

DRAWING STATUS: PLANNING APPLICATION

DRAWN BY: JMW

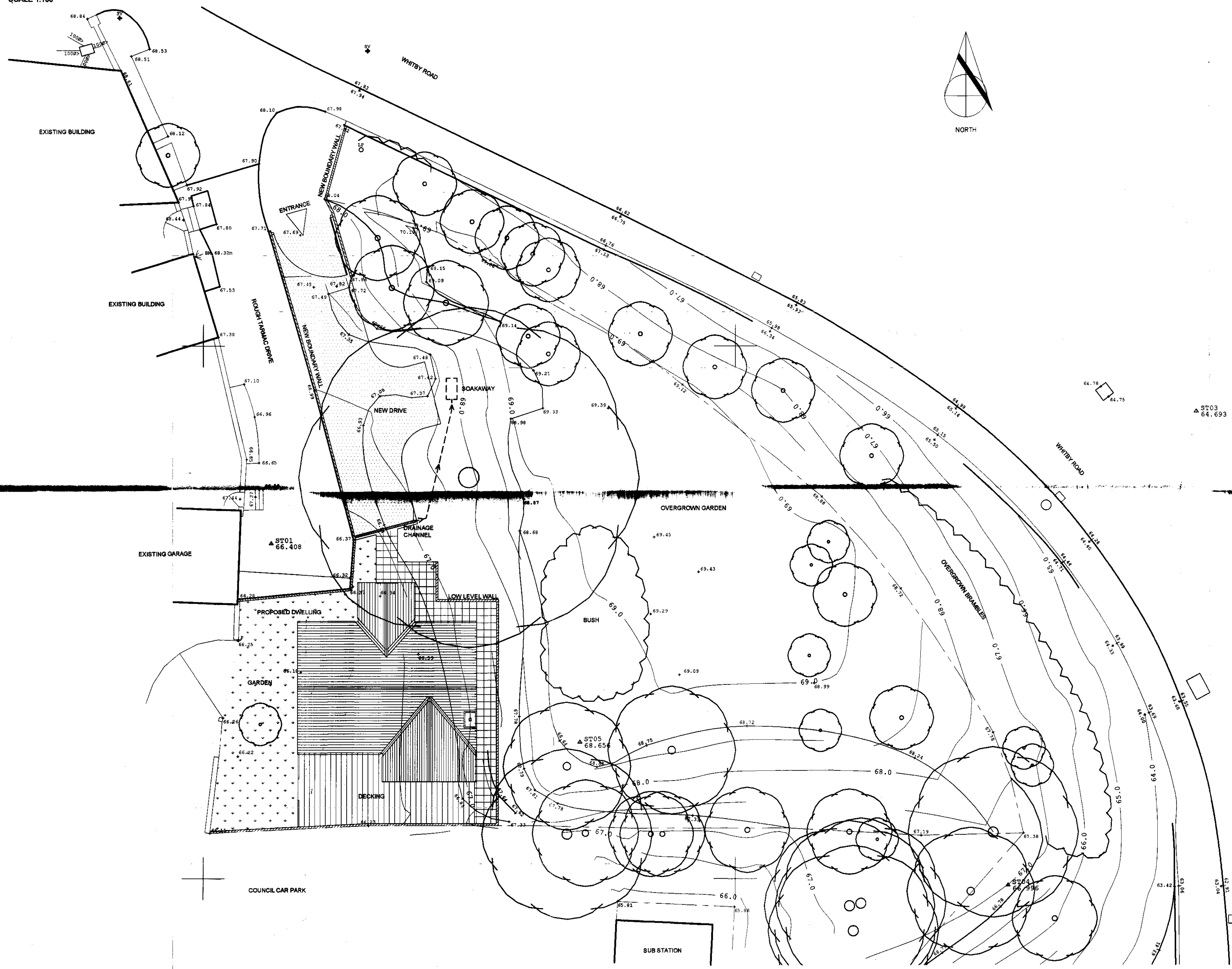
DATE: 25 JULY 2007

NYMNF-1
25 SEP 2007

DRAWING NOTES:

