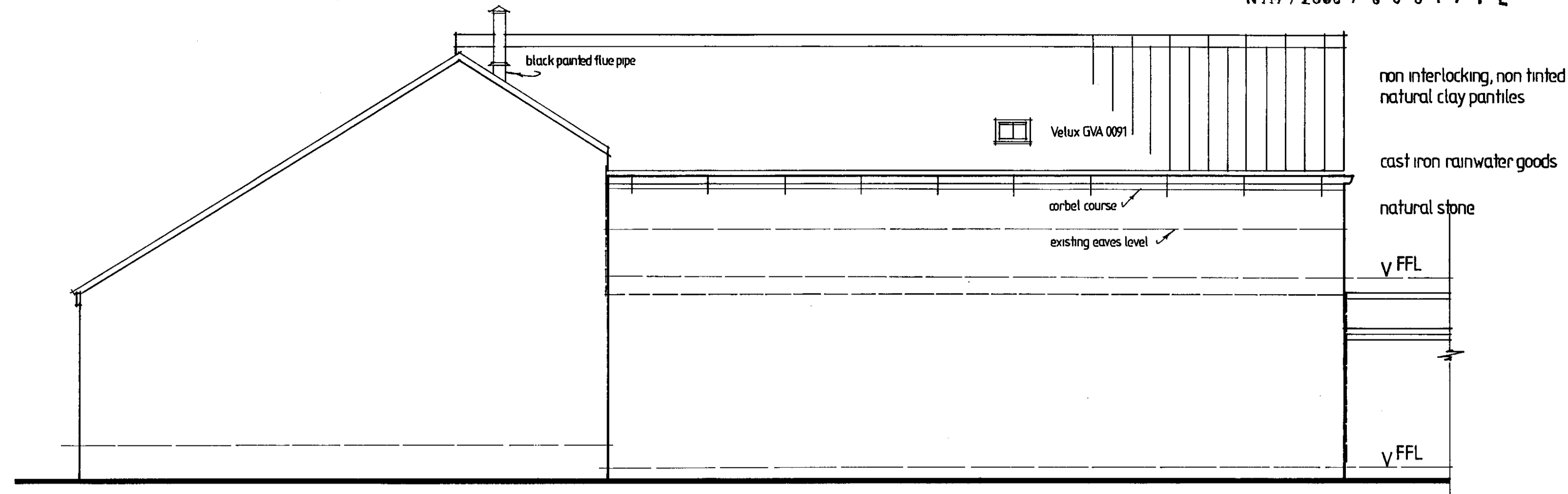
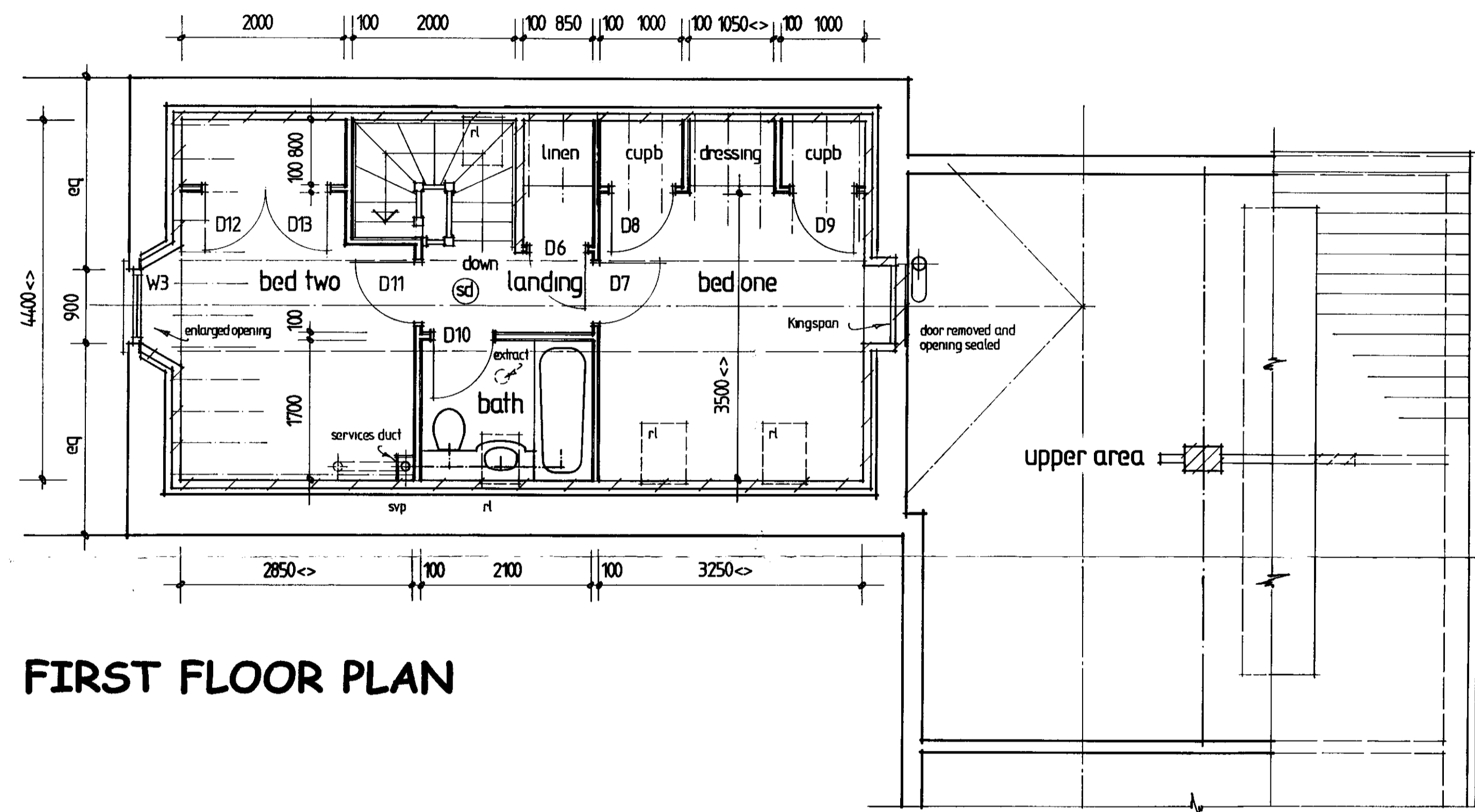


