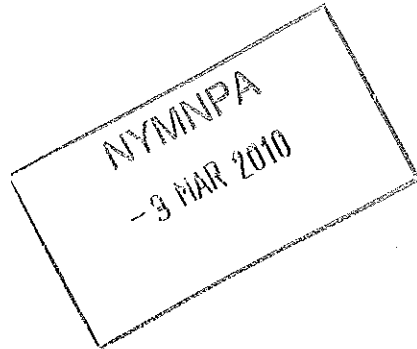


Hickling Gray Associates

11 Saturday Market, Beverley, East Yorkshire HU17 8BB
Tel 01482 883363

In association with

**Andrew Doughty
Architectural Design**



Application by Mr and Mrs N Hartley

**For Planning Permission for the carrying out of alterations and
erection of extensions**

At

**Moorgate Lees Farm, Hawkser, Whitby, North Yorkshire
YO22 4JU**

Supporting Documentation and Checklist

This report has been prepared by Hickling Gray Associates and Andrew Doughty Architectural Design for Mr and Mrs N Hartley. No responsibilities are accepted to any third party for the whole or part of its contents.

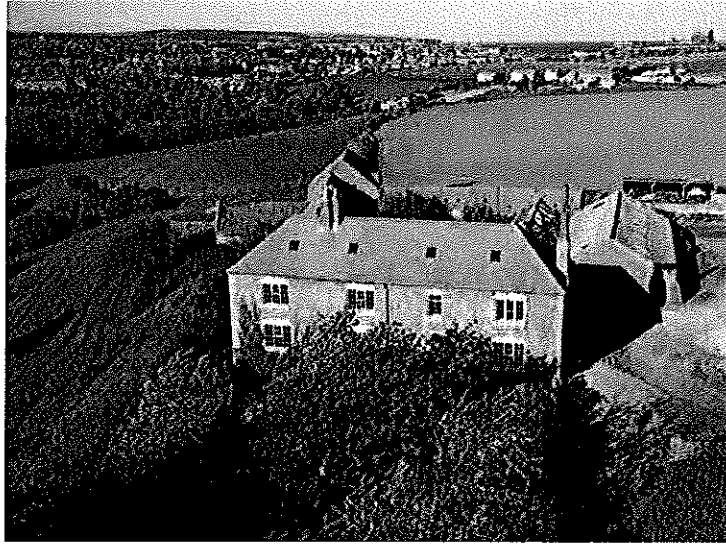
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Introduction

The guidelines for preparing a Design and Access statement advise that it should cover the following areas;

The process

Use

Amount

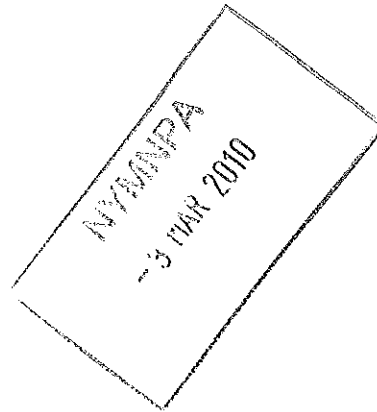
Layout

Scale

Landscaping

Appearance

Access



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Vehicular and transport links

Inclusive access

These topics will be discussed under the following headings;

- 1.0 Descriptive
 - Description of the site and surrounding area
 - Description of the proposed development
- 2.0 Development Plan
 - Identification of relevant development plan policies
- 3.0 National Planning Policies
 - Identification of relevant national planning policies
- 4.0 Discussion
 - Discussion of the proposed development in the context of;
 - Development Plan
 - National planning policies
 - Impact on the surrounding area
 - Effect on road safety
 - Accessibility
- 5.0 Conclusion



- 1.0 Descriptive
 - 1.1 Moorgate Lees Farm is an isolated farmstead in open countryside outside the village of Hawkser.
 - 1.2 It is two storeys to the eaves.
 - 1.3 The walls are of brick and the roof covered with concrete pantiles.
 - 1.4 There is a range of outbuildings, generally of brick and pantile construction but there are some relatively modern buildings.
 - 1.5 The applicants were born and raised in North Yorkshire. They have lived away from the County and now wish to return. They have purchased this property with the intention of restoring it for use as a family home. They would also like to renovate the farm buildings with

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the intention of running their textile / fashion design business from them. Subject to receiving the necessary permission, they will create some local employment.

2.0 Development Plan

2.1 The Development Plan consists of The Regional Spatial Strategy, North Yorkshire Structure Plan and the North Yorkshire Moors Core Strategy.

2.2 Although RSS is not normally associated with house extension applications, it is relevant. Policy YH1 includes;

A The region's housing stock should be improved and increased to provide appropriate accommodation for all households wanting homes, taking account of strong economic growth in the Leeds City Region, regeneration and increasing economic growth in South Yorkshire and the Humber Estuary sub area, and the need to place a greater emphasis on meeting local needs in rural areas.

2.3 The improvement of the existing housing stock is a key part of the regional strategy. This dwelling is part of the housing stock and as the proposal seeks to improve the quality of the living accommodation, the application accords with RSS.

