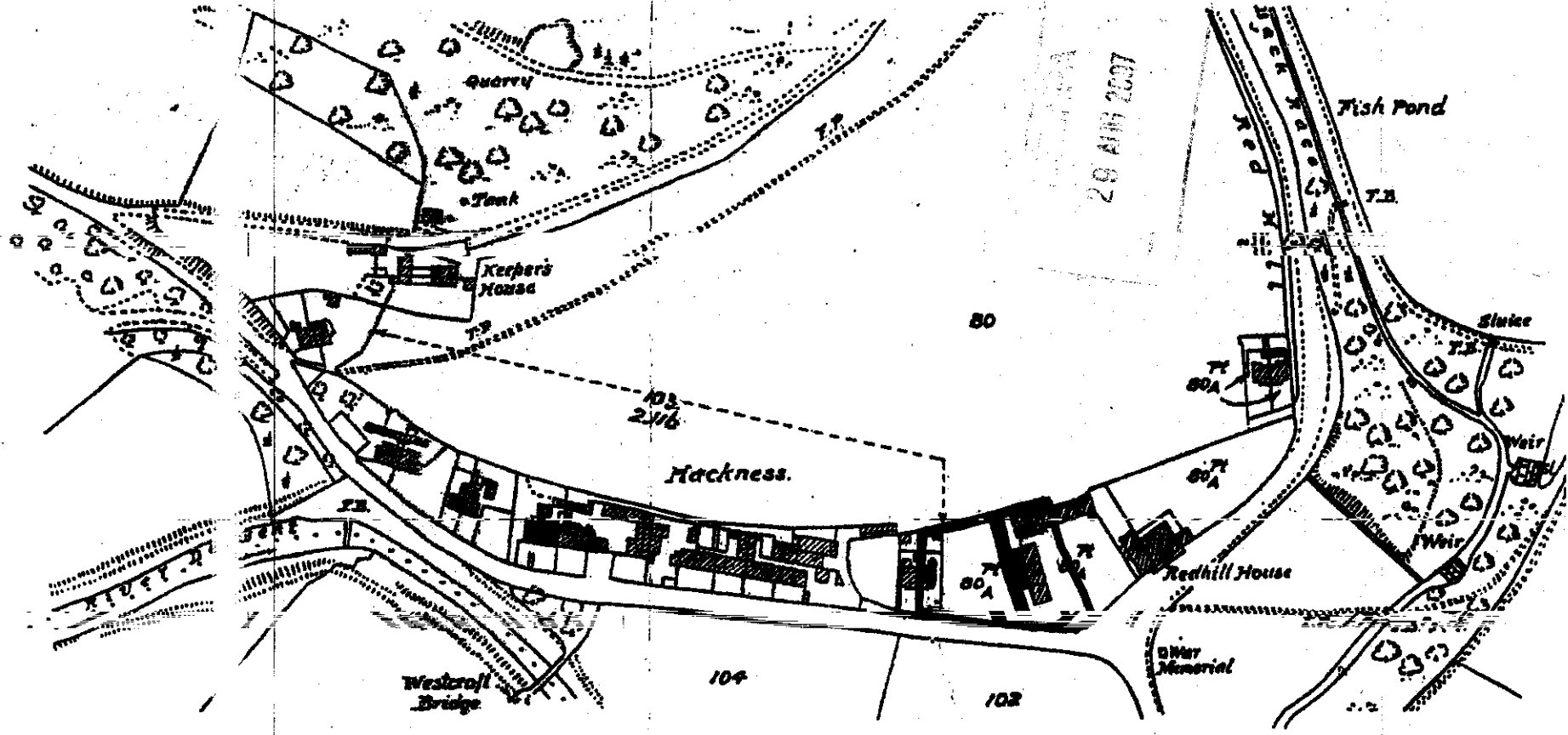
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Block Plan  
 Scale 1:500

Conversion of barn to form dwelling  
 situated adjacent to Sunny Bank,  
 Jackness, North Yorkshire,  
 2013 OJW

20 APR 2007

20 APR 2007



Hackness Village.

Scale 1/25000





07/729

PT1

NYM/ 2007 / 0728/ FC

# North York Moors National Park Planning Application Form

**For office use only**

Ref: \_\_\_\_\_

Admin Ref: \_\_\_\_\_

Date Valid: \_\_\_\_\_

Grid ref: SE96704, 90019

Please read the booklet  
How to fill in your Planning Application before completing  
this form.