SOUTH ELEVATION

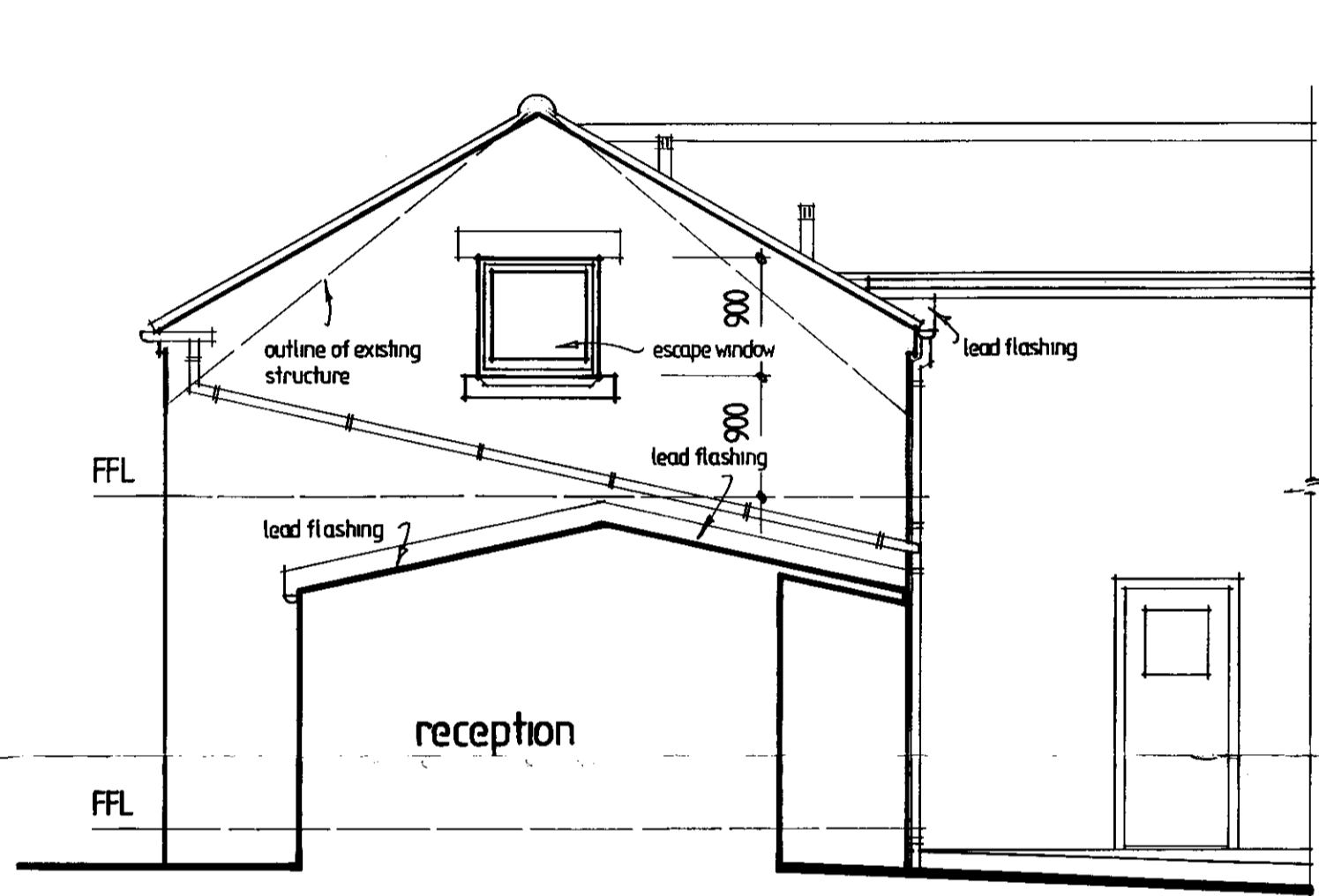
SECTION B



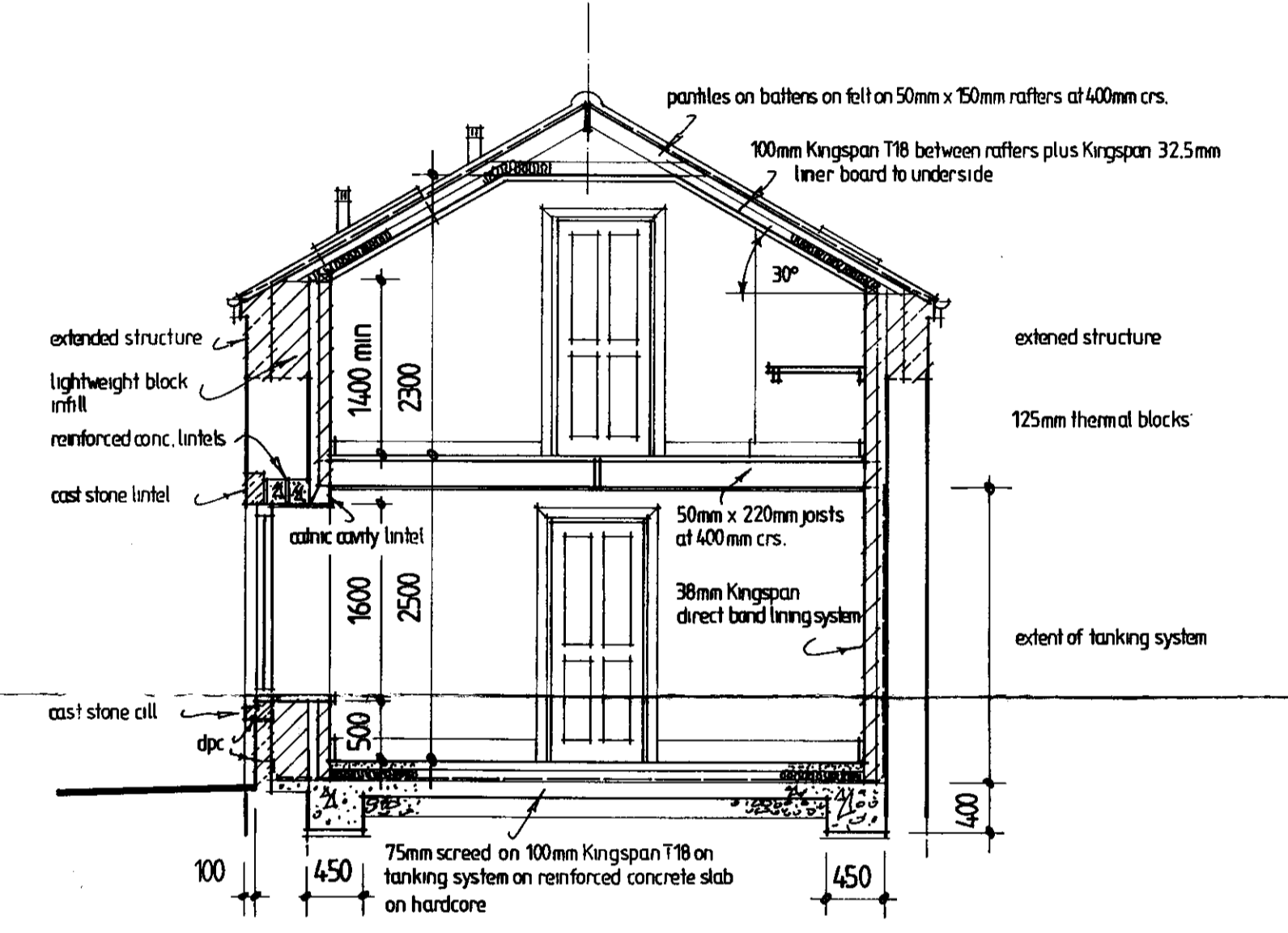
