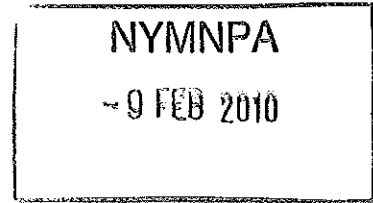


PLANNING, DESIGN & ACCESS STATEMENT

Client: Mr R Horncastle
Appeal Site: Beech Hill, Aislaby
Proposal: Tourist Accommodation for 1no Dwelling
Our Ref: NYM/08/002/PDAS
Date: February 2010

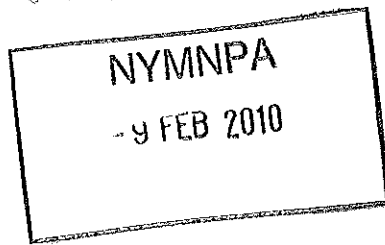


Preliminary Matters

1. This statement supports an application for a new tourist accommodation unit at Beech Hill. Attached with this statement are plans showing the proposed layout and design of the building.
2. The proposed accommodation is needed to meet existing tourist demand and provide a sound profitable basis for the future business. Planning permission has previously been granted in August 2008 for two units along the eastern boundary (ref: NYM/2008/0524/FL). The applicant in considering this proposal in detail has concluded with his advisors that for various reasons it would be preferable to first develop a unit on the western part of the site. The existing holiday units are based on that side around the former stables and main house extension. A location close to these is a more natural and rational use of the site. It can more easily be incorporated into the existing infrastructure without impacting adversely on the present accommodation and attraction of the grounds.
3. The applicant remains pleased to discuss his holiday business with officers. This could include his existing permission. He has discussed his proposal with some of his neighbours including the owner of the local pub/restaurant. We understand that the local people he has spoken to welcome the idea of his premises for tourist accommodation and support a further unit.

The Site and its Surroundings

4. The site is located within the Aislaby Conservation Area. We are not aware that a character appraisal exists for the village. Aislaby is a linear rural village located towards the top of the north valley sides of the River Esk. Almost certainly it would have developed as a local agricultural centre. The slope down to the river continues across the village and the properties on the northern side are higher than those on the south, some of which such as Beech Hill are set well down from the road. Although linear in nature the development is irregular and in depth along plots on both sides of the road presumably a result of its farming origins. The conservation area covers the original core of the village. In general the style is of a simple rural vernacular. Stone walls with pantile and slate roofs are common. Within the vicinity of the application site there is a more mixed design including a pre-fabricated type of dwelling opposite Beech Hill.



5. Beech Hill is a substantial building, set in its own grounds. It forms part of an informal group of mature properties comprising Park Hall Cottages, Park Lodge, the converted former coach house of Aislaby Hall and Aislaby Hall itself. Beech Hill is an attractive building with open views to the south. The grounds are well maintained with mature planting.
6. The site itself is well contained by existing buildings immediately to the north with mature landscaping immediately to the east and west.



View to the South

Proposal

7. This proposal seeks to replace an existing timber building on land at Beech Hill to provide a 2-bedroom tourist accommodation. This is a successful tourist business. The demand exceeds supply and the applicant is seeking to increase his accommodation numbers in the least intrusive and most sensible manner for the business.
8. The proposed accommodation consists of lounge, kitchen/diner, bathroom and 2no bedrooms in a single storey.
9. The proposal reflects the appearance of a summerhouse/pavilion that could be expected to be found within the grounds of such a property. The applicant would be pleased to agree materials. The scheme would replace a wooden building. Should the Authority consider that timber facing would be appropriate then he would use that material.
10. The proposal reflects the existing pattern of development within Beech Hill where a timber outbuilding exists on the application site.

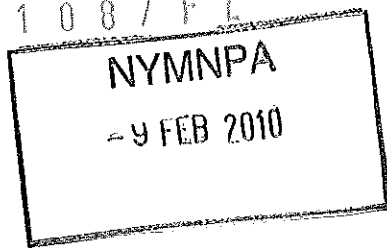
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11. The height of the proposed unit has been kept as low as possible commensurate with the size of the existing building. Further landscaping would be proposed to the east of the site. This could be the subject of a condition of any approval.
12. The present building mass would not in our opinion be materially affected. This is a single storey detached unit that reflects an existing arrangement. There is a range of buildings that the proposal would form part of.
13. The orientation to the south would maximise the energy efficiency of the building which would be constructed to comply with the codes for sustainable homes. Large windows overlook southern views. For energy efficiency there are no windows on the northern elevation.
14. The building would be fully accessible, providing level access with all facilities at ground level. Additionally, the interior design has allowed for the accommodation to be suitable for use - or adaptation for use - for disabled users, in accordance with the Council's Visitability Guidelines and Lifetime Homes Guidelines.

