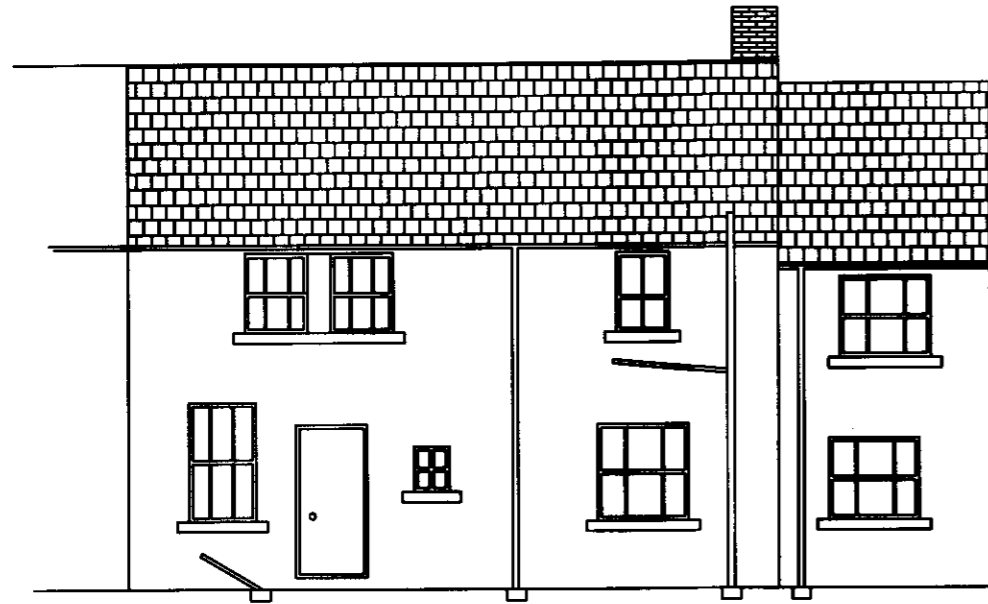


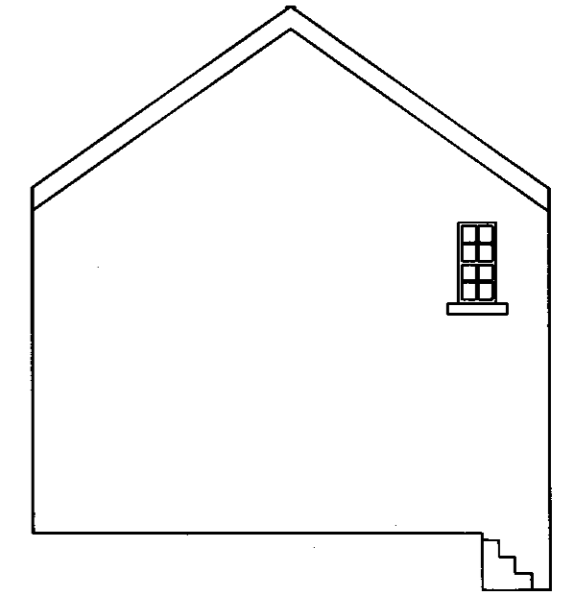
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORK COMMENCING ON SITE
DO NOT SCALE FROM THIS DRAWING