NORTH ELEVATION



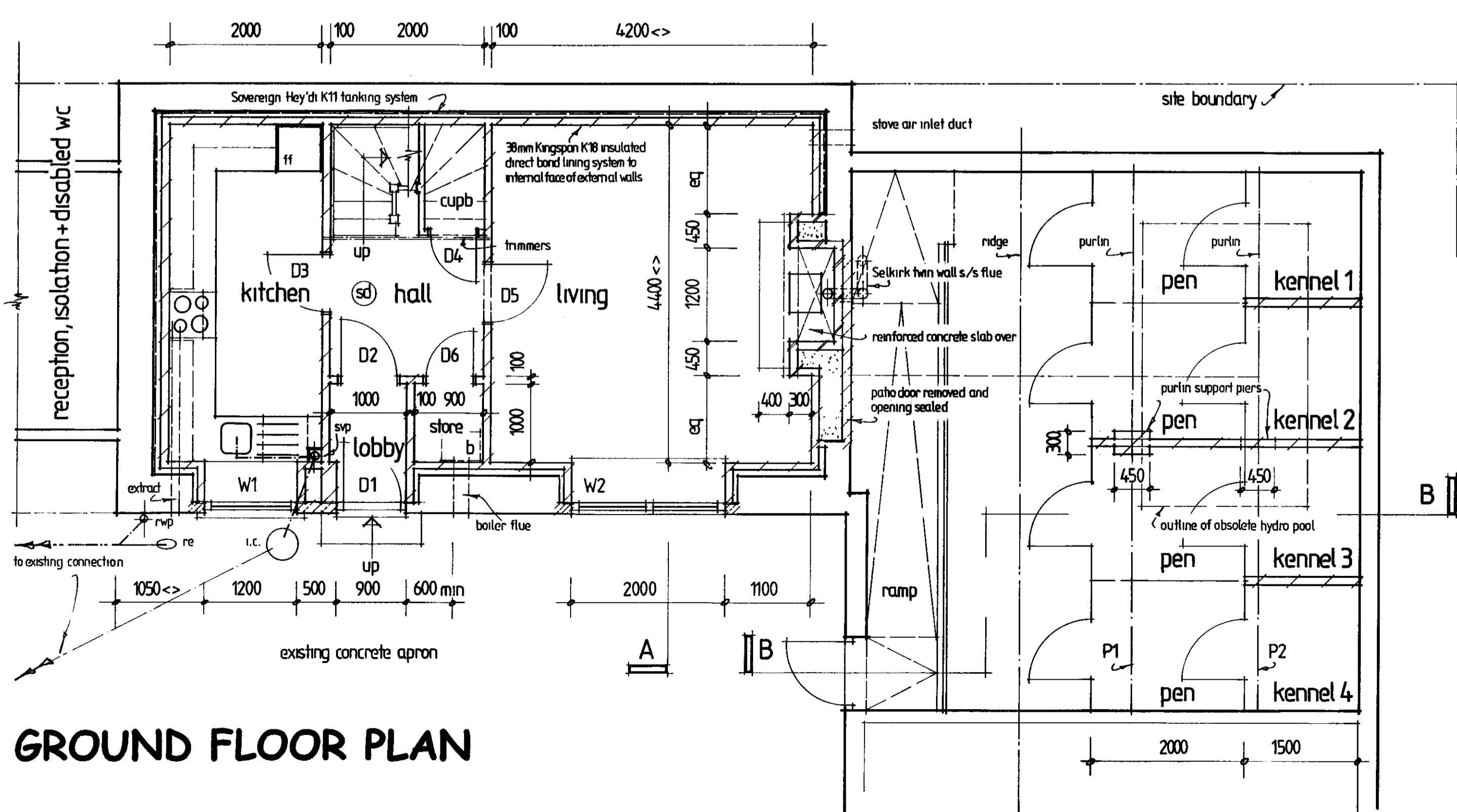
FIRST FLOOR PLAN



WEST ELEVATION