VEGETATION:
TREES & VEGETATION SHOWN ARE
EXISTING AND SHOULD BE RETAINED

PROPOSED SITE LAYOUT
SCALE 1:100



PROJECT: ROBIN HOOD'S BAY, WHITBY ROAD, SEAFIELD

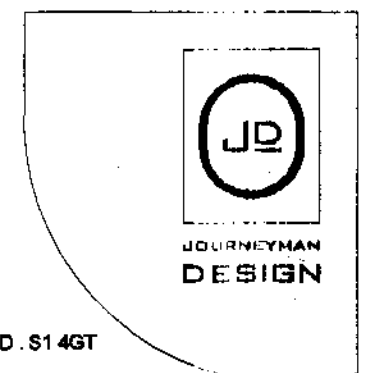
CLIENT: MR B. RATCLIFFE

DWG TITLE: PROPOSED SITE LAYOUT

DWG SCALE: 1:100 @ A1

DWG NO: RHB PL-02

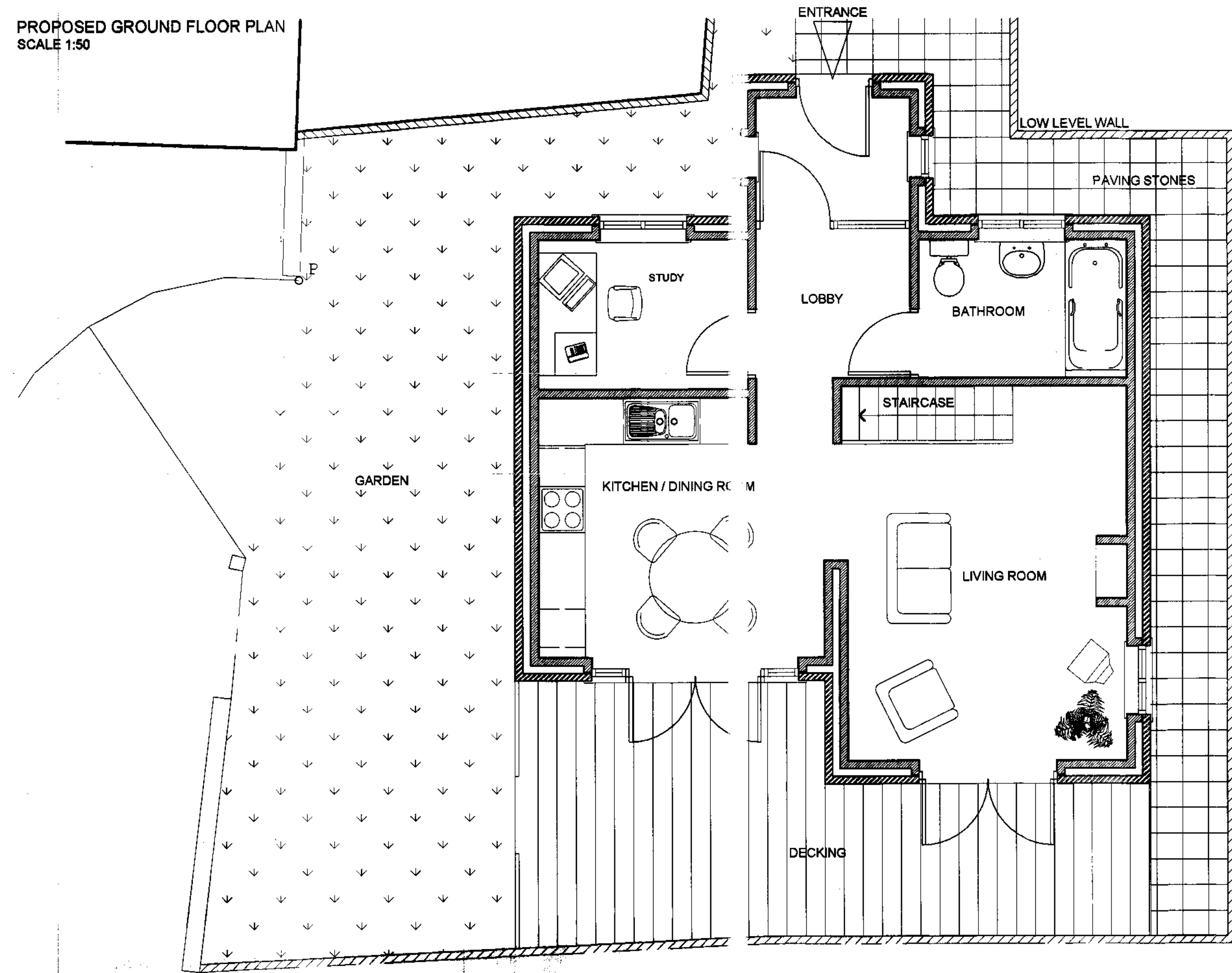
REV: N/A



NOTE: DO NOT SCALE FROM THIS DRAWING

UNIT 12, 74 ELDON STREET, SHEFFIELD, S1 4GT
TEL: 0514 2677885 FAX: 0114 2752220

PROPOSED GROUND FLOOR PLAN
SCALE 1:50

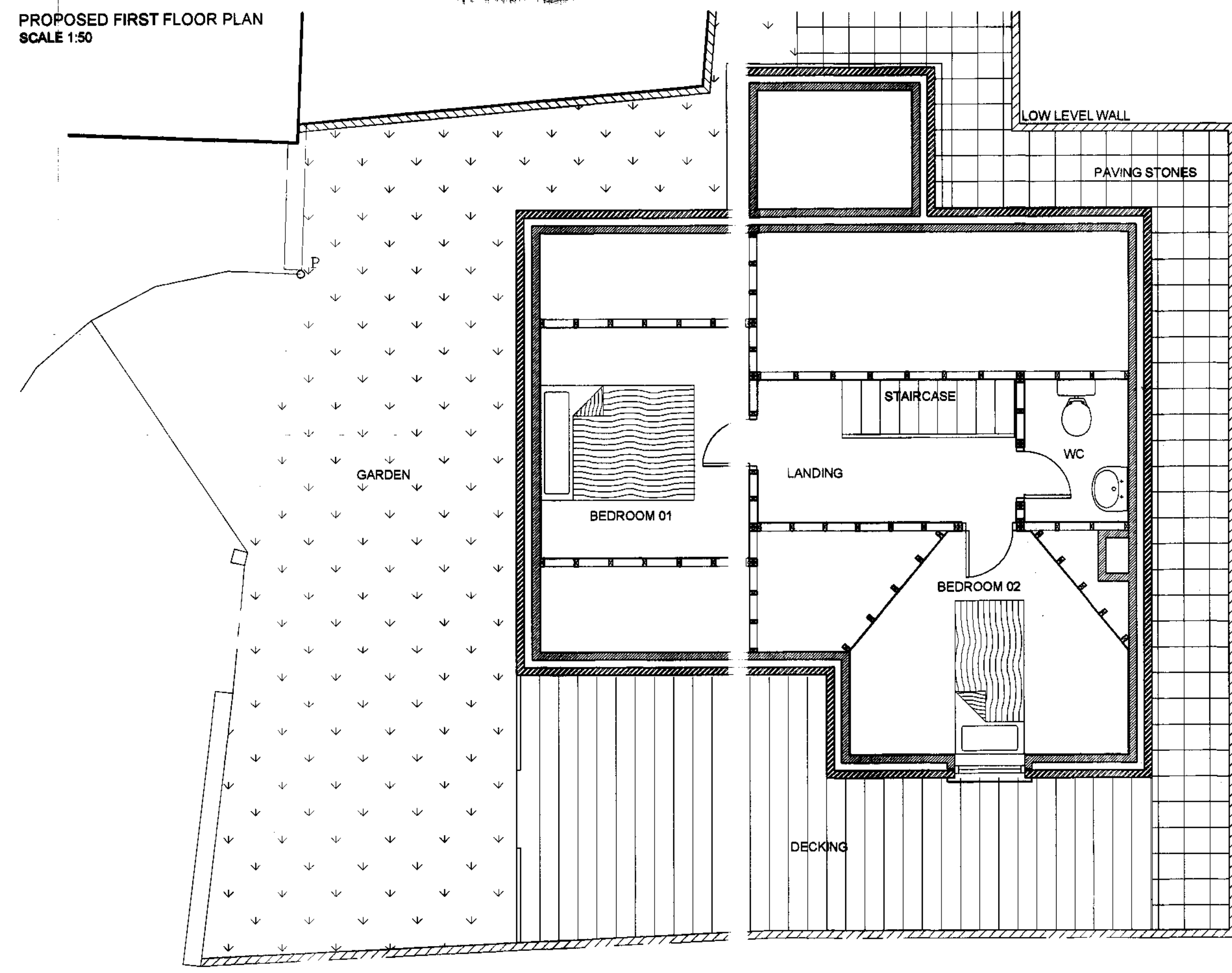


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DRAWING NOTES:

PLANNING APPLICATION
25 JULY 2007

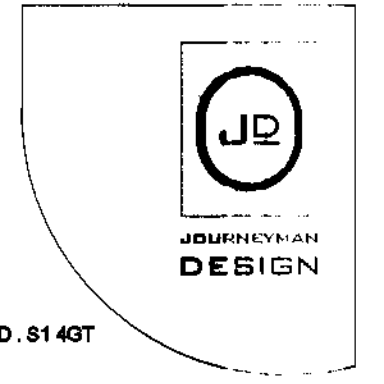
PROPOSED FIRST FLOOR PLAN
SCALE 1:50



PROJECT: ROBIN HOOD'S BAY, WHITBY ROAD,
SEAFIELD
CLIENT: MR B. RATCLIFFE
DWG TITLE: PROPOSED FLOOR PLANS
DWG SCALE: 1:50 @ A1

DWG NO: RHB PL-03
REV: N/A

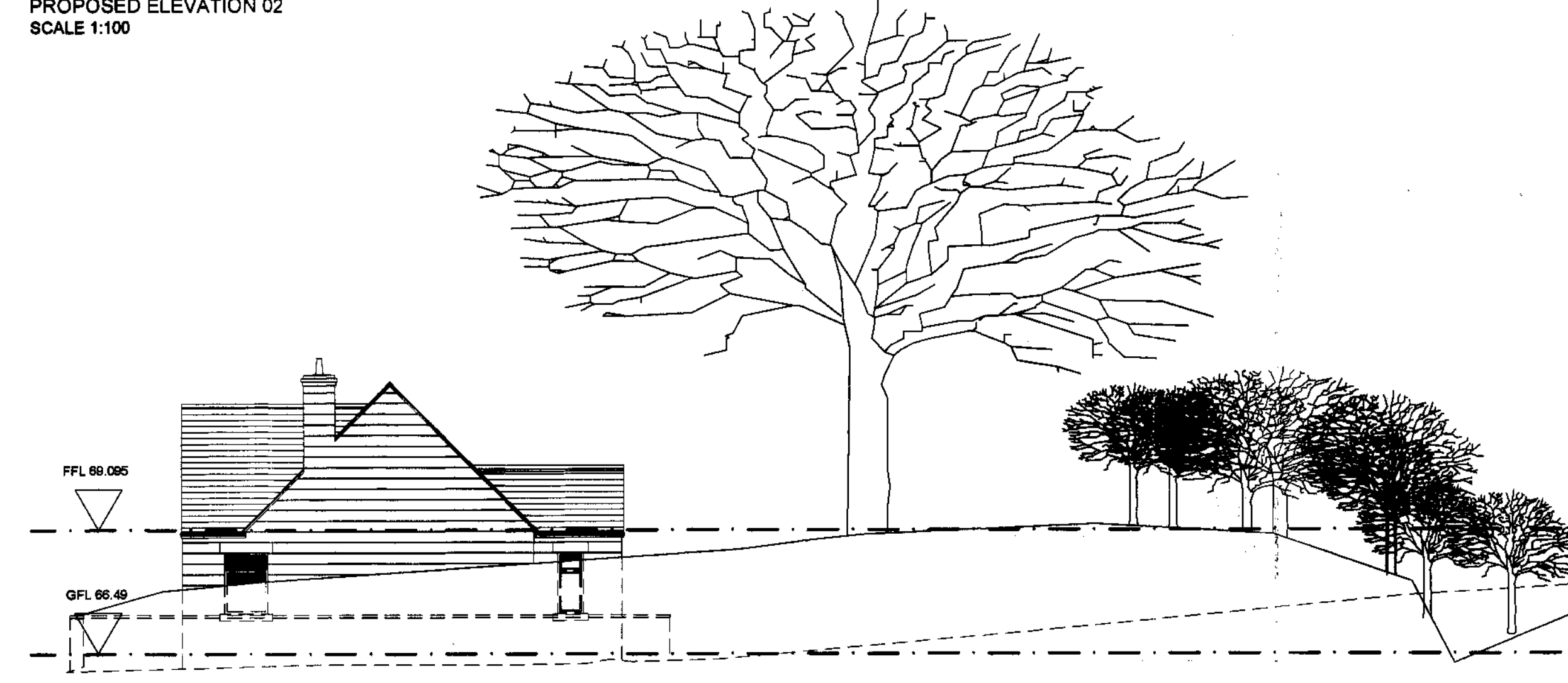
NOTE: DO NOT SCALE FROM THIS DRAWING
UNIT 12, 74 ELDON STREET, SHEFFIELD, S1 4GT
TEL: 0114 2677005 FAX: 0114 2756220