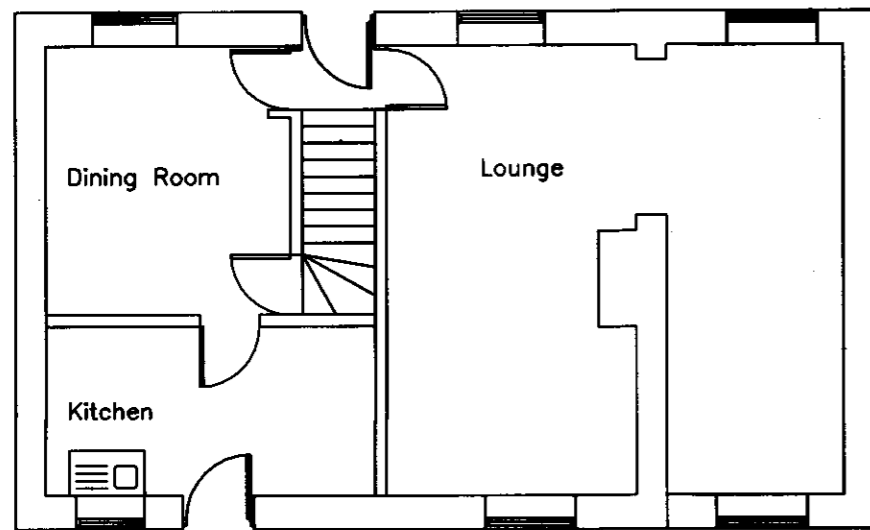
Proposed Front Elevation



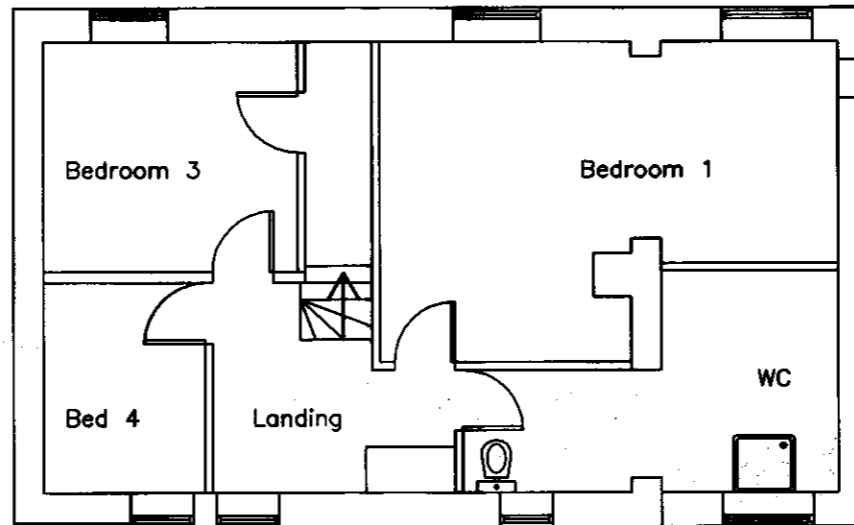
Proposed Rear Elevation



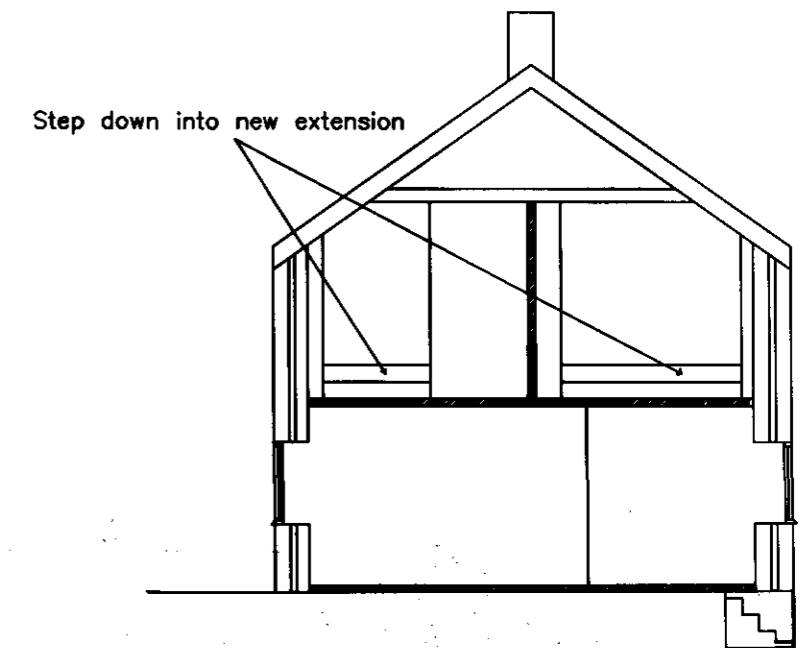
Proposed Side Elevation



Proposed Ground Floor Layout



Proposed First Floor Layout



Section Through

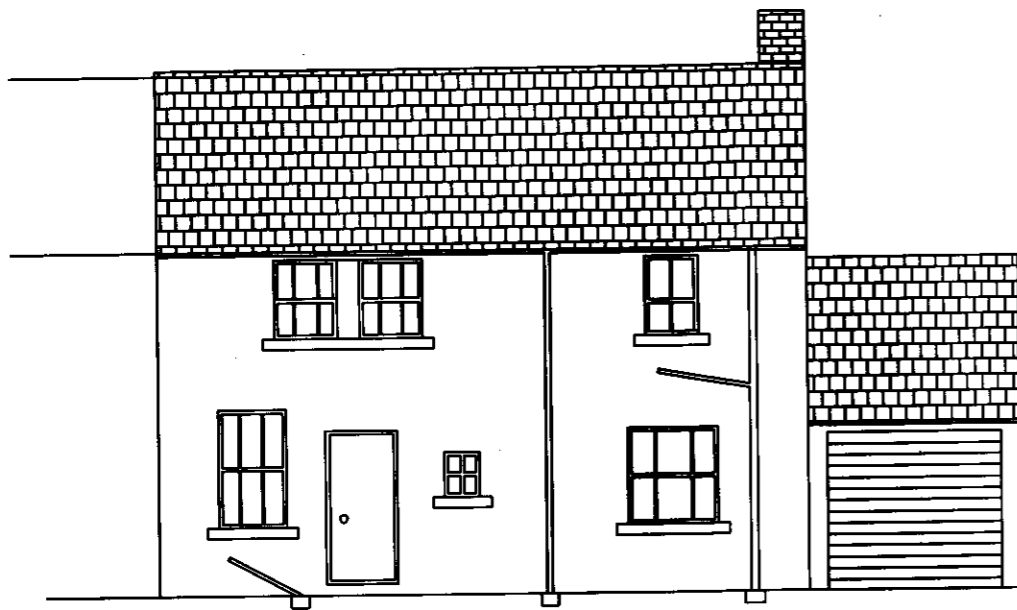