SECTION A

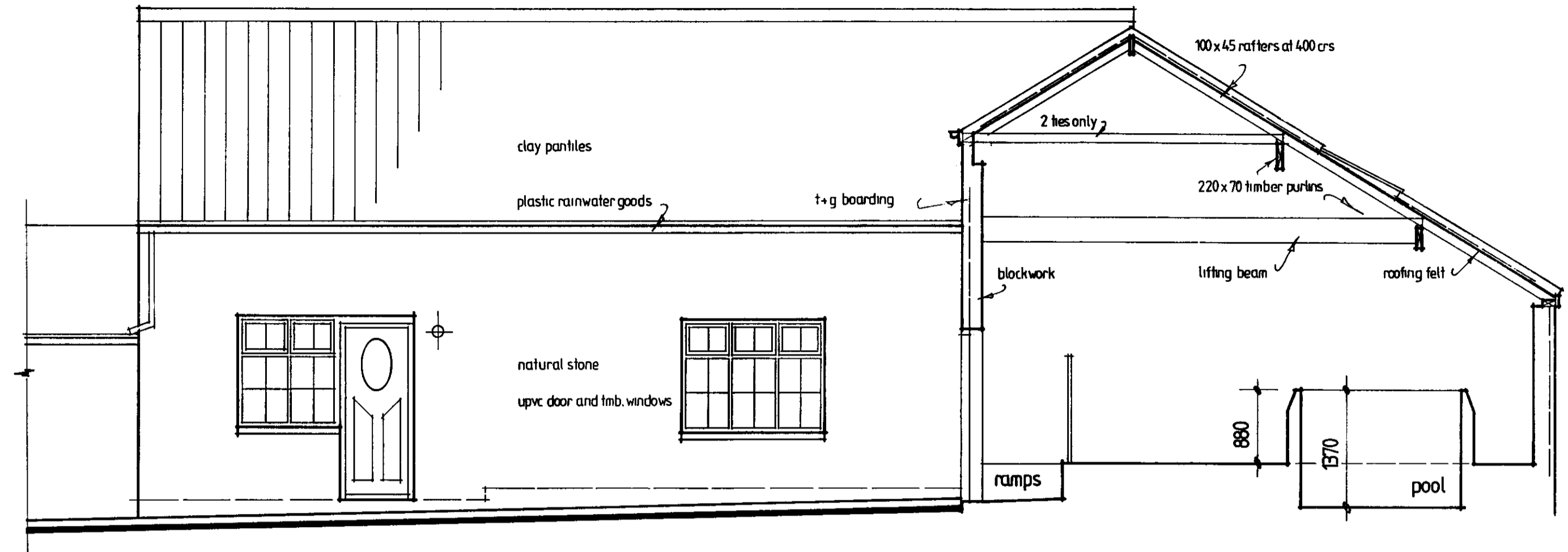
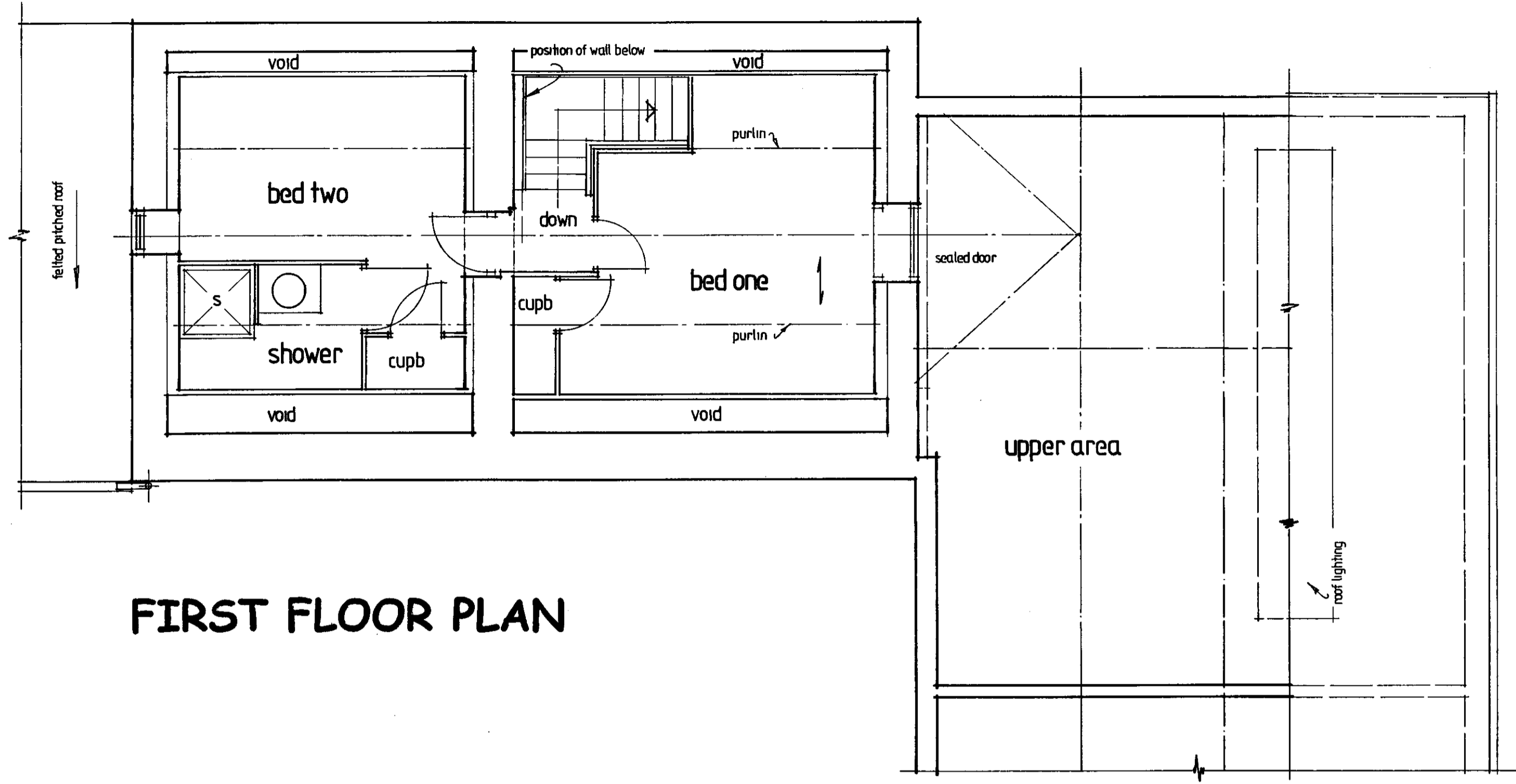