2.4 The Core Strategy was adopted in 2008.

2.5 Development Policy 19 states;

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

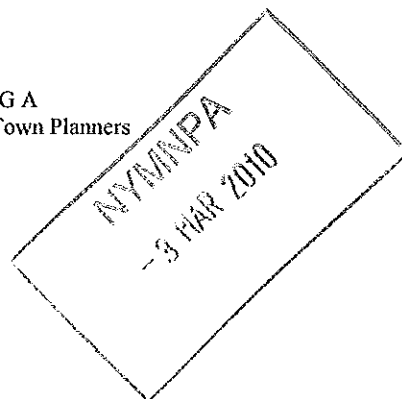
- 1 The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.
- 2 The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.
- 3 The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.
- 4 In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.

Extensions are often a convenient way of providing additional accommodation and new structures such as garages and sheds are often required for additional domestic storage. However, they should not adversely affect the character of the host building

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or wider landscape or the amenities of neighbouring residents. Proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of the area and on the mix of dwelling types available in the Park. In designing an extension, applicants should consider the design, scale and materials of neighbouring buildings. Applicants are also encouraged to incorporate sustainable construction techniques where feasible. Where the building is Listed or located within a Conservation Area regard should also be had to Development Policies 4 and 5.

2.6 Supplementary guidance was produced in connection with the previous Local Plan. This has been brought forward into the Core Strategy. It includes;

The advice contained in the Design Guide is not intended to be exhaustive nor prescriptive. Similarly, it is not intended to stifle innovative design that is both sympathetic and sensitive to its surroundings. Design in the built environment is an evolving process. Good design bridges the gap between traditional and contemporary design in a way which respects and interprets the historical character.

2.7 The purpose of the guide is;

The purpose of the Design Guide is:

- To ensure fulfilment of the statutory purposes of the National Park.
- To encourage high quality design that conserves and enhances the character and special qualities of the area, and respects the local distinctiveness and the built and natural heritage of the National Park.
- To protect the residential amenity of neighbouring properties.
- To encourage sustainable building practices which minimise use of resources and waste production.
- To promote design that reduces both the causes and effects of climate change.
- To ensure that conditions for wildlife and natural habitats are maintained or enhanced.

The key to a successful extension lies in the respect shown to the original building so that it remains the dominant form. Generally this will mean ensuring that the extension is subservient to the original building in terms of its volume, scale, height, width and depth. An extension should reflect local distinctiveness in terms of scale, proportions, height, materials, position and detailing. This is particularly important if the parent building is of traditional design and construction – but does not preclude more recently constructed buildings.

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Irrespective of size, all buildings have a threshold point beyond which its further extension is not possible without jeopardising and possibly destroying the integrity of its original character.

The position of an extension on the property is also important and respect should be given to existing building lines, the pattern of buildings and the spacing between them. Rear extensions are generally preferable to side extensions whilst the majority of properties cannot easily accommodate extensions to their main front elevation (with the occasional exception of small porches), without significantly affecting their appearance.

Extensions should complement the style, details and materials of the existing house, whether they are traditional or contemporary in design and should not detract from the original building. The roof style, pitch and detailing (overhangs, gable treatments and chimneys) should follow those of the existing house; flat roofed extensions are normally unacceptable and hipped roof extensions should only be used on properties with an existing hipped roof. Likewise, materials should match the existing in type, colour and detail. Windows and doors should be well proportioned and well related within the elevation, reflecting the proportions and style of the existing dwelling.

- 3.0 National Planning Policies
- 3.1 PPS1 encourages good quality design.

- 4.0 Discussion
- 4.1 Development Plan
- 4.1.1 One of the key policies of RSS is the improvement of the existing housing stock. Whilst this may be perceived as relating to large schemes in urban areas, there is no reason why the improvement of a single dwelling should not go a small way towards meeting the aims of RSS.
- 4.1.2 Core Strategy and the Guide accept, in principle, the extension of dwellings, whether in settlements or the open countryside. However, the quality of the design is one of the most important considerations.

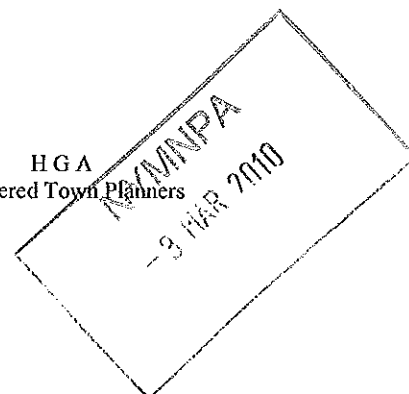
- 4.2 National planning policies
- 4.2.1 Similarly, PPS1 encourages good quality design.

- 4.3 Impact on the surrounding area

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4.3.1 This is the most important consideration in this case. There are no immediate neighbours who will be overlooked or overshadowed. The application will be determined on the basis of the design.