NYMNP
- 2 JUN 2008

Scale	1/100
Date	
Drg. No	2

Miss Angela Ventress,
Ivy Cottage,
Beck Hole,
Goathland.

DO NOT SCALE FROM THIS DRAWING

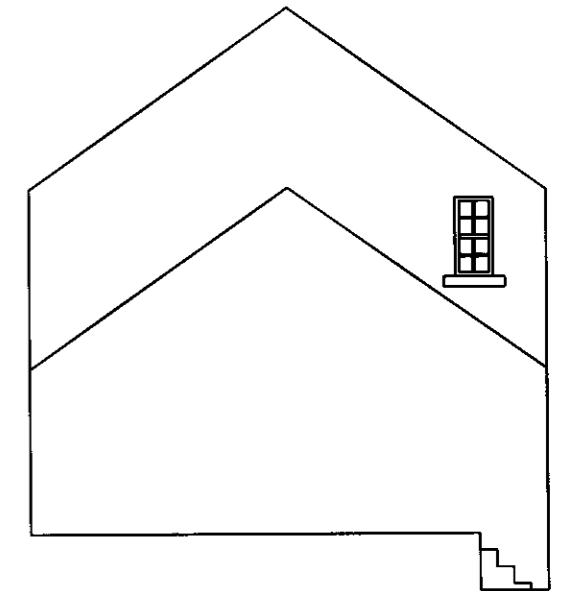
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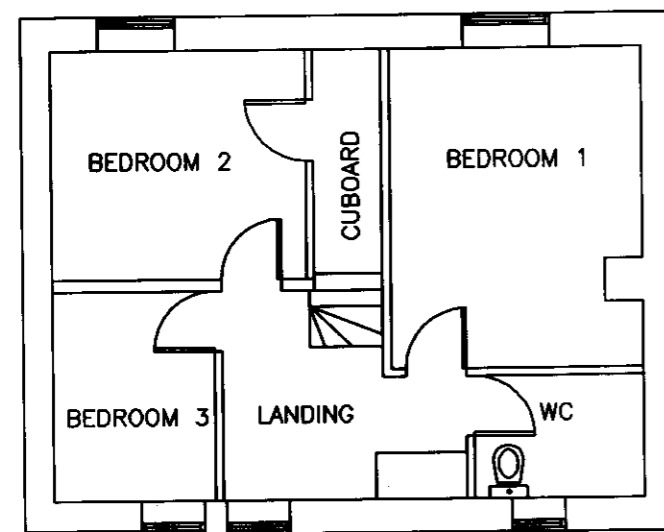
EXISTING FRONT ELEVATION