## SECTION 1 YOUR DETAILS

- |   |   |
|---|---|
| <p>1. Applicant</p> <p>Name <u>MRS I. STUART</u></p> <p>Address <u>SUNNY BANK</u><br/><u>HACKNESS</u><br/><u>NORTH YORKSHIRE</u></p> <p>Post Code <u>YO13 0JW</u></p> <p>Tel No _____</p> | <p>2. Agent</p> <p>Name <u>ROBERT FARROW DESIGN LTD</u></p> <p>Address <u>MILLAR HOUSE</u><br/><u>32 NORTHGATE, HESSLE</u><br/><u>EAST RIDING OF YORKSHIRE</u></p> <p>Post Code <u>HU13 9AA</u></p> <p>Tel No <u>                    </u></p> |
| <p>3. Applicant's interest in the land</p> <p><u>OWNER</u></p>  |   |

## SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site  
BARN ADJACENT TO SUNNY BANK, HACKNESS,  
NORTH YORKSHIRE, YO13 0JW
5. Applicant's interest in adjoining land  
OWNER - SUNNY BANK, HACKNESS
6. Brief description of proposed development  
CONVERSION OF BARN TO FORM DWELLING

## SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)
- |                                     |  |                   |
|-------------------------------------|--|-------------------|
| <input checked="" type="checkbox"/> | A. Full application including building works         | go to Question 12 |
| <input type="checkbox"/>            | B. Application for change of use (no building works) | go to Question 12 |
| <input type="checkbox"/>            | C. Outline application                               | go to Question 8  |
| <input type="checkbox"/>            | D. Reserved matters application                      | go to Question 9  |
| <input type="checkbox"/>            | E. Removal or variation of condition                 | go to Question 10 |
| <input type="checkbox"/>            | F. Renewal of temporary permission                   | 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.

Site plan    Design    External appearance    Measurements    Location plan    Other

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?

BARN / STABLE

If it is unused at present, what was its last use? N/A

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

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

29 AUG 2007

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\*
  - Foul Sewage  Soakaway  Public Foul Sewer  Septic Tank  Cesspit  Other  existing/proposed\*
- BIO DISC

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 STONEMWORK TO MATCH EXISTING

Roof NATURAL CLAY PANTILES TO MATCH EXISTING

17. ~~Is your application for a change of use or other non-residential 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.

EXISTING/PROPOSED PLANS - 1/06095



2007 / 07 29

PLEASE COMPLETE THIS FORM AND SUBMIT 4 COPIES AS PART OF YOUR PLANNING APPLICATION TO THE LOCAL PLANNING AUTHORITY

1. Please indicate distance to and location of the nearest mains drainage. **NONE**  
(Note: the Sewerage Undertaker can be contacted for this information).

2. Please indicate by ticking which method of foul drainage is proposed:

- Package treatment plant to soakaway
- Package treatment plant to watercourse
- Septic tank to soakaway
- Septic tank to watercourse
- Sealed Cess tank
- Other method such as reed bed. Please specify .....

3. Is this a new or existing system? **NEW**

4. If this is an existing system, what is the current capacity of the system and how many additional people will regularly be expected to use it? If this is a domestic property, what is the number of bedrooms now and how many bedrooms will be provided by the development proposed? **N/A**

~~5. If this is an existing system, do you intend to discharge from the Environment Agency? YES/NO~~ **N/A**

If Yes, please give the reference number: .....

6. If you intend to discharge to a watercourse, what is the name of the watercourse?

**N/A**

Please indicate the discharge position on your site plan submitted with the planning application, clearly marked as such.  
(Note: the watercourse must be capable of sufficient dilution (ten fold) to accept the flow. Without such dilution, there is the possibility of the build up of poor water quality during dry periods.)

~~7. If the discharge is to a soakaway, indicate its position on the plan its position and size.~~

What is the average percolation test result? **UNKNOWN**

(Note: Guidance for carrying out tests is given in these notes. You may be required to carry out a percolation test for an existing system if the size of development justifies an increase in the size of the soakaway).

8. Are there any wells, springs or boreholes within 50 metres of the soakaway or point of discharge into the watercourse? **NO**

Please give details: **SEE LETTER**

(Note: The Environment Agency and your Local Authority Environmental Health Department may be contacted for information on licensed and unlicensed water abstractions. Neighbouring landowners should also be contacted)

NYM/ 2007 / 0729 / FL

25.

**Certificate of Ownership and Agricultural Holdings Certificate**

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 [Redacted] (Applicant/Agent)

\* On behalf of MRS I. STUART (Applicant)

Date 24<sup>TH</sup> AUGUST 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 \_\_\_\_\_

~~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 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 [Redacted] (Applicant/Agent)~~

~~On behalf of MRS I. STUART (Applicant)~~

~~Date 24<sup>TH</sup> AUGUST 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:

- the necessary plans, numbered 1/06095
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- the fee of £ 265.00 by cheque/postal order no [Redacted]

Signed [Redacted] (Applicant/Agent)

On behalf of MRS I. STUART (Applicant)