4.3.2 The relevant parts of Policy 19 are;

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

■1 The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

4.3.3 Policy 19 is a positive policy. Proposals for house extensions will be acceptable provided that, inter alia, they do not detract from the existing dwelling. The policy does not require a slavish following of the existing dwelling. In many cases that will be the solution but it is not necessarily the case. The design of new buildings in Conservation Areas is discussed in PPG15;

2.14 The design of new buildings intended to stand alongside historic buildings needs very careful consideration. In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community. This can be done, provided that the new buildings are carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials. This does not mean that new buildings have to copy their older neighbours in detail: some of the most interesting streets in our towns and villages include a variety of building styles, materials, and forms of construction, of many different periods, but together forming a harmonious group. Further general advice on design considerations which are relevant to the exercise of planning controls is given in Annex A to PPG 1.

This site is not in a Conservation Area, but the point is that if development in Conservation Areas does not have to slavishly follow the existing, there is no reason why it should have to outside.

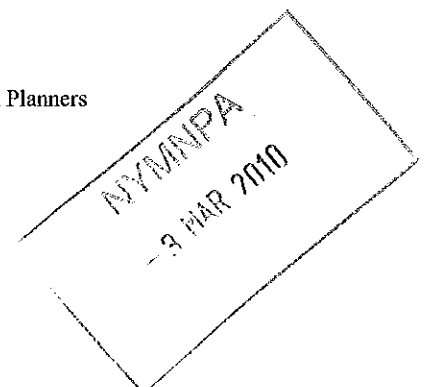
4.3.4 The design guidance makes it very clear from the outset that it does not intend to be prescriptive. It does not intend to stifle innovative design;

The advice contained in the Design Guide is not intended to be exhaustive nor prescriptive. Similarly, it is not intended to stifle innovative design that is both sympathetic and sensitive to its surroundings. Design in the built environment is an evolving process. Good design bridges the gap between traditional and contemporary design in a way which respects and interprets the historical character.

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4.3.5 The important point is that the extension is sympathetic to its surroundings (which includes the host building). The comment that "Good design bridges the gap between traditional and contemporary design in a way which respects and interprets the historical character" is encouraging..

4.3.6 Insofar as this application is concerned, the relevant aims of the guide are;

To ensure fulfilment of the statutory purposes of the National Park .

- To encourage high quality design that conserves and enhances the character and special qualities of the area, and respects the local distinctiveness and the built and natural heritage of the National Park.

4.3.7 The DEFRA website discusses the purposes of National Parks;

The two purposes of the National Park Authorities are to:

conserve and enhance the natural beauty, wildlife and cultural heritage; and promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public.

In addition, whilst in pursuit of their twin purposes, they have a statutory duty under the 1995 Act to seek to foster the socio-economic well-being of local communities without incurring significant expenditure in doing so.

If there is a major conflict which between those two purposes which cannot be resolved, conservation takes priority. This is known as the Sandford Principle.

Planning policies and decisions must give great weight to conservation of the natural beauty of the countryside, and major development should not take place save in exceptional circumstances.

4.3.8 In this case, the key consideration is "conserve and enhance the natural beauty, wildlife and cultural heritage" . The building is not listed nor within a conservation area, but it is within the national park.

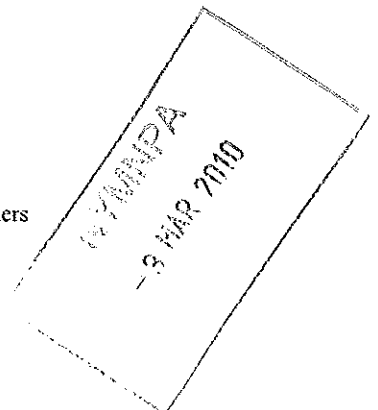
4.3.9 The aims of the guide continue;

To encourage high quality design that conserves and enhances the character and special qualities of the area, and respects the local distinctiveness and the built and natural heritage of the National Park.

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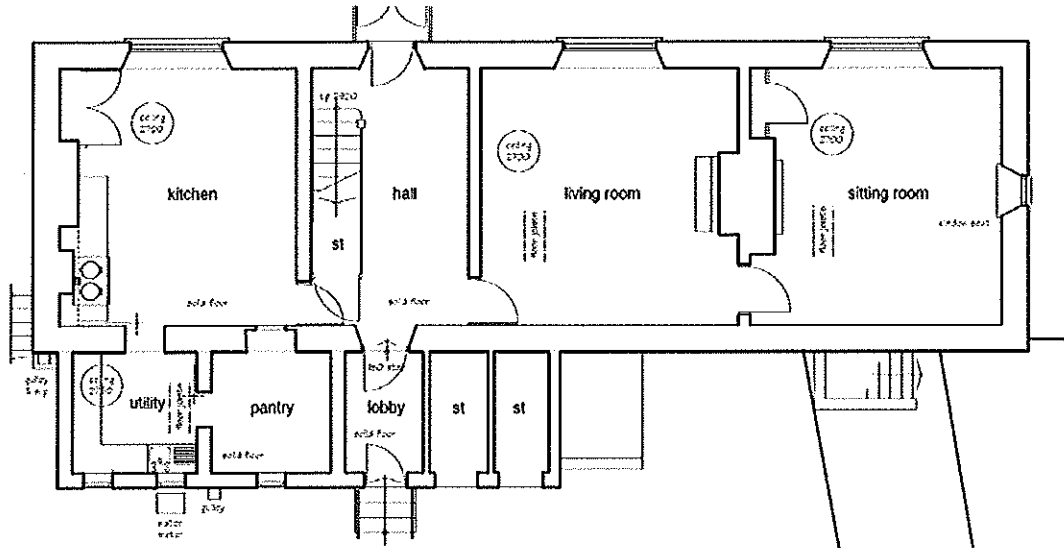
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4.3.10 As shown by national advice in PPG15, policy 19 and the guide, development can preserve (i.e keep from harm) the character or appearance of an area, or even enhance, even if it is different.