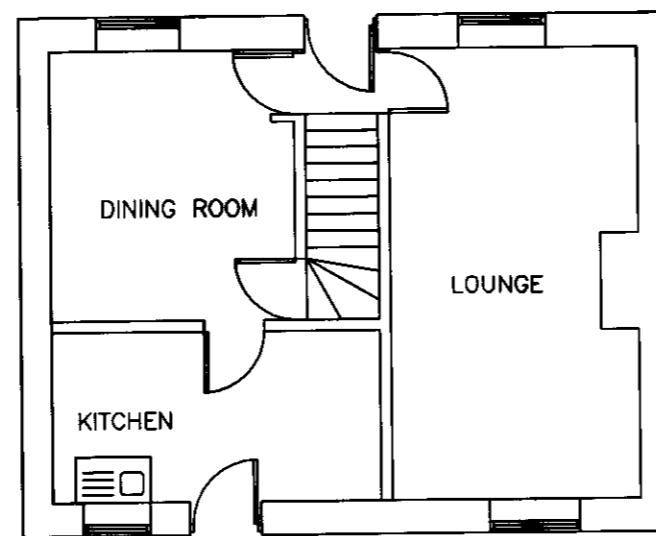
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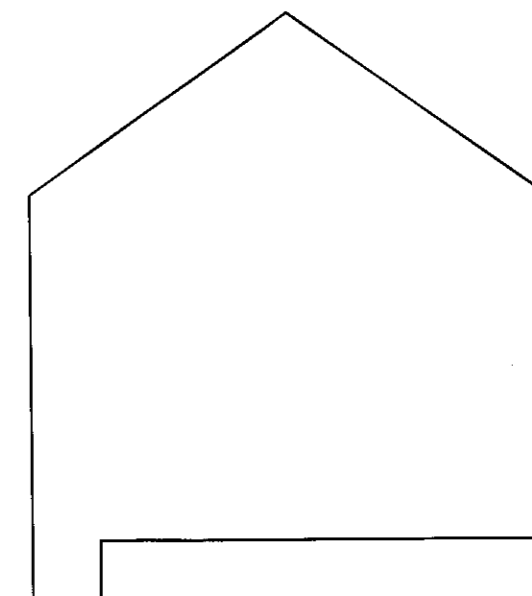
EXISTING SIDE ELEVATION



EXISTING FIRST FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT



EXISTING SIDE ELEVATION

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-2 JUN 2008

Scale	1/100
Date	
Drg. No	1

Miss Angela Ventress,
Ivy Cottage,
Beck Hole,
Goathland.