GROUND FLOOR PLAN

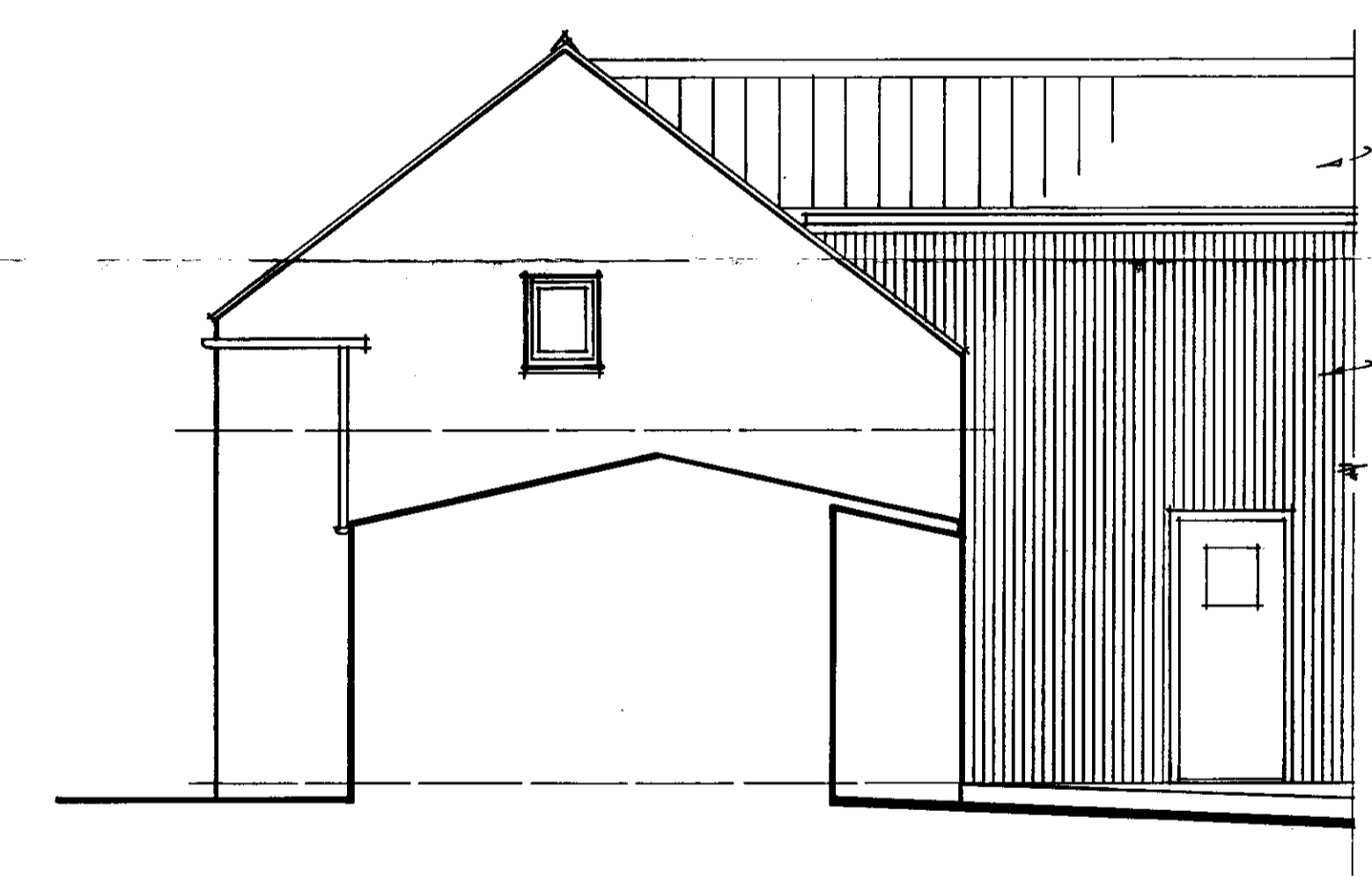
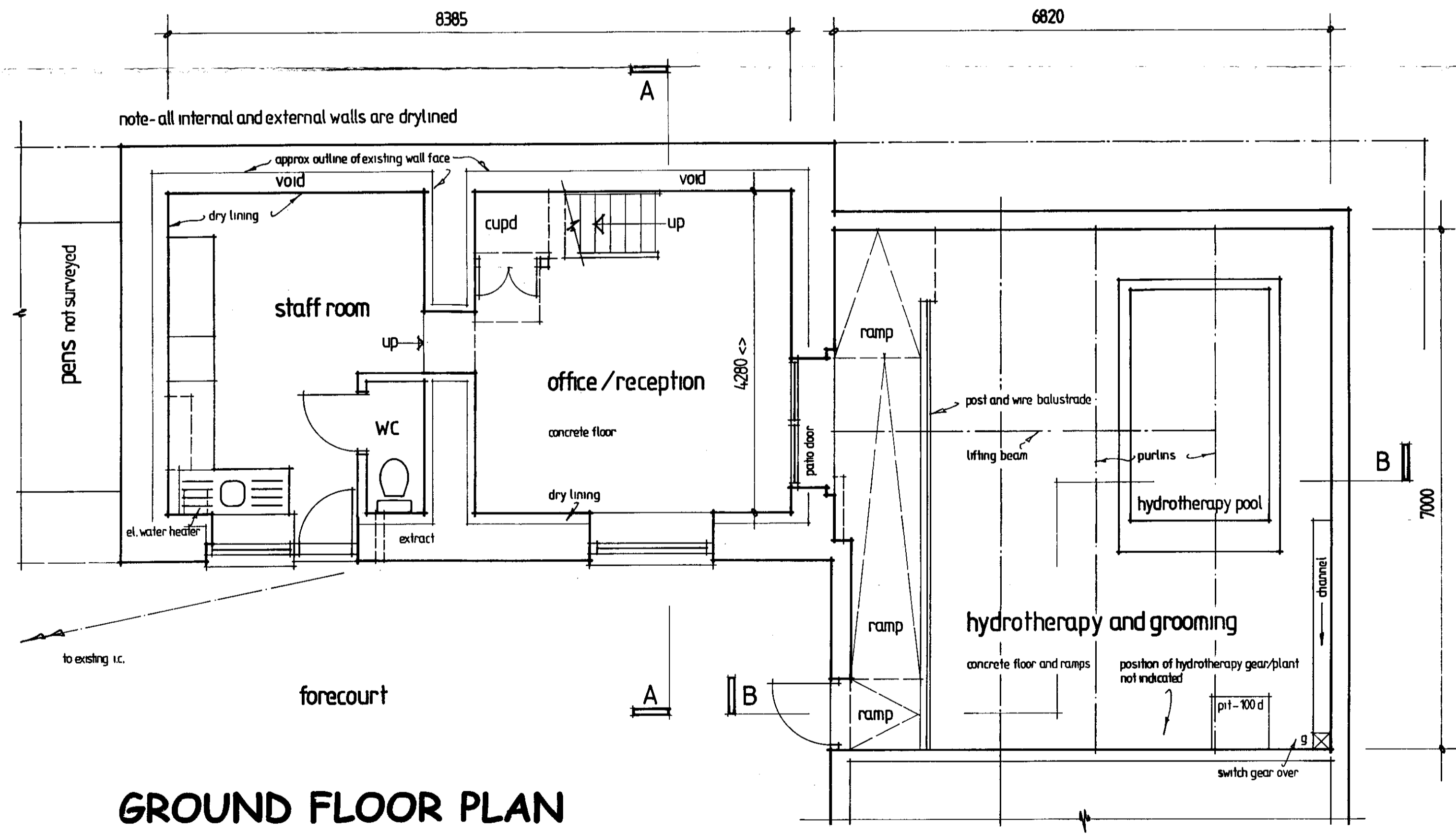
NYMNP
31 JUL 2008