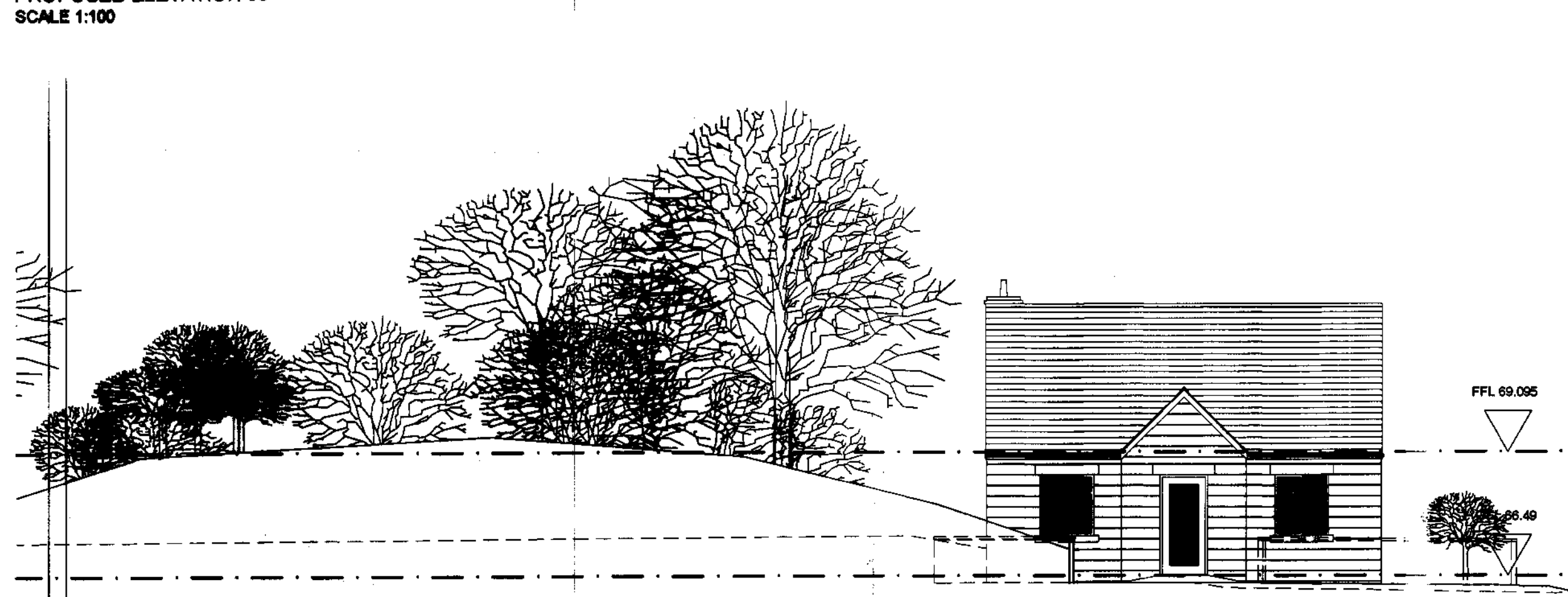
PROPOSED ELEVATION 01
SCALE 1:100



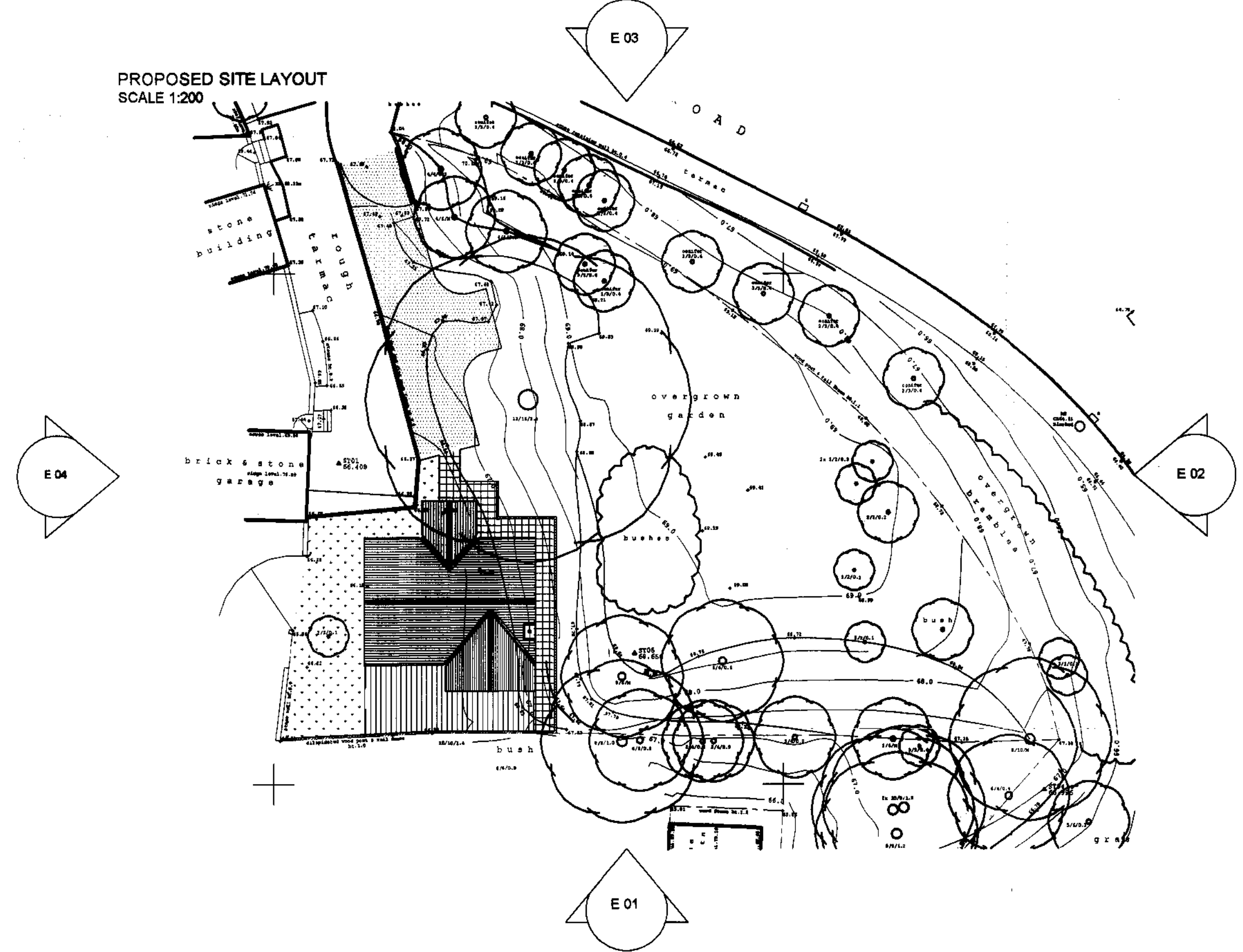
PROPOSED ELEVATION 02
SCALE 1:100



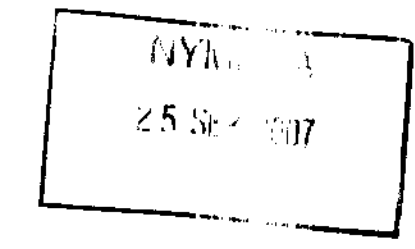
PROPOSED ELEVATION 03
SCALE 1:100



PROPOSED SITE LAYOUT
SCALE 1:200

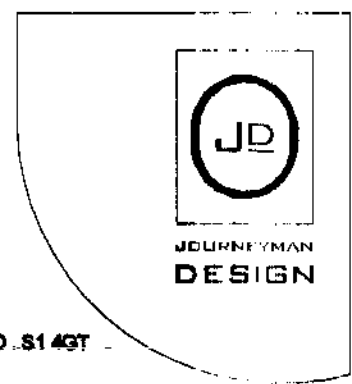


DRAWING STATUS: PLANNING APPLICATION
DRAWN BY: JMW
DATE: 25 JULY 2007



DRAWING NOTES:
1ST FLOOR FIRE ESCAPE:
VELUX WINDOW TO ACT AS 1ST FLOOR