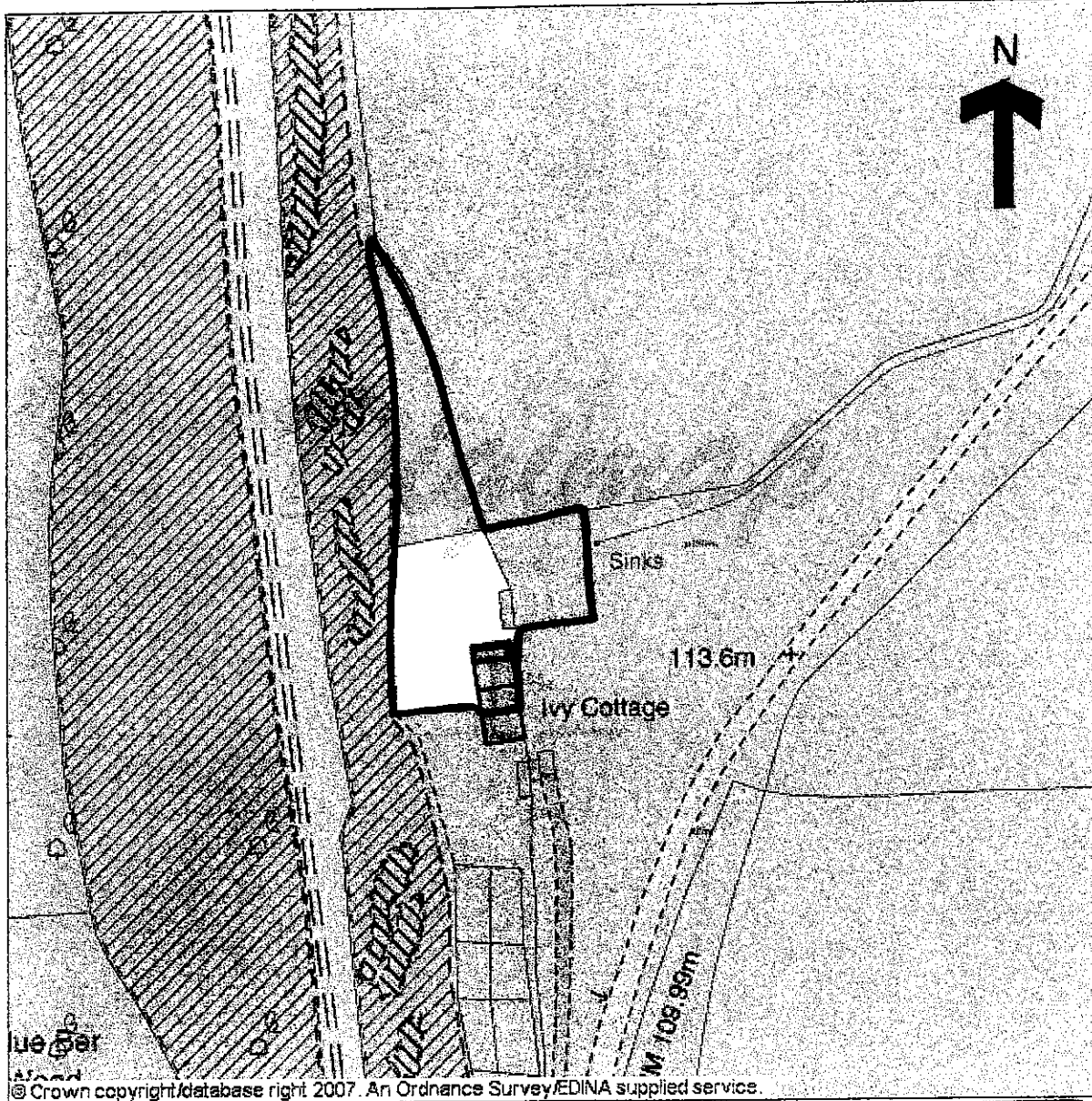
How to choose a map view



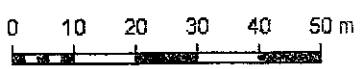
OS Licence Number 100225316

- Out
- Regional
- District
- Local
- Neighbourhood
- Street
- Detailed

Zoom in



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Mapped extent: 482010 , 502554 - 482200 , 502744