Date 24<sup>TH</sup> AUGUST 2007 \* delete as appropriate

NYM/ 2007 / 0729 / PL

## **DESIGN & ACCESS STATEMENT**

**CHANGE OF USE – FULL PLANNING PERMISSION**

**BARN CONVERSION TO RESIDENTIAL USE AT;**

**SUNNYBANK COTTAGE**

**HACKNESS**

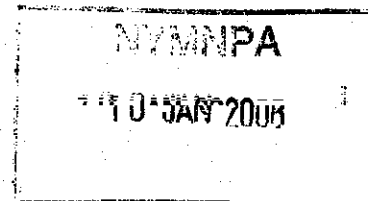
**SCARBOROUGH**

**NORTH YORKSHIRE**

**ROBERT FARROW DESIGN LIMITED**

**TRF LIMITED**

**JANUARY 2008**



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MINPA

10 JAN 2008

## 1.0 INTRODUCTION:

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.

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

The DAS statement comprises the following sections:

**2.0 Assessment** – Includes physical, social, economic and planning policy context 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 Access** - Explains the movement pattern around and through the site

## 2.0 ASSESSMENT

### 2.1 Physical Context

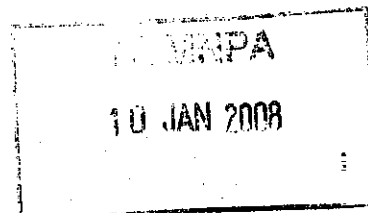
The application site is located in the North Yorkshire Moors within the settlement of Hackness, which is on the boundary of a National Park conservation area.

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.

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.

~~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 700m<sup>2</sup> and the existing barn is 170m<sup>2</sup>.~~

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

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

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.

Injections into the local economy may also arise due to the fact that extra residential space has been created.

The proposal would not have an adverse effect.

## 2.4 Planning Policy

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

## 3.0 INVOLVEMENT

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.

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

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.

The site will operate via the existing private vehicular access to the front of the proposed site and will be shared with Sunny Bank.

## 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.

10 JAN 2005

## 5.1 Land Use

The proposal will create a residential dwelling, provide access for all parties via the private drive and will seek to achieve a full planning permission-change of use from an agricultural building/garage to a dwelling.

The remainder of the site and its' surroundings are primarily open countryside sites and semi-detached housing in single occupation.

## 5.2 Amount

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

The closest neighbouring property is Sunnybank 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 necessary.

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 dwelling as well as Sunnybank Cottage and all remaining outbuildings.

~~The internal layout of the building will be a fairly traditional layout incorporating~~ kitchen area, living area and 2 bedrooms. A small timber conservatory is also to be constructed subject to planning permission. This was derived by discussing and altering two possible schemes with the occupant to finalise the overall layout.

Following the conversion, it is of general opinion that the overall security of the site and the remaining outbuildings will improve.

## 5.4 Scale

The scale of the building is relatively unaffected as the proposal remains a conversion from an existing barn to a dwelling. The construction of a small conservatory measuring 15m<sup>2</sup> will increase the scale of the proposal minimally, however using complimentary architectural styles the character and style will remain completely preserved.

## 5.5 Landscaping

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 evergreen trees~~

10 JAN 2008

the steep dale sides within the vicinity. These provide attractive areas for wildlife and will remain unaffected by the proposal.

The tarmac 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 the environment in the surrounding area.

The driveway is separated from the paddock by dry stone walls and a combination of wood and mesh fencing.

### 5.6 Appearance

The appearance of the building is the product of the design process. This process takes into account constraints of the site, technical constraints, potential impact upon the street scene and the enjoyment of neighbouring properties, and also economic constraints and the needs and aspirations of the client.

~~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. The conservatory will also be constructed from the appropriate timber so as to preserve the character of the building.

All floor levels will remain the same as per existing drawings making flooding issues unaffected for the new proposal.

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.

### 6.0 ACCESS

The site layout indicates how the existing access will serve the proposed barn conversion and Sunnybank and it is clear to see that there will be no additional impact on the local community.

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 for all users.

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 existing driveways to Sunnybank. 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.

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.



## 6.1 Policy approach

Currently new residential properties do not have to be fully wheelchair-accessible. However full consideration has been given to the conversion of this agricultural building to a dwelling and access to a ground floor bedroom with bathroom facilities has been designed into the scheme.

Government policy does not ensure disabled people get fair access to housing.

Residential housing was not included in the Disability Discrimination Act 2005 (DDA).

## 6.2 Consultation

As previously discussed the relevant consultation regarding environmental assessment relating to building development has been carried on the proposed area. Particular attention was paid to bat species and the adumne- and -ocro considered the effects on birds. It was found that there would be no adverse affect on either species as a result of the proposed development.

Owing to the fact that access to the dwelling will be served from the existing entrance to Sunnybank it proved unnecessary to consult highway officials.

## 7.0 CONCLUSION

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.

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.

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.

This barn is a fine example of its type and the architectural details and style will be preserved following its development.

PPA  
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