EMERGENCY FIRE ESCAPE
EXTERNAL WALLS:
SANDSTONE
ROOF:
CLAY PANTILE ROOF
WINDOWS:
PAINTED TIMBER WINDOWS

PROJECT: ROBIN HOOD'S BAY, WHITBY ROAD,
SEAFIELD
CLIENT: MR B. RATCLIFFE
DWG TITLE: PROPOSED ELEVATIONS
DWG SCALE: 1:100 / 1:200 @ A1
DWG NO: RHB PL-04
REV: N/A



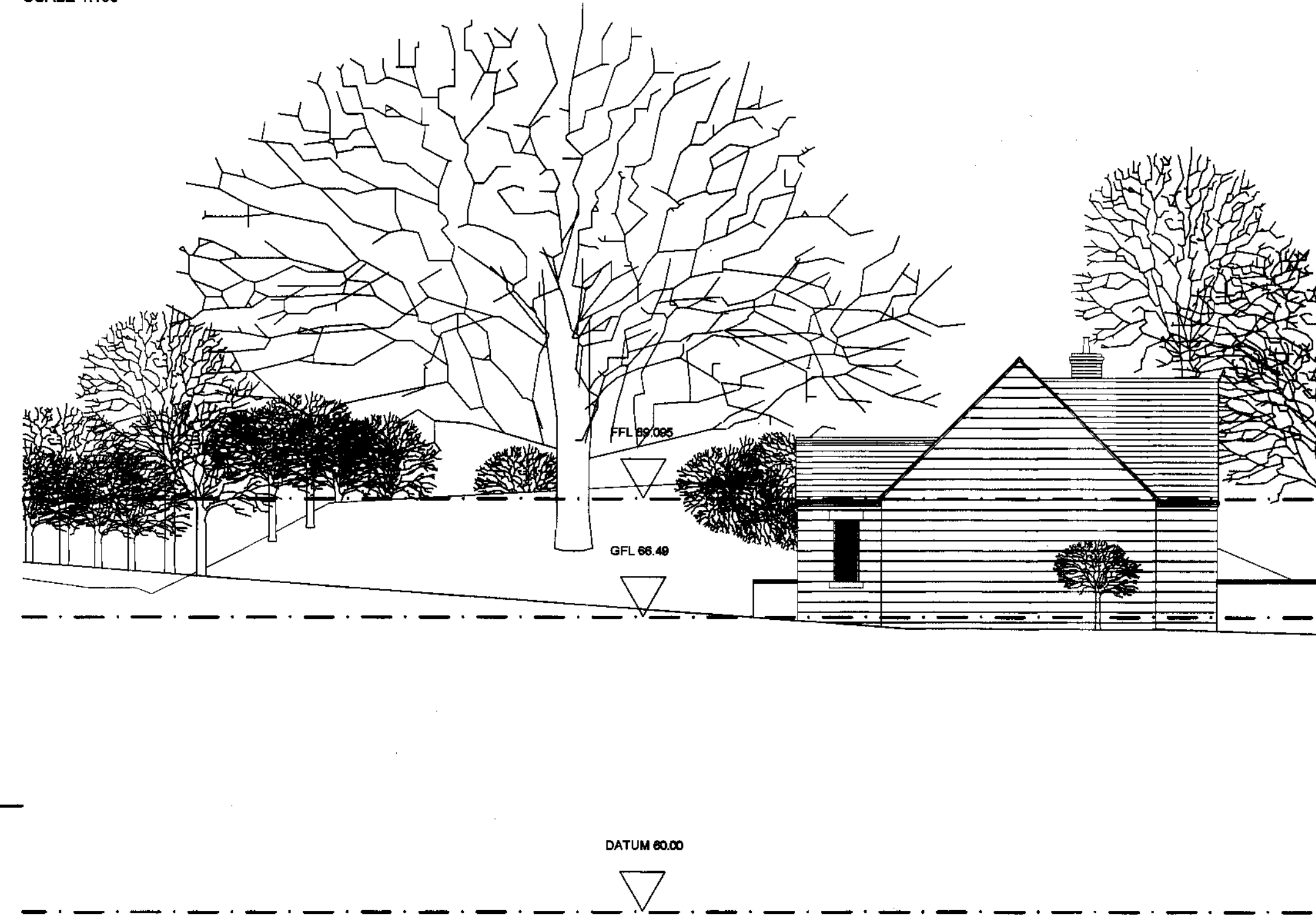
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UNIT 12, 74 ELDON STREET, SHEFFIELD, S14 0DT
TEL: 0114 2677996 FAX: 0114 2756220