4.3.11 The applicants have recently bought this house. Although it appears to be large, it is not. The internal plan shows a very restricted ground floor layout;



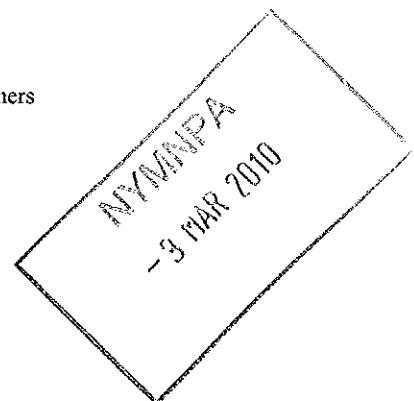
The utility room and pantry are in the single storey rear extension.



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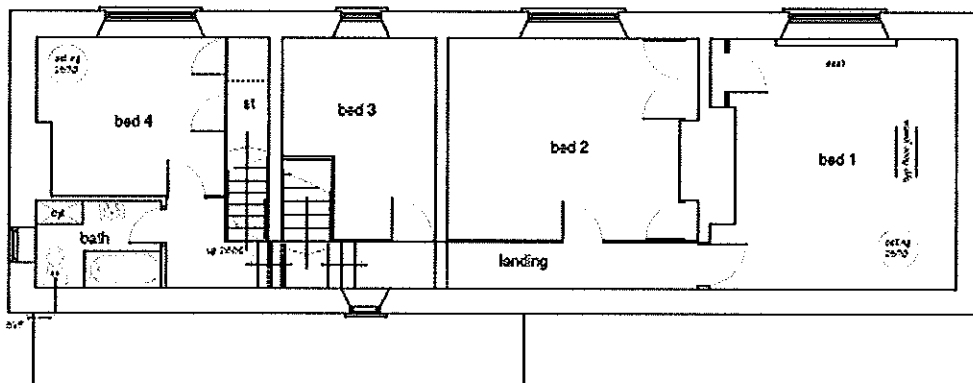
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The rooms are mainly single aspect.

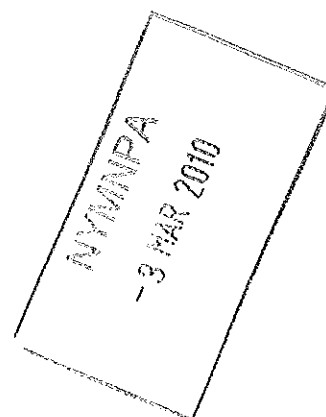
4.3.12 The first floor is no more commodious;



It should be noted that there is only one w.c. in the house. Whilst this may have been acceptable in the past, it is not what is expected of even a basic family house.

4.3.13 The applicants wish to extend and improve the house in order to make it into a family home. They respect the existing house but have decided on a design solution which is contemporary rather than one which hides a contemporary interior inside a seemingly traditional shell.

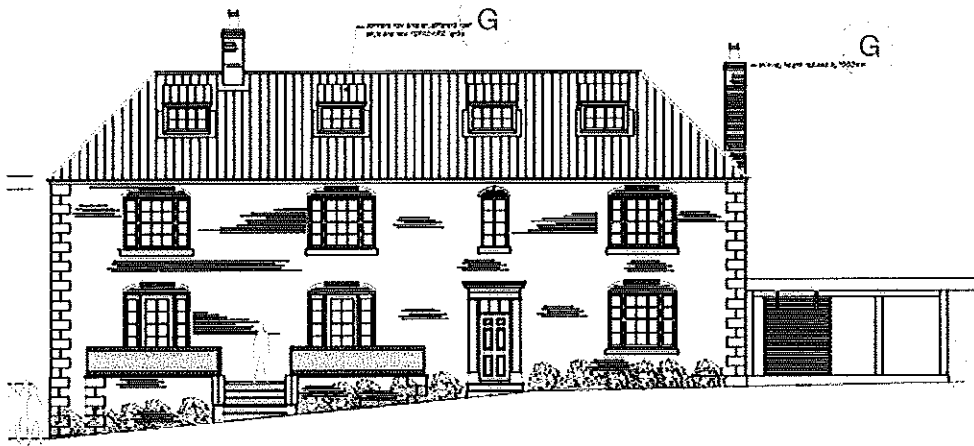
4.3.14 The applicants propose two extensions. On the side of the dwelling there will be a single storey flat roofed extension. This will be completely glazed. However, there will be timber shutters. These will be fixed to a rail at eaves level and will be moveable to cover any window as required. The extension will have a sedum roof.