ARCHITECTURAL DESIGN
richard winn

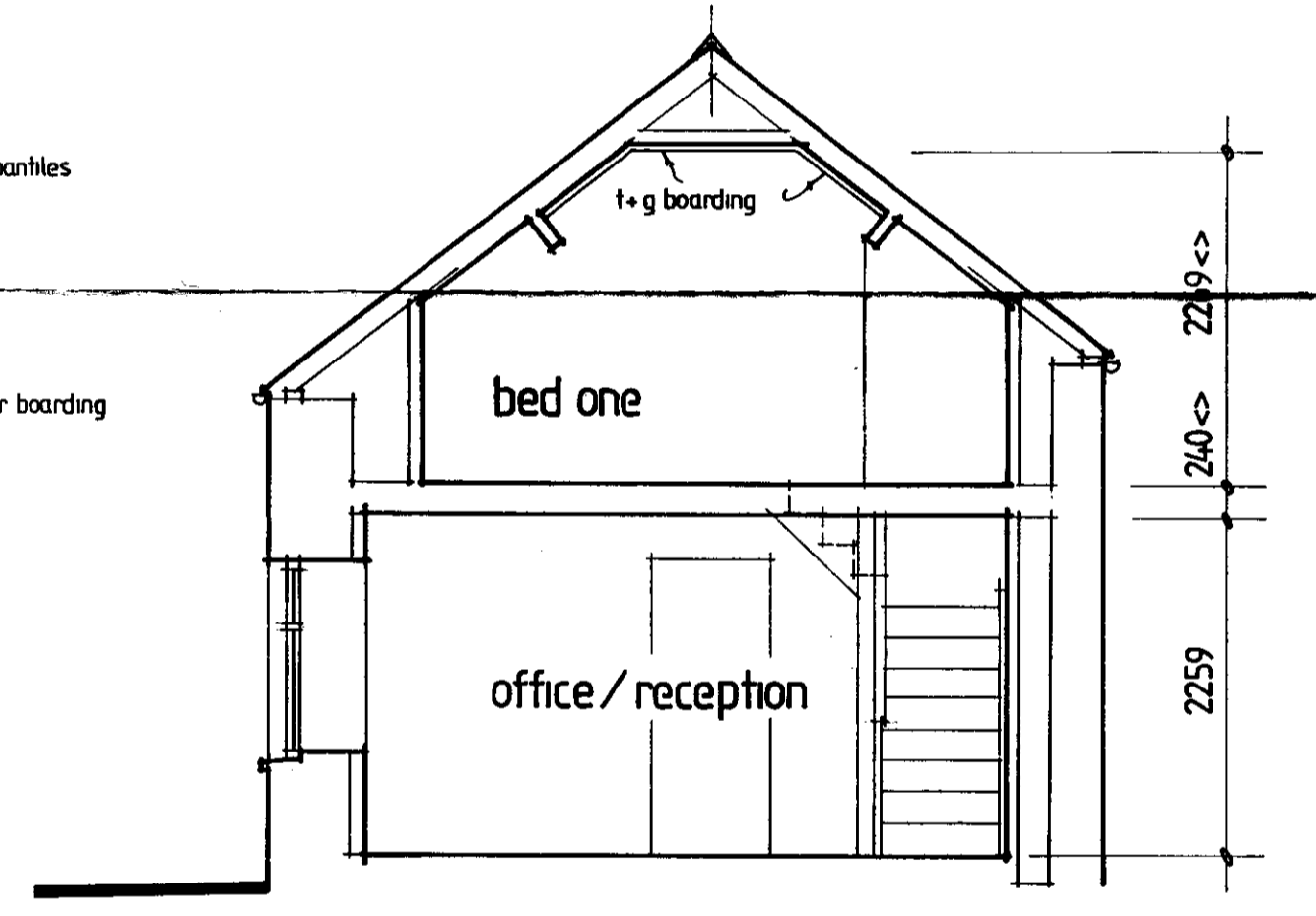
CHANGE OF USE OF THE OLD COTTAGE TO DWELLING PLUS CONVERSION OF THE HYDRO AREA TO KENNELS AT COPPERGATE KENNELS, CLOUGHTON, SCARBOROUGH
Scale : 1.50
Date : July 2008
Drawn : R.G.W
PLANS AS PROPOSED
Project : 1236-3A



SOUTH ELEVATION SECTION B



WEST ELEVATION

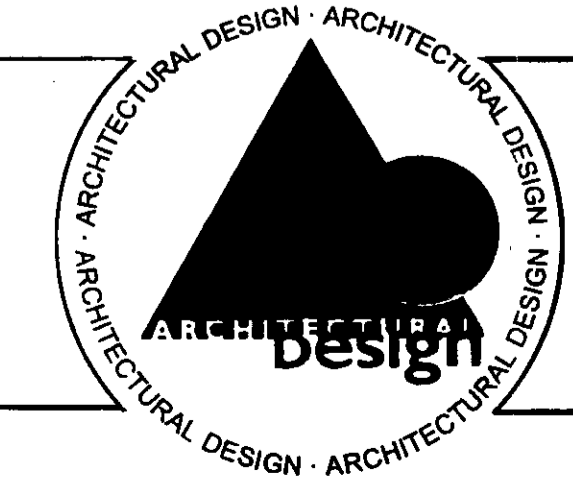


SECTION A

GROUND FLOOR PLAN

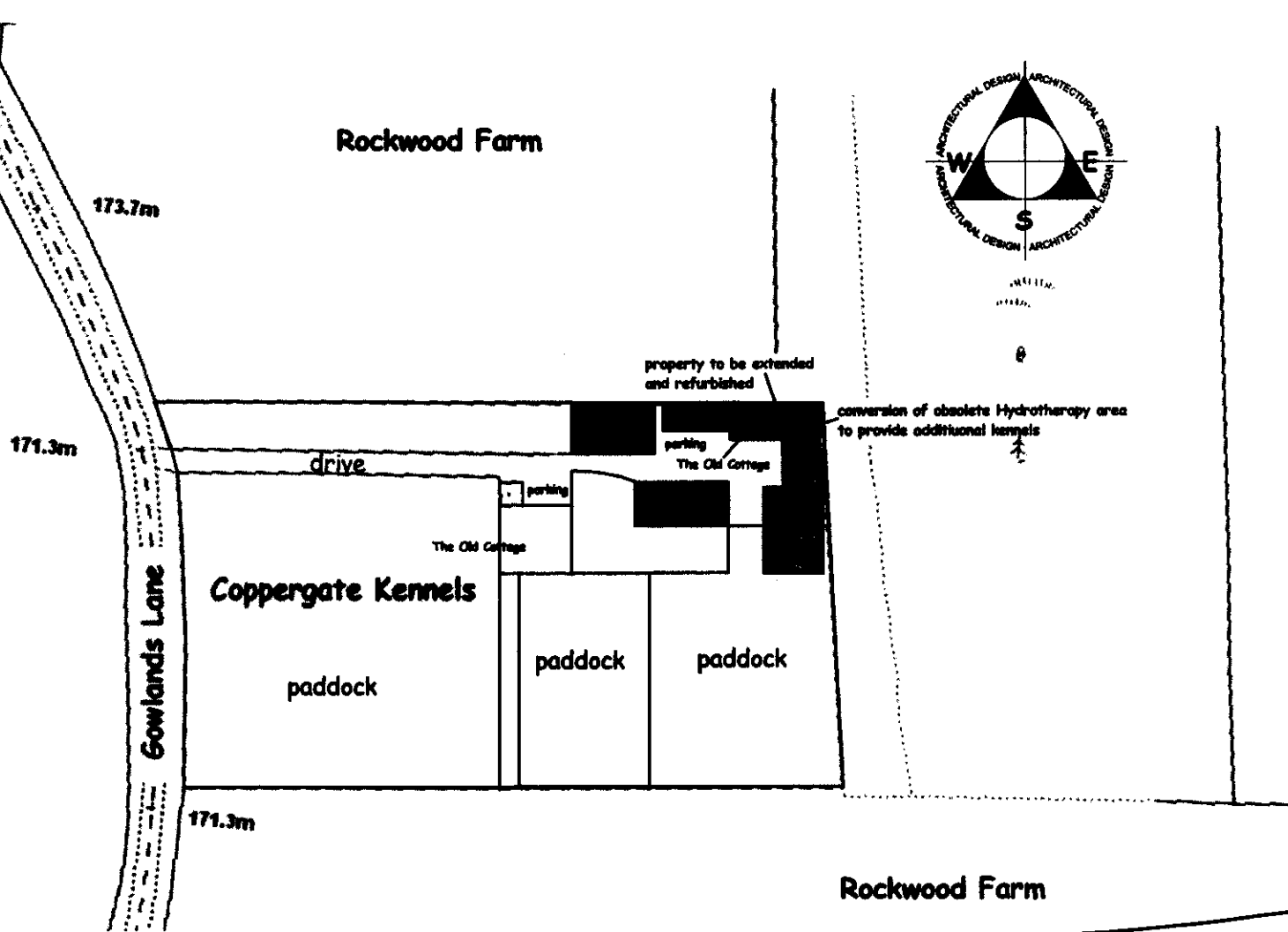
NYMNPA
31 JUL 2008

RICHARD G WINN Architectural Services
 OLD BARN COTTAGE, MIDDLE FARM, MAIN STREET, ALLERSTON, PICKERING, NORTH YORKS, YO18 7PG
 PHONE-FAX: 01723 850300 MOBILE: 07790 723705 e-mail richard@winn-design.co.uk
 This drawing is the property of Architectural Design and must not be copied or otherwise reproduced