Map created from source data product OS MasterMap

The following tiles(s) were drawn: GB

Create a Printer Friendly Map

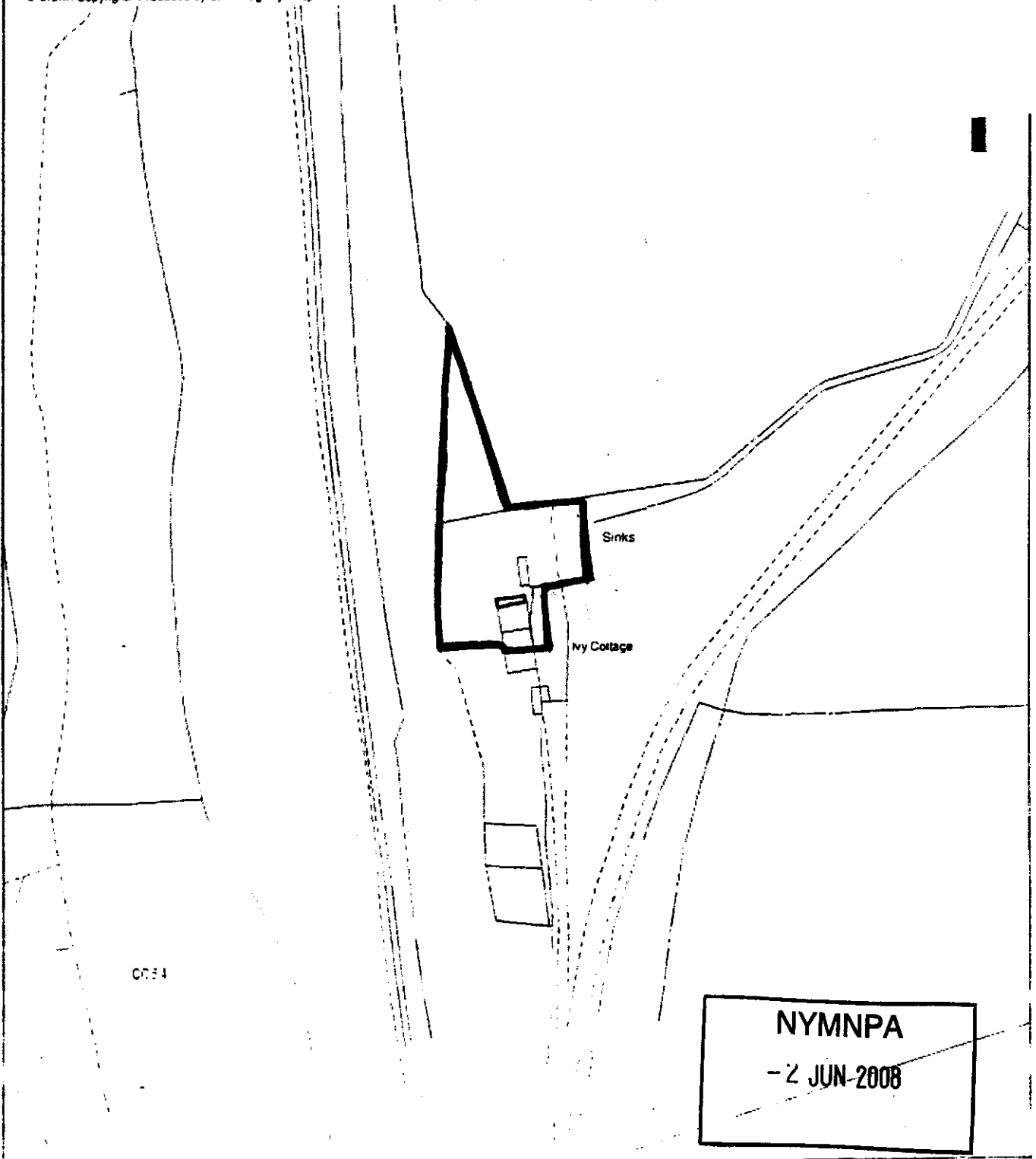
To create a PRINTER FRIENDLY MAP, (which will be stored in your Map Chest for 5 days), enter a map title and click on the STORE MAP button below.

1 2 3 4 5

Land Registry Index map plan

Ordnance Survey map reference NZ82021
Scale 1:1250
Plan prepared on 25/03/2008 at 00:00:01