DRAWING STATUS: PLANNING APPLICATION
DRAWN BY: JMW
DATE: 25 JULY 2007

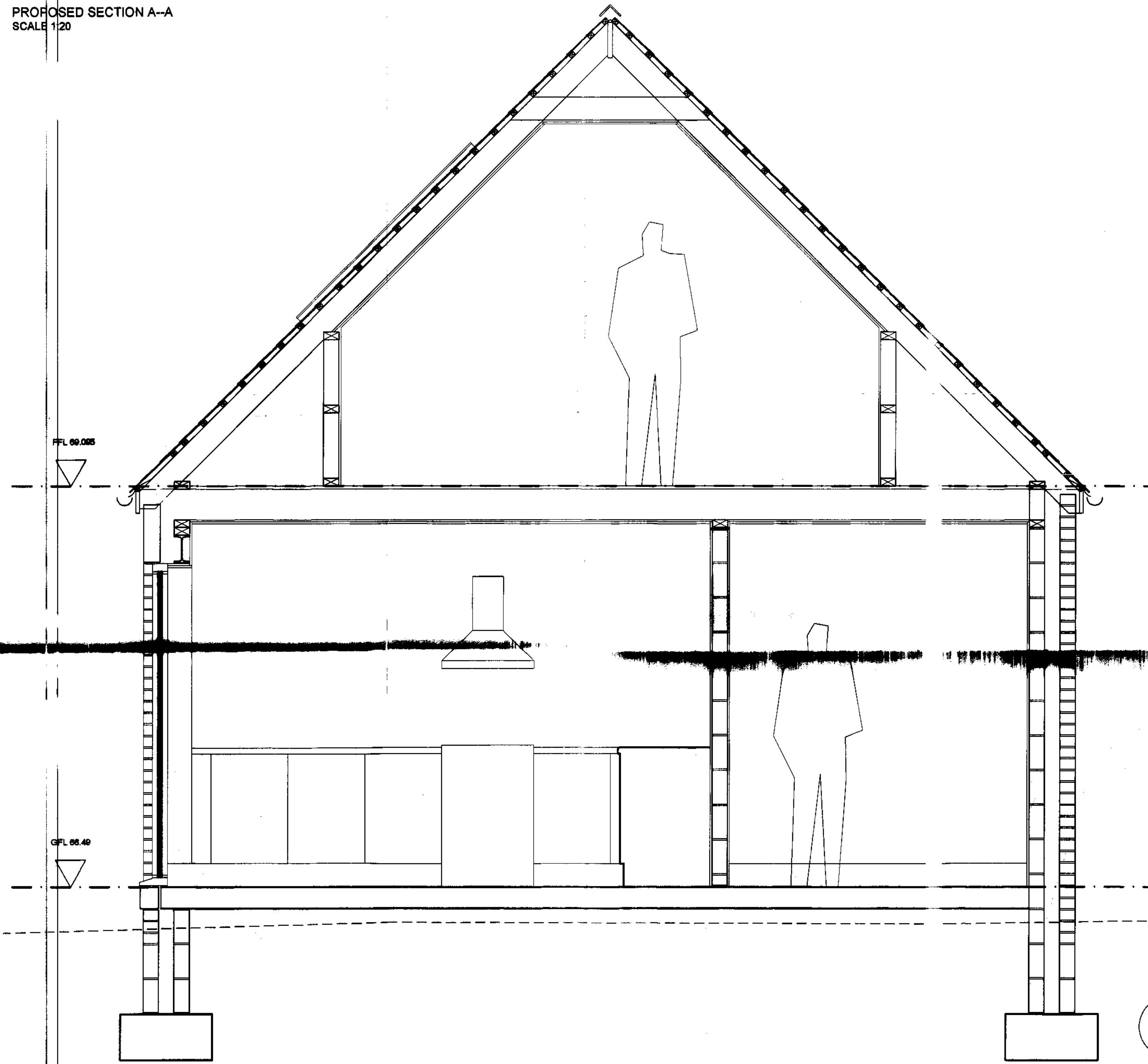
NYM/NP/A
25 SEP 2007

DRAWING NOTES:
EXTERNAL WALLS:
SANDSTONE
ROOF:
CLAY PANTILE ROOF
WINDOWS:
PAINTED TIMBER WINDOWS

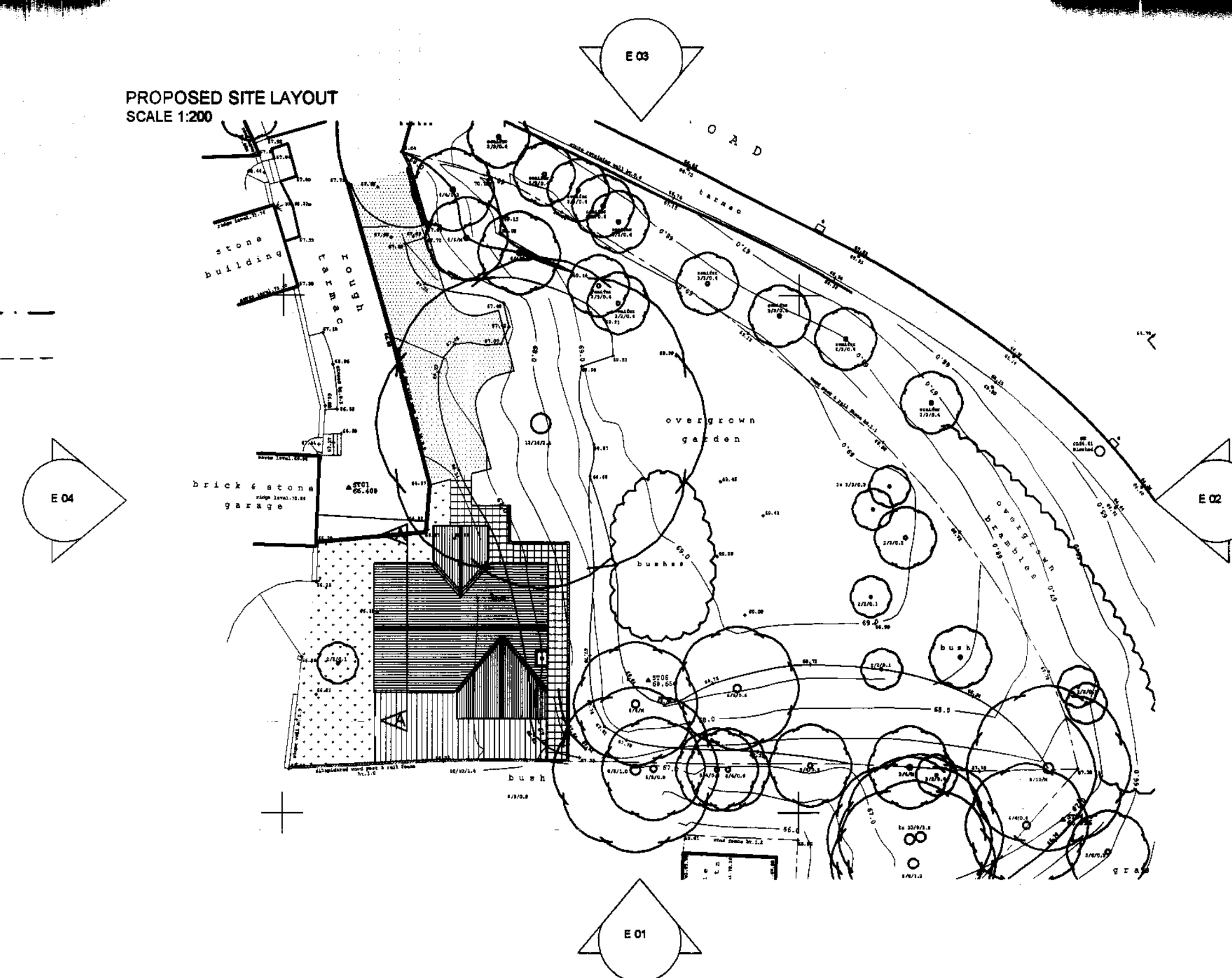
PROPOSED ELEVATION 04
SCALE 1:100



PROPOSED SECTION A-A
SCALE 1:20

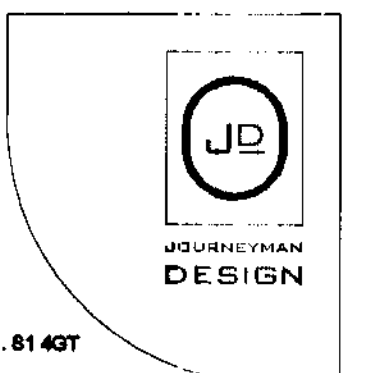


PROPOSED SITE LAYOUT
SCALE 1:200

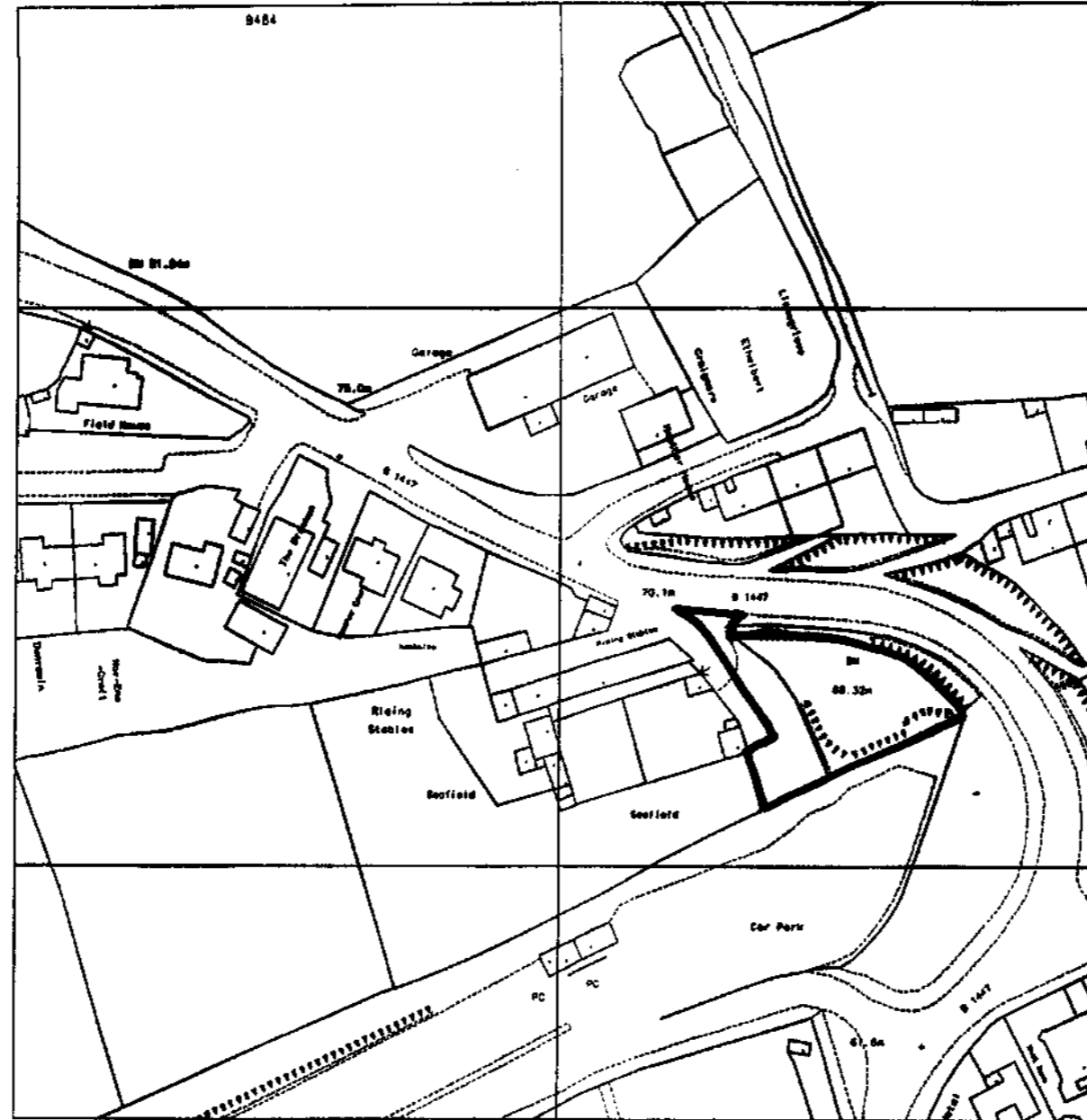


PROJECT: ROBIN HOOD'S BAY, WHITBY ROAD,
SEAFIELD
CLIENT: MR B. RATCLIFFE
DWG TITLE: PROPOSED ELEVATION & SECTION
DWG SCALE: 1:20 / 1:100 / 1:200 @ A1

DWG NO: RHB PL-06
REV: N/A



NOTE: DO NOT SCALE FROM THIS DRAWING
UNIT 12, 74 ELDON STREET, SHEFFIELD, S1 4GT
TEL: 0114 2677895 FAX: 0114 2795220



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25 SEP 2007

LAND ADJACENT TO SEAFIELD
ROBIN HOODS BAY

PL-01
1:1250 SITE LOCATION PLAN

17 SEPTEMBER 2007

SECTION 1 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 m² Proposed m²

N/A

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?