CHANGE OF USE OF THE OLD COTTAGE TO DWELLING Scale : 1:50
 PLUS CONVERSION OF THE HYDRO AREA TO FOUR Date : March 2008
 KENNELS, AT COPPERGATE KENNELS, SCARBOROUGH Drawn : R.G.W
 PLANS AS EXISTING Project : 1236-1A

Gowlands Cottage



SITE LOCATION AND BLOCK PLAN Scale 1.1250

**CHANGE OF USE OF THE OLD COTTAGE TO RESIDENTIAL USE
AT COPPERGATE KENNELS, GOWLANDS LANE, CLOUGHTON, SCARBOROUGH**

**NYMNP
31 JUL 2008**

NYM / 2008 / 0601 / FL



Grid Ref 52 99210, 96160

08/0601 Pt. 1

NYM 2008 / 0601 / FL

Application for Planning Permission.

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

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

Change of use to provide living accommodation for staff and occasional customer use

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Has building or works already been carried out or use of land already started? Yes No

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

Have the works been completed or change of use already occurred? Yes No

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

4. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	The Old Cottage				
Address 1:	Coppergate Kennels				
Address 2:	Gowlands Lane				
Address 3:	Cloughton				
Town:	Scarborough				
County:	North Yorkshire				
Postcode (optional):	YO13 0DU				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:	<input type="text" value="N/A"/>	Northing:	<input type="text" value="N/A"/>		
Description:					
<input type="text" value="N/A"/>					

5. Pre-application Advice

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

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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 as possible:

Officer name:	<input type="text" value="Mrs Hilary Saunders"/>
Reference:	<input type="text" value="N/A"/>
Date (DD/MM/YYYY): (must be pre-application submission)	<input type="text"/>
Details of pre-application advice received?	
<input type="text" value="Site meeting followed by informal approval to sketch proposals be it with amendment to south fenestration"/>	

6. Public Access to the Site

Is a new or altered vehicle access proposed to or from the public highway?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Are there any new public roads to be provided within the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
Do the proposals require any diversions / extinguishments and/or creation of rights of way?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unknown
If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)			
<input type="text" value="N/A"/>			

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No Unknown

If Yes, please provide details:

To the west of the main house

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No Unknown

If Yes, please provide details:

To the west of the main house

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8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

If Yes please provide details:

The adjoining owner, Mr A Winkfield of 'Rockwood Farm', Gowlands Lane, Cloughton, has stated verbally to the applicant that he has no objection to the proposals. However he will not permit a french drain on his land.

9. Council Employment

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

If Yes, please provide details:

N/A

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
		NYM / 2008 / 0601 / FL			
Walls	Natural stone	Natural stone to match	<input type="checkbox"/>	<input type="checkbox"/>	1236-3
Roof	Natural clay pantiles	Existing reused to north elevation and new matching tiles to south elevation	<input type="checkbox"/>	<input type="checkbox"/>	1236-3
Windows	White painted softwood and white uPVC	White painted softwood and stained hardwood	<input type="checkbox"/>	<input type="checkbox"/>	1236-3
Doors	White painted softwood		<input type="checkbox"/>	<input type="checkbox"/>	1236-3
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	Concrete apron	No change	<input type="checkbox"/>	<input type="checkbox"/>	1236-3
Lighting			<input checked="" 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:

Drawing nos. 1236-1 and 3

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11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	6	6	Nil
Light goods vehicles/ public carrier vehicles	1	1	Nil
Motorcycles	0	0	Nil
Disability spaces	1	1	Nil
Cycle spaces	4	4	Nil
Other (e.g. Bus)	N/A		
Other (e.g. Bus)	N/A		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Cess pit
 Septic tank Other
 Package treatment plant Unknown

Are you proposing to connect to the existing drainage system? Yes No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

N / 2008 / 0601 / FL Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No Unknown

How will surface water be disposed of?

- Sustainable drainage system Existing watercourse
 Soakaway Pond/lake
 Main sewer Unknown

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

15. Existing Use

Please describe the current use of the site:

Kennels and cattery

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site: N/A

N/A

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When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

17. Trade Effluents

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
 If Yes please complete details of the changes in the tables below:

Yes No

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Proposed Housing

Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

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Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a+b+c+d+e+f+g)=							

Total existing residential units
 (A+B+C+D)=

Total proposed residential units
 (E+F+G+H)=

Total net gain / loss of residential units

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradeable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

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In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms.

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees	Two	Nil	Two	
Proposed employees	Two	Nil	Two	

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
Staff accommodation	24 hrs	24 hrs	24 hrs	

22. Site Area

Please state the site area in hectares (ha)

23. Industrial or Commercial Processes and Machinery

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Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? Yes No

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Please provide the maximum annual operational throughput of the following waste streams:
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

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Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and Industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes No Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other: Amount (kilograms):

Other: Amount (kilograms):

25. 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):

[Signature area]

NYM / 2008 / 0601 / FL
 [Redacted Signature] Richard G Winn

22 July 2008

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):

[Signature area]

[Signature area]

[Date area]

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:

[Text area for steps taken]

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):

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

[Newspaper name area]

[Date area]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature area]

[Signature area]

[Date area]

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:

NYM / 2008 / 0601 / FL

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):

Richard G Winn

22 July 2008

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):

26 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 checked="" type="checkbox"/> | The correct fee: | <input checked="" type="checkbox"/> |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | <input checked="" type="checkbox"/> | 3 copies of a design and access statement: | <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: | <input checked="" type="checkbox"/> | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): | <input checked="" type="checkbox"/> |
| | | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | <input type="checkbox"/> |

27 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):

Richard G Winn

22 July 2008

(date cannot be pre-application)

**ARCHITECTURAL
DESIGN** richard winn

DESIGN STATEMENT

**CHANGE OF USE OF THE OLD COTTAGE
TO DEWLLING FOR STAFF AND
OCCASIONAL CUSTOMER USE**

**COPPERGATE KENNELS
GOWLANDS LANE, CLOUGHTON
SCARBOROUGH, NORTH YORKSHIRE**

FOR

COPPERGATE KENNELS LTD.