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PROPOSED FRONT ELEVATION

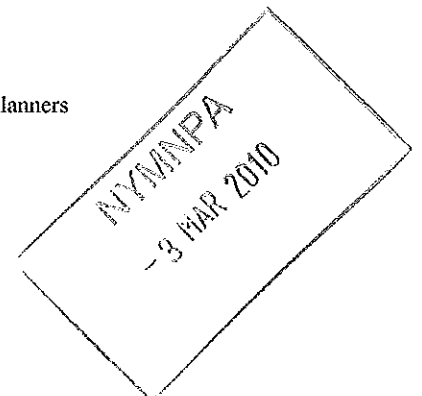
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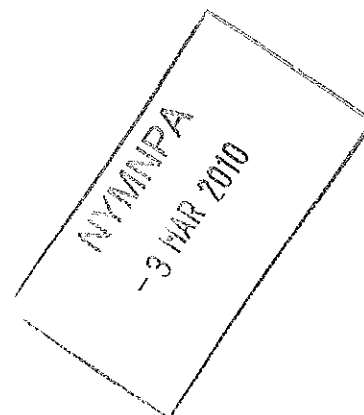
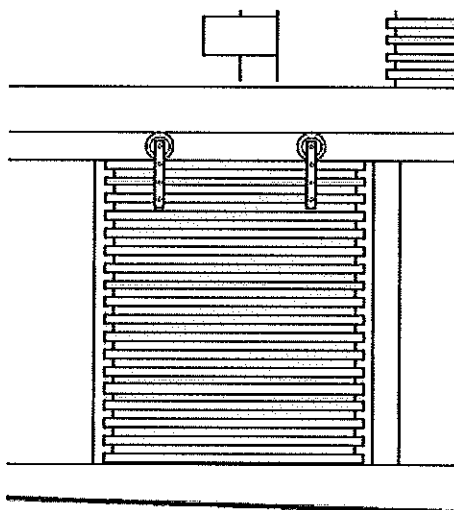


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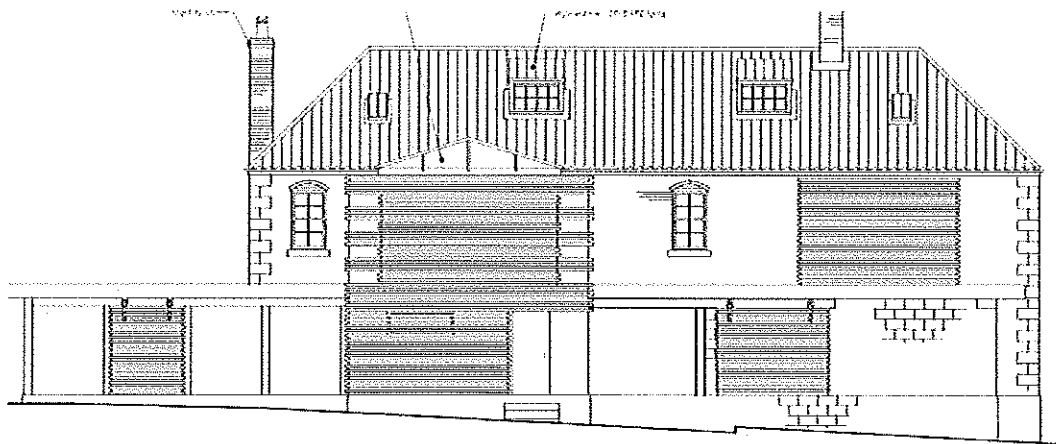
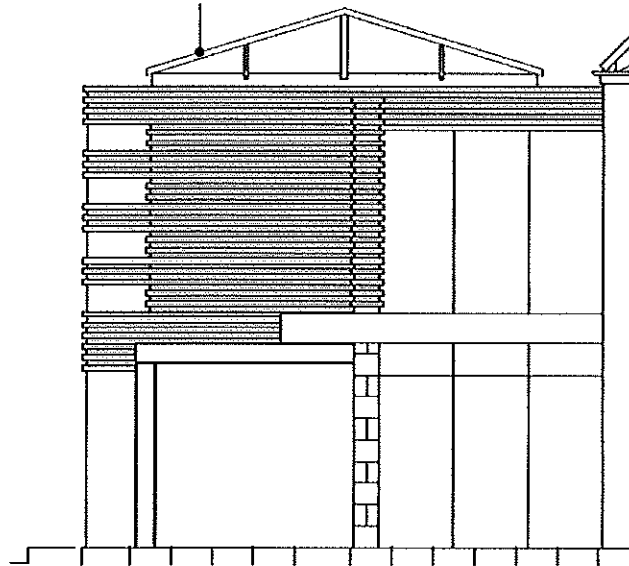
4.3.15 This extension would then wrap round the corner of the building and link to a two storey flat roofed extension.

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4.3.16 This, like the side extension, would have a flat roof. Walls would be timber clad in part and stone in other areas. Windows are used to reflect the stone quoins on the original house.