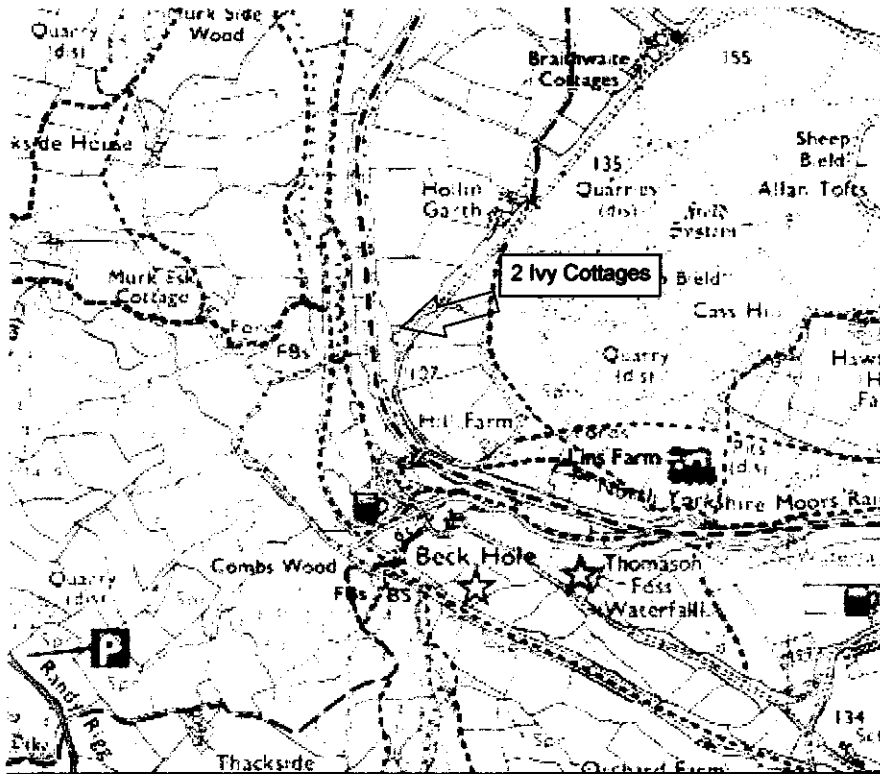
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This plan should be read in conjunction with result 90407ME.

This plan shows the general position, not the exact lines, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.





© Crown Copyright 2008 0 1km
Window width - 2 km
Source data - 1:25,000 Scale Colour Raster
Grid reference at centre - NZ 822 025 GB Grid

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08/0434

pt. 1

North York Moors National Park Authority
The Old V. garage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 770657
Email: uc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address				2. Agent Name and Address			
Title:	MISS	First name:	ANGELA	Title:		First name:	
Last name:	VENTRESS			Last name:			
Company (optional):				Company (optional):			
Unit:		House number:	2	House suffix:		Unit:	
House name:	IVY COTTAGES			House name:			
Address 1:	GREEN END			Address 1:			
Address 2:	BECK HOLE			Address 2:			
Address 3:	GOATHLAND			Address 3:			
Town:	WHITBY			Town:			
County:	NORTH YORKSHIRE			County:			
Country:	ENGLAND			Country:			
Postcode:	YO22 5LG			Postcode:			

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3. Description of Proposed Works

Please describe the proposed works:

EXTEND ABOVE THE EXISTING GARAGE TO CREATE A LARGER BATHROOM AND EXTENSION TO BEDROOM ONE. PROPOSED EXTENSION TO BE CLAD IN STONE TO MATCH THE EXISTING GARAGE AND HOUSE.

3. Description of Proposed Works (continued)

Has the work already been started without planning permission? Yes No

If Yes, please state when the works were started (DD/MM/YYYY): _____ (date must be pre-application submission)

Has the work already been completed without planning permission? Yes No

If Yes, please state when the works were completed (DD/MM/YYYY): _____ (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: _____ House number: 2 House suffix: _____

House name: IVY COTTAGES

Address 1: GREEN END

Address 2: BECKHOLE

Address 3: GOATHLAND

Town: WHITBY

County: NORTH YORKSHIRE

Postcode (optional): YO22 5LG

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name: MR ANDREW MUIR

Reference: _____

Date (DD MM YYYY): _____ (must be pre-application submission)

Advice given: DISCUSSIONS MADE WITH MR ALLINSON OUR ARCHITECT.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers e.g. T1, T2 etc. and state the reference number of any plans or drawings.

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8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	YORK STONE - DRESSED AND MIXED STONE	YORK STONE - DRESSED AND MIXED STONE TO MATCH.	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	SLATE	RE-USE EXISTING GARAGE ROOF SLATES	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	NONE	MATCH TO MAIN HOUSE WINDOWS	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	NONE	NONE	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	N/A	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting	NONE ELECTRICS TO GARAGE	<p>NYMNPA - 2 JUN 2008</p>	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

PHOTOGRAPHS OF ELEVATIONS AT PRESENT.