NYM/TA

3.1.III 2008

**RICHARD G WINN
ARCHITECTURAL DESIGN**

**Old Barn Cottage, Middle Farm, Main St. Allerston
North Yorkshire YO18 7PG tel:fax 01723 850300**

DESIGN STATEMENT

CHANGE OF USE OF THE OLD COTTAGE TO PROVIDE LIVING ACCOMMODATION FOR STAFF AND OCCASIONAL CUSTOMERS USE AT COPPERGATE KENNELS, GOWLANDS LANE, CLOUGHTON, SCARBOROUGH, NORTH YORKSHIRE YO13 0DU

References:

Architectural Design's drawing nos. 1236- 1A and 3.
 Planning Application for conversion of the Hydrotherapy area.
 Environment Agency's Flood Map for the area
 Recent photographs.

HISTORY

The property was purchased by the current owners as a going concern on 10 June 2006 who subsequently and as part of ongoing improvements to the facility, have undertaken an extensive tree and shrub planting scheme to help integrate the complex into the landscape. Other recent improvements include conversion of The Old Stables to provide a reception area, staff room, isolation, and grooming facilities.

Future improvements under consideration include expanding the grooming service, introducing solar panels and maybe the installation of ground source heat pumps all to reduce carbon omissions.

Present approved use

Annex to the main house including holiday accommodation.

Proposed use

Permanent staff living accommodation plus occasional overnight accommodation for animal owners if and when necessary. See justification later described.

JUSTIFICATION

The present owners have expanded and modernized the modus operandi of the business which, in addition to boarding kennels for dogs, cats and small mammals, now provide care for distressed animals and those rescued by the RSPCA for re-homing. Consequently, this service requires round the clock care necessitating permanent staff accommodation. In addition, the owners are intending to offer residential dog training which will involve occasional overnight accommodation to owners of animals if and when necessary.

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The Old Stable Block (now referred to as Reception) has recently been refurbished to provide a reception area/office, an isolation pen, hospital pen, and disabled toilet facilities for staff and customer use.

The owners liaise closely with local Veterinary Practices and the Animal Rescue Service.

DESIGN CONSIDERATIONS

The existing building:

The existing building, measuring 5.6M x 9.6M externally, comprises a kitchen, lounge and WC on the ground floor with a staircase giving access to two bedrooms and a shower room on the first floor under a pantile covered roof supported by timber rafter and purlins. See drawing no. 1236-1. The cottage adjoins an obsolete Hydrotherapy and dog grooming area, the alterations to which are the subject of a separate application.

Previous alterations, undertaken by previous owners, have been executed in a haphazard fashion with no regard for inherent structural defects and with little regard to fire protection, Health and Safety requirements, insulation and the Building Regulations generally. The current proposals will address these matters.

The proposals were discussed on site with the North York Moors Planning Officer, Hilary Saunders. Subsequent sketch proposals were informally approved with minor revision to the south facing fenestration.

In brief the internal proposals comprise:

- A** removing the defective roof structure complete, lifting the eaves to provide improved accommodation and a new re-profiled roof structure. The ridge height will remain as existing,
- B** provision of a new damp proof floor,
- C** provision of a waterproof tanking system,
- D** provision of a thermal blockwork internal lining,
- E** improved ground and first floor layouts,
- F** new staircase,
- G** provision of new doors,

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- H provision of roof windows,
- I provision of a wood burning stove and an oil fired combi boiler,
- J thermal insulation to the floor, walls and roof,
- K Use of traditional and congruent materials externally.

Externally:

- L replacing the uPVC frames (W1 and D1) with traditional white painted timber frames / treated oak frame (W2). The adapted openings to the west elevation will be within the original and partially blocked up 'cart shed' openings and,
- M external step.

Access

There is no proposed change to the access from Gowlands Lane which complies with NYCC Highways requirements.

Parking

There is ample space for on site parking and turning. One disabled parking bay will be provided adjacent The Old Cottage.

Structural

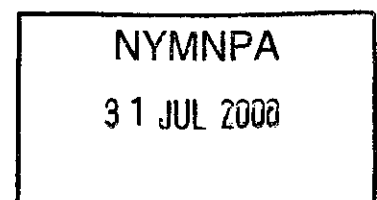
Whilst a formal structural report is not required, the recommendations highlighted during a site meeting with Maughan Associates (structural engineer) have been incorporated in the design and written specification. Maughan Associates will be preparing the necessary structural calculations to support the Building Regulation application.

Protected species survey

Not required.

Flood risk assessment

The property is not in a flood risk area.



Richard G Winn
Architectural Services
22 July 2008

VALIDATION CHECKLIST

PLANNING PERMISSION AND LISTED BUILDING CONSENT

For alterations, extension or demolition of a listed building

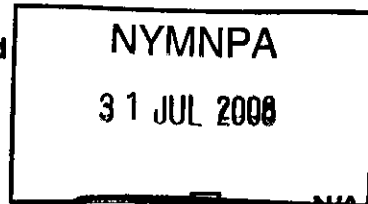


Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

STANDARD REQUIREMENTS:

(1 original and 3 copies to be supplied unless that application is submitted electronically)

Completed application form	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) regulations 1990.	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue.	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Existing site layout plans at a scale of 1:100, 1:200 or 1:500 showing the site in relation to existing buildings and site boundaries. The plan should indicate where existing features of the site are located including existing buildings (indicating proposed demolitions), trees (identifying any proposed felling), means of access and type of enclosure (wall, fence, hedges) and shall show adjacent properties/buildings.	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Proposed site layout plans at a scale of 1:500, 1:200 or 1:100	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Existing and proposed elevations to a scale of 1:50 or 1:100 Requirements dependent on position of extension eg. no front elevation required for rear extension etc.	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Existing and proposed floor plans to a scale of 1:50 or 1:100 For each floor ie, ground and first floor required for two storey extension	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Roof plans to a scale of 1:50 or 1:100 If the proposal alters the existing roof	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Existing and proposed site sections and finished floor levels and site levels at a scale of not less than 1:100	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Design and Access Statement	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>



Application fee YES NO
 Please consult our enclosed Schedule of Fees.
 Cheques are to be made payable to NYMNPA

Manufacturers specification/leaflet for proposals incorporating plant/machinery (swimming pools/wind turbines/satellite dishes/solar panels/rooflights) YES N/A

SOME OR ALL OF THE FOLLOWING INFORMATION MAY ALSO BE REQUIRED:

Biodiversity Survey and Report (Nature Conservation and Ecological Assessment) YES N/A

Flood Risk Assessments/ Sequential Test (flood zones) YES N/A

Statement of agricultural need YES N/A

Tree Survey/Arboriculture Assessment YES N/A
 Where ground based works within 2 metres of the crown spreads of any trees covered by Tree Preservation Order or tree located within a Village Conservation Area

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