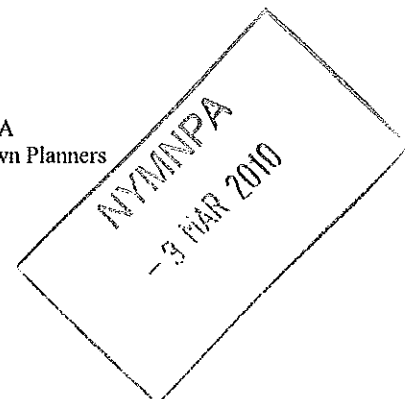


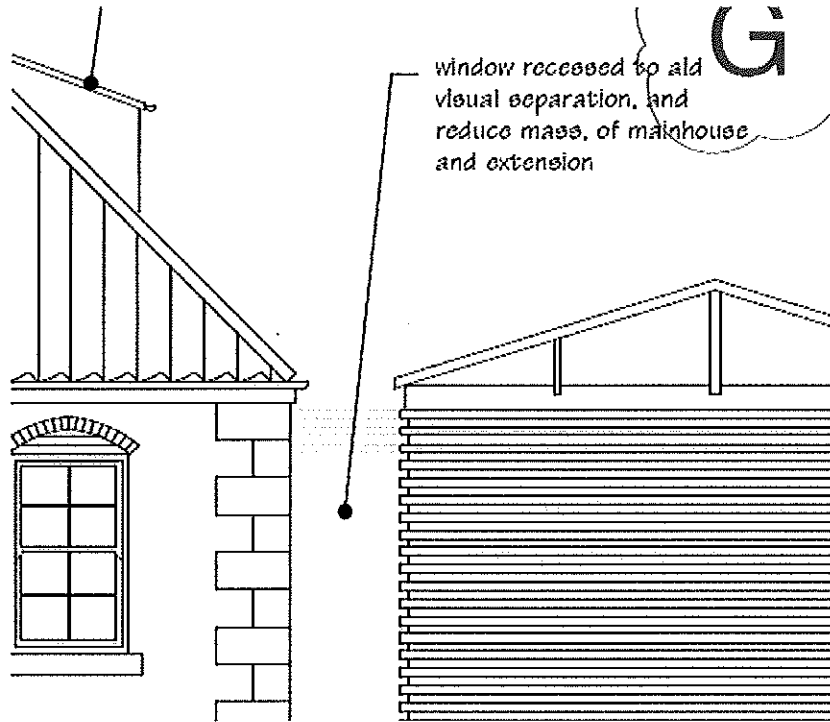
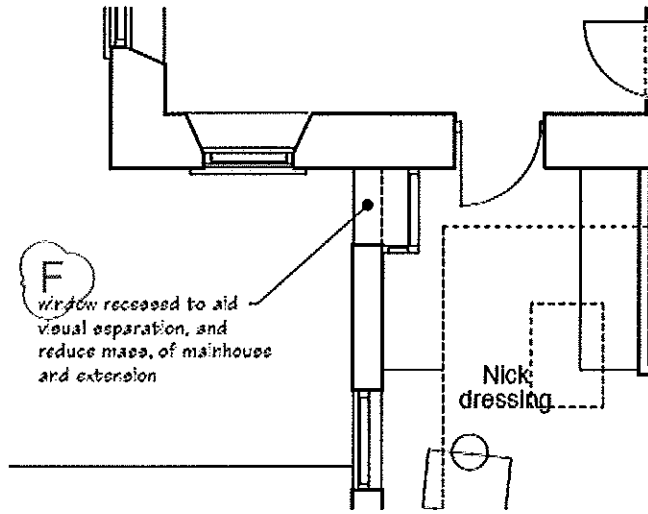
4.3.17 At the point where the extension links to the existing house there is a window. This will be recessed to aid visual separation.

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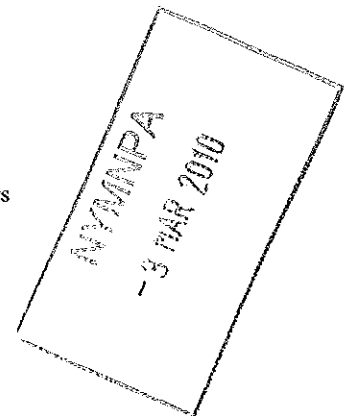




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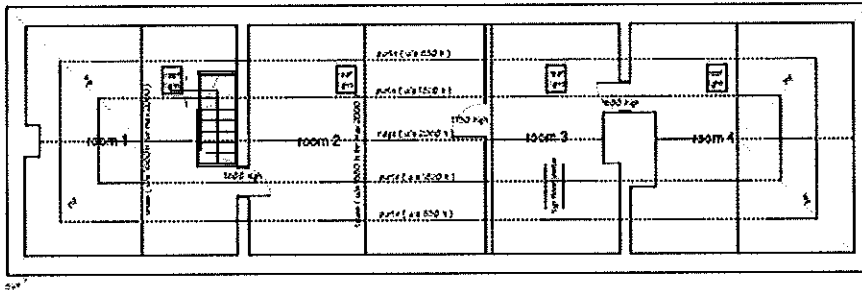
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4.3.18 The existing building has a large attic space.