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

22.05.08

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Date]

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

[Redacted Text]

Name of Owner	Address	Date Notice Served

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Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

[Redacted Newspaper Name]

On the following date (which must not be earlier than 21 days before the date of the application):

[Redacted Date]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted Signature]

[Redacted Signature]

[Redacted Date]

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22.05.08

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant 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 this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

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Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | |
|---|---|---|
| 3 copies of a completed and dated application form: <input type="checkbox"/> | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input type="checkbox"/> <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | The correct fee: <input type="checkbox"/> |
| 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input type="checkbox"/> | | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input type="checkbox"/> | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input type="checkbox"/> |

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22.05.08 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details) *OR*

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. The correct fee: The original and 3 copies of the following documents:

The completed and dated application form <input type="checkbox"/>	The completed, dated Article 7 Certificate (Agricultural Holdings) <input type="checkbox"/>	A design and access statement where proposed works fall within one of the following designated areas: <input type="checkbox"/>
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north <input type="checkbox"/>	The completed, dated Ownership Certificate (A, B, C or D - as applicable) <input type="checkbox"/>	<ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads
Other plans and drawings or information necessary to describe the subject of the application <input type="checkbox"/>		

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PLANNING DESIGN AND **ACCESS STATEMENT**

PROPOSED GARAGE CONVERSION AND STOREY ABOVE.

IVY COTTAGE, BECK HOLE, GOATHLAND

BACKGROUND INFORMATION

Planning permission is sought for a garage conversion and a storey above which will extend the existing bedroom and wc. The property at present is unoccupied and in need of some refurbishment, situated within the national park at Beck Hole, Goathland. The area surrounding the property is made up of moorland and rural farmland with just the one property adjoining the proposed dwelling. Other known properties are far and few between to the property concerned. The stonework and existing windows to the property in general are in good condition.

The chimney stack on the main roof will be retained on the property with the openings into the proposed extension running along side of the chimney stack.

The rear and side of the building has a large garden area and also a parking area to the front of the dwelling

The site location plan attached to the application shows the position of the property in relation to the surrounding area.

The detailed drawing enclosed shows the proposed internal general layout and external appearance.

Photographs are attached showing the condition of the building, to the front and rear elevation.

LOCAL AREA

We understand that the property is within a conservation area but we understand the building is not listed.

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USE

GROUND FLOOR

The proposal involves opening up the ground floor by removing the dividing wall between the existing lounge, and the brickwork above will be supported by steel beams. There is an existing door into the lounge area leading off the hallway. The added space this will create will benefit my client greatly, this will also apply to the first floor.

FIRST FLOOR

Due to the line of the roof being 300mm below the original as requested by your self's the only way to achieve the required headroom would be to have a step down into the new extensions this also would help a great deal as my client is 6' 4" tall. Again access would be achieved by means of knocking out wall adjacent to the chimney breast and the above brickwork would be supported by steel beams.

AMOUNT

The conversion of this building we feel will fit easily within the neighbouring landscape.

LAYOUT

Whilst the physical limitations of the existing building may impose some constraints on what we are able to do, we fully intend to comply with the current regulations.

SCALE

The scale of the development is suitable for the surrounding area.

APPEARANCE

The front and rear elevations will change from its original appearance, but will be kept in keeping with the original stonework and also the windows will be of traditional design in keeping with the existing layout. In general the integrity of the building will be of most importance at all times and kept within the original design specification.

ACCESS

The property has existing residential parking to the front of the building, and with the additional proposed work the access to the dwelling will not be affected at all. The location of the dwelling is well situated near to the village of Beck Hole.

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CONCLUSION

This design has taken into account current Planning Legislation, Building Regulations, and British Standards 8300 : 2001

All materials used in the construction of the building will match that of the existing, stonework, windows etc.

Design standards have been followed in accordance to the CABA guidelines.

My client wishes to develop this property sympathetically with the surrounding area and neighbouring properties. With the conversion of the ground and first floor this would achieve further accommodation, which we feel will hopefully fulfil the guidelines set out in the Local Policy Plan for this area.

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