Industrial Other

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.

involve use or storage of hazardous materials?

Please go back to Section 5 on page 2

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



For office use only

North York Moors National Park Planning Application Form

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

Ref:

Admin Ref: 07/800

Date valid:

Grid ref: N295051, 05529

SECTION 2 YOUR DETAILS

1. Applicant

Name MR BERNARD RATCLIFFE

Address 18a ESK TERRACE

WHITBY

NORTH YORKSHIRE

Post Code YO21 1PA

Tel No [REDACTED]

2. Agent

Name JOURNEYMAN DESIGN LTD

Address UNITY CENTRE, 85 BOLE

HILL ROAD, SHEFFIELD

Post Code S6 5DD

Tel No [REDACTED]

3. Applicant's interest in the land

OWNER

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

LAND ADJACENT TO SEAFIELD, ROBIN HOODS BAY, WHITBY

NORTH YORKSHIRE

5. Applicant's interest in adjoining land

N/A

6. Brief description of proposed development

DOMER COTTAGE CONSTRUCTION TO FORM NEW

RESIDENCE

NYMNPA
25 SEP 2007

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?

N/A

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 N/A
Please tick those details which you wish the Planning Committee to consider formally at this stage.
 Siting Design External appearance

Application No _____
Means of access Landscaping

go to Question 12

10. Removal or variation of condition

Date condition imposed N/A
Condition No _____

Application No _____

go to Question 12

11. Renewal of temporary permission

Date permission granted N/A

Application No _____

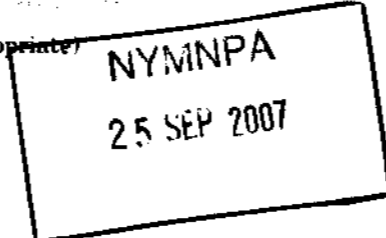
12. Use

What is the building / land used for at present? VACANT
If it is unused at present, what was its last use? VACANT
and on what date did it stop being used for this? (if known) Not known

13. Access

Does your proposal require new or altered access? YES
If YES, please tick the relevant boxes:
New access to a road Vehicular
Altered access to a road Vehicular

Pedestrian
 Pedestrian



14. Water Supply and Drainage

Please state (Please tick one box in each section) the method of:
Water Supply Mains
Surface Water Disposal Public Surface Water Soakaway
Foul Sewage Public Foul Sewer

Private River/Stream Other
 Septic Tank Cesspit Other

* delete as appropriate

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

15. Trees

Does the application involve: Felling or lopping trees / hedgerows YES NO
Planting trees YES NO

16. Materials

Walls NATURAL STONE
Roof CLAY PANTILE

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

YES / NO (delete as appropriate)
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.
RHS PL-01, 02, 03, 04, 05 + 06. PLUS DESIGN STATEMENT

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

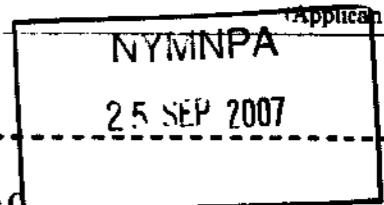
Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.
I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed _____ (Applicant/Agent)
* On behalf of MR BERNARD RATCLIFFE (Applicant)
Date 17. SEPTEMBER 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 N/A
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 BERNARD RATCLIFFE (Applicant)
Date 17. SEPTEMBER 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 RHS PL-01, 02, 03, 04, 05 + 06. & DESIGN STATEMENT
- 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 [REDACTED]
Signed _____ (Applicant/Agent)
On behalf of MR BERNARD RATCLIFFE (Applicant)
Date 17. SEPTEMBER 2007.

* delete where appropriate



LAND ADJACENT TO SEAFIELD, ROBIN HOOD'S BAY, WHITBY.

DESIGN STATEMENT

To be read in conjunction with planning drawings RHB PL-01 to 06 inclusive.

USE

The present use of the land is vacant. It contains rundown outbuildings and a static caravan which would be removed as part of the design proposals. The position and size of these existing structures are described on the topographic survey drawing as carried out by CT Surveys.

The new proposal is the provision of a single family dwelling along with new boundary treatments and access driveway.

LAYOUT & SCALE

One single storey dwelling located to the south west of the raised mound with private driveway and parking accessed off Whitby Road to the north west of the site.

A relatively small unit, approximately 75.9sq.m/817sq.ft over two floors using the dormer roof space for accommodation.

No views of the building are visible east and west of the site, limited view from north and building is visible from the car park and road to the south of the site.

LANDSCAPING

Subject to required maintenance, it is proposed that the all of the existing trees will be retained along the boundary of the site. It is proposed that one area of bush and a small sapling immediately adjacent to the proposed residence be removed. The large mature tree to the west of the mound will be retained. This will provide a mature setting for the new dwelling and along with the mound provide an immediate screen from most views off Whitby Road and property above.

In addition new masonry boundary walls will be provided between the existing buildings and the new residence.

The dwelling will have a sensitively planted garden to the west and south of the site with a decked area and a paved footpath to the north and east of the dwelling.

APPEARANCE

The volume of the building and positioning has been considered carefully to complement the adjacent stone dwellings and existing topography of the site, so the residence 'nestles' into the site, with the roofscape and height in keeping with it's surroundings.

Materials have been specifically chosen to match the local vernacular. Natural stone to walls and boundaries with terracotta clay pantiles to the roof. Windows and doors to be painted softwood with openings relatively small in keeping with ~~existing local buildings~~.

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25 SEP 2007

SUMMARY

The scheme has been proposed to provide modest, affordable accommodation for a local resident.

These buildings are to be set within a good quality landscaped environment, utilising the mature vegetation available to provide screening and setting for the new home. The individual garden area, bounded by masonry walls gives an amenity to the property whilst also retaining the individual privacy.

Finally, the building itself is a considered response to a sensitive site which, through the design, materials and location, sits comfortably within the context of this site and the surrounding area.

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25 SEP 2007