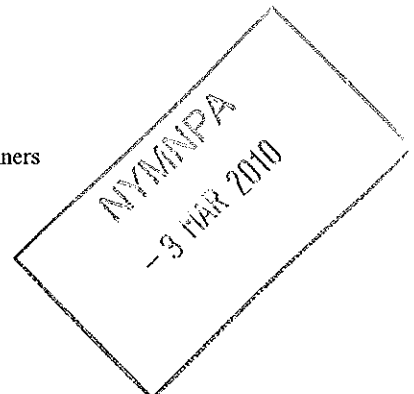
The applicants have no information about the historical use of this area. There are linked 4 rooms with a staircase down to the first floor. The only light to the attic is from 4 roof lights. It is not known whether these replaced glass pantiles or earlier dormers. Use of this floor, as currently laid out, as living accommodation would be in conflict with the Building Regulations.

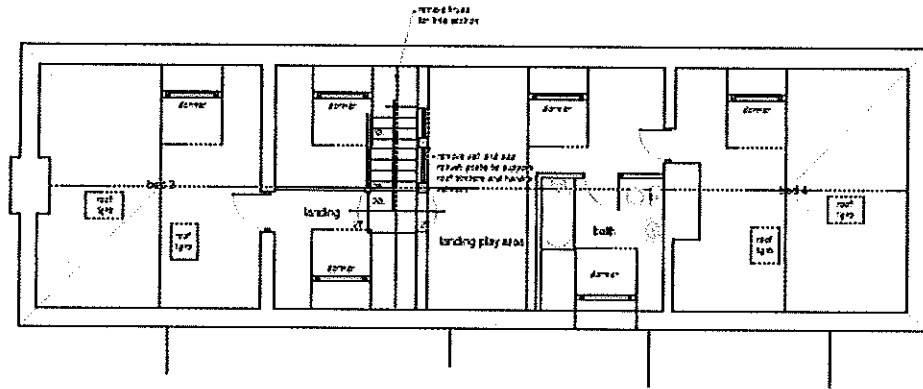
4.3.19 It is proposed to bring the second floor into beneficial use.

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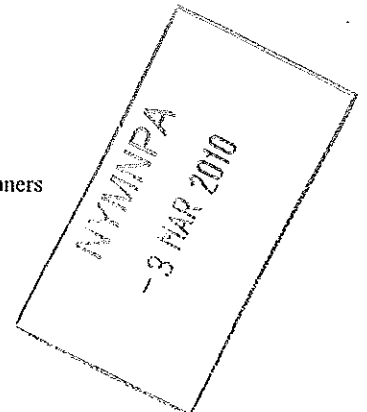
In order to achieve this it is proposed to construct 4 dormers in the front elevation and 2 in the rear, and to insert 4 rooflights in the rear elevation.

- 4.3.20 The roof is to be stripped and recovered with clay pantiles.
- 4.3.21 This scheme has been developed following discussion with officers. The evolution of the scheme is shown in the A3 illustration document. A number of changes have been made as a result of these discussions.
- 4.3.22 Officers have been critical of the principle of the dormers. There is a large roof space and it would be advantageous to use it. Buildings with hipped roofs are relatively rare in this area, but there is no structural or historical reason why a hipped roof building would not have had them originally, or had them added later. The applicants believe, following discussions with previous occupiers, that previously there have been dormers in the roof. The design of the dormers has changed from a flat roof to a raked roof.
- 4.3.22 The size of the side and rear extensions has not changed as the scheme has progressed, but there have been important and subtle changes which have resulted in the rear extension in particular taking on a lighter appearance.
- 4.3.23 Since discussing the scheme with officers the applicants have commissioned a model which shows their proposals more clearly.
- 4.3.24 As has been stated at the start of this section, there is nothing in national or local planning policy which discourages contemporary design. What is important is that the extension does not dominate the host dwelling and respects it. The applicants have sought to ensure that the extensions do respect the existing building and do not dominate it.
- 4.3.25 The effect of the proposal on the wider setting has also to be considered. The site is not prominent in the landscape and although it would be possible to see the rear extension for the

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public highway, it would be over a considerable distance. The proposed extensions would not have an adverse effect on the wider landscape.

4.2.25 Finally, the "fall-back" situation is a material planning consideration. As the site is in a National Park it is on "article 5" land and permitted development rights are restricted. Whilst rear and side extensions are restricted, there would appear to be little restriction on what could be added to the front or principle elevation.

4.4 Effect on road safety

4.4.1 This is an existing dwelling. The proposal will not result in increased traffic or the loss of parking or turning facilities.

4.4.2 The proposal will not have any adverse effect on road safety.

4.5 Accessibility

4.5.1 If this was a proposal for a new dwelling, it would be regarded as performing poorly in terms of accessibility. However, it is a proposal to alter and extend an existing dwelling. Accessibility is not, therefore, an issue.

5.0 Conclusion

5.1 RSS seeks the improvement of the existing housing stock. The existing dwelling is part of the existing housing stock and it is very clearly in need of improvement.

5.2 The applicants wish to create a family dwelling for their own occupation.

5.3 Rather than simply adding an extension in matching bricks and tiles, following the details of the existing house, the applicants have accepted the encouragement which PPS1 and PPG15, and in fact the Council's own policies, give to high quality contemporary design.