Planning Policies

15. The Development Plan for the area includes the North Yorkshire County Structure Plan (1995), the North Yorkshire Moors National Park Local Plan (2003) (LP) and the Local Development Framework Core Strategy and Development Policies Consultation Draft (LDF) (2008). Aislaby has been designated as an 'Other Village' within the LDF.
16. LDF Development Policy 3: *Design* seeks amongst other things (1) the siting, orientation, layout and density of the development to preserve or enhance views into and out of the site and (2) the proposal is compatible with surrounding buildings and will not have an adverse effect upon the amenities of adjoining occupiers.
17. LDF Development Policy 4: *Conservation Areas* amongst other things states that development should respect the existing architectural and historic context.
18. National planning policy in PPS7: *Sustainable Development in Rural Areas* supports the promotion of tourist accommodation in, or adjacent to, existing towns and villages. It states that local planning authorities should support the provision of self-catering holiday accommodation in rural areas when this would accord with sustainable development objectives. *The Good Practice Guide on Planning for Tourism* (GPGPT) supports this objective. It adds that in rural areas it can support and enhance local services such as shops and pubs.
19. Planning Policy Statement 4: *Planning for Sustainable Economic Growth* (PPS4), Policy EC7 states that: "local planning authorities should support sustainable rural tourism and leisure development that benefits rural business, communities and visitors and which utilise and enrich rather than harm the character of the countryside". It states amongst other things for Local Planning Authorities, through their local development framework to "support extensions to existing tourist accommodation where the scale of the extension is appropriate to its location and where the extension may help to ensure the future viability of such businesses". This reflects the general overarching recommendation of the Taylor Review "*Living Working Countryside*" on enhancing the sustainability of smaller rural communities.



Issues

20. The main issues would seem to be:-
- a) whether the proposal would provide sustainable tourism development;
 - b) the effect on the character and appearance of the Conservation Area;
 - c) the effect on the living conditions of the occupiers of neighbouring properties.

Reasoning

Whether the proposal would provide sustainable tourism development

21. The proposal would accord with national and regional policies to promote tourist accommodation in such locations, particularly on existing sites. The applicants have consulted with their letting agents on the most appropriate type of holiday accommodation for their site. The proposal would be developed to a 4-star standard self-catering unit as defined by the Yorkshire Tourist Board. The proposal is located close to Whitby, in the northern part of the North York Moors with ready access into an immediate area that provides a wide range of tourist facilities. The site is closely related to existing facilities, in particular, the local pub/restaurant. The proposal would provide an improved economic base for the existing enterprise. We believe the proposal would be in accordance with the overarching emerging policy objectives of the Government. The existing units are successful. There is every expectation that the development would be successful. It provides accommodation in a location where tourists who are visiting the Moors would want to be. At present upto about 30 tourists can use the existing accommodation. The proposal would increase this upto about 35 to 37. It follows that the income it generates would be beneficial to the area. We understand that the local pub/restaurant has recently closed for family reasons. It is clear that as part of any long term future for the village pub, the presence of the holiday accommodation at Beech Hill is essential. We believe the proposal would be in accordance with PPS4 policy EC7.

Character and appearance of the Conservation Area

22. The building is of a 'summer house' design and scale which one could expect to find in the grounds of a large house. The grounds are extensive and the application site well screened. We believe the proposal would be unobtrusive. Beech Hill forms part of an informal group comprising Park Hall, Park Hall cottages, Park Lodge, the converted former Coach House of Aislaby Hall and Aislaby Hall itself. The site is occupied by a timber building used for storage. It is out of sight of the main views of the house and relates well to the existing tourism development.
23. The proposal, like the present timber building, would be seen as part of the existing development. The proposal is on lower land to the existing converted stables and sits well down below the height of the stables.
24. The site is well screened by existing buildings and mature landscaping. The layout of the building itself would reflect the existing grain of development and would be viewed as part of it. The building would not be seen from any immediate vantage points. We are not able to confirm from our site visit whether it is possible to see the site from any

public vantage point in Sleights but if it could be it would only be glimpsed views at long distance where the proposal would be viewed as part of the general urban area of Aislaby.

25. We believe the proposal would leave the Conservation Area largely unchanged. As such it would comply with LDF policy 4 which required development to respect the existing architectural context and Section 72 of the LB and CA Act 1990 which requires special regard to be had to preserve or enhance the character or appearance of the Conservation Area. We consider the proposal is generally in accordance with LDF policy 4 as it relates to the affect on the character and appearance of the Conservation Area and the principle of development of the land.

Living Conditions

26. LDF policy 3 includes criteria which require development not to have an adverse effect on the amenities of surrounding buildings.
27. The building sits lower than the nearby converted stable block. There are no windows in the northern elevation. There could be no loss of privacy from the nearest existing holiday cottage. The proposal covers part of the existing building but not to the level that views are not available. We do not believe there would be any material loss of outlook from the holiday cottage particularly since these are only used for weekends or a week.
28. The Coach House is separated from the site by the stable block. To the west there are mature trees and shrubs. There would be no effect on any neighbouring properties.

Summary

29. The proposal would represent a sustainable tourism development. It would have no material impact upon the character and appearance of the countryside, or affect the living conditions of occupiers of neighbouring properties. We believe the proposal is in accordance with the relevant development plan policies and ask that it is approved.