5.4 The proposals are unashamedly contemporary, but they nevertheless respect the existing building.

5.5 The Planning Authority is respectfully requested to grant permission.

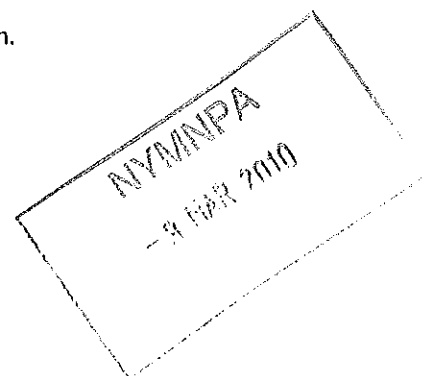
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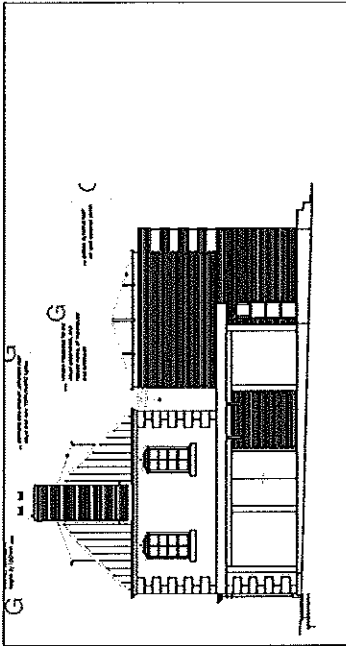
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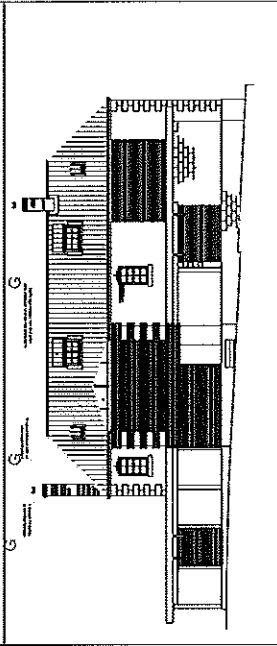
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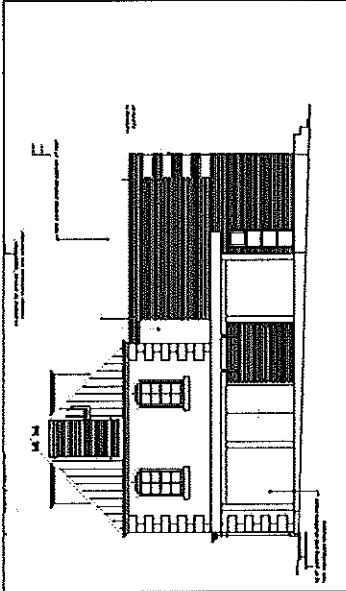




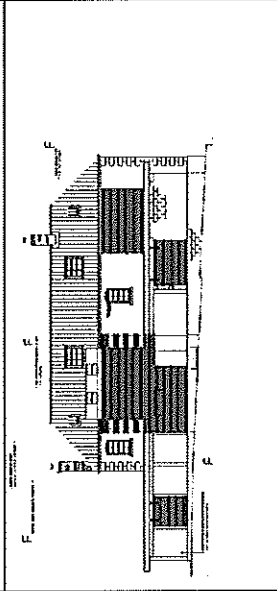
Side Elevation - current proposal



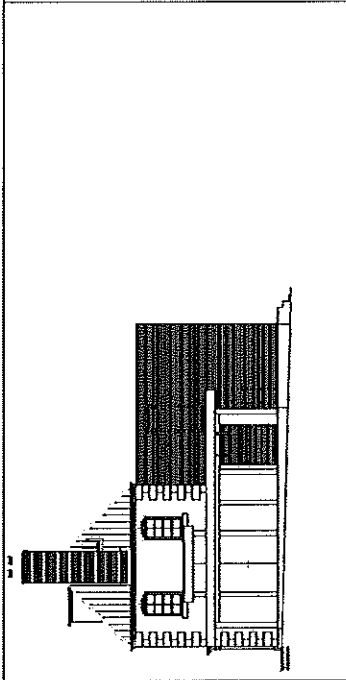
Rear Elevation - current proposal



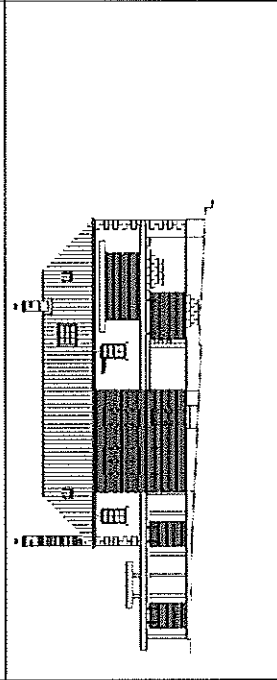
Side Elevation - second proposal



Rear Elevation - second proposal



Side Elevation - original proposal



Rear Elevation - original proposal

NYM/PA
- 3 MAR 2010

Aerial photograph with orientation changed to match plans.

Evolution of the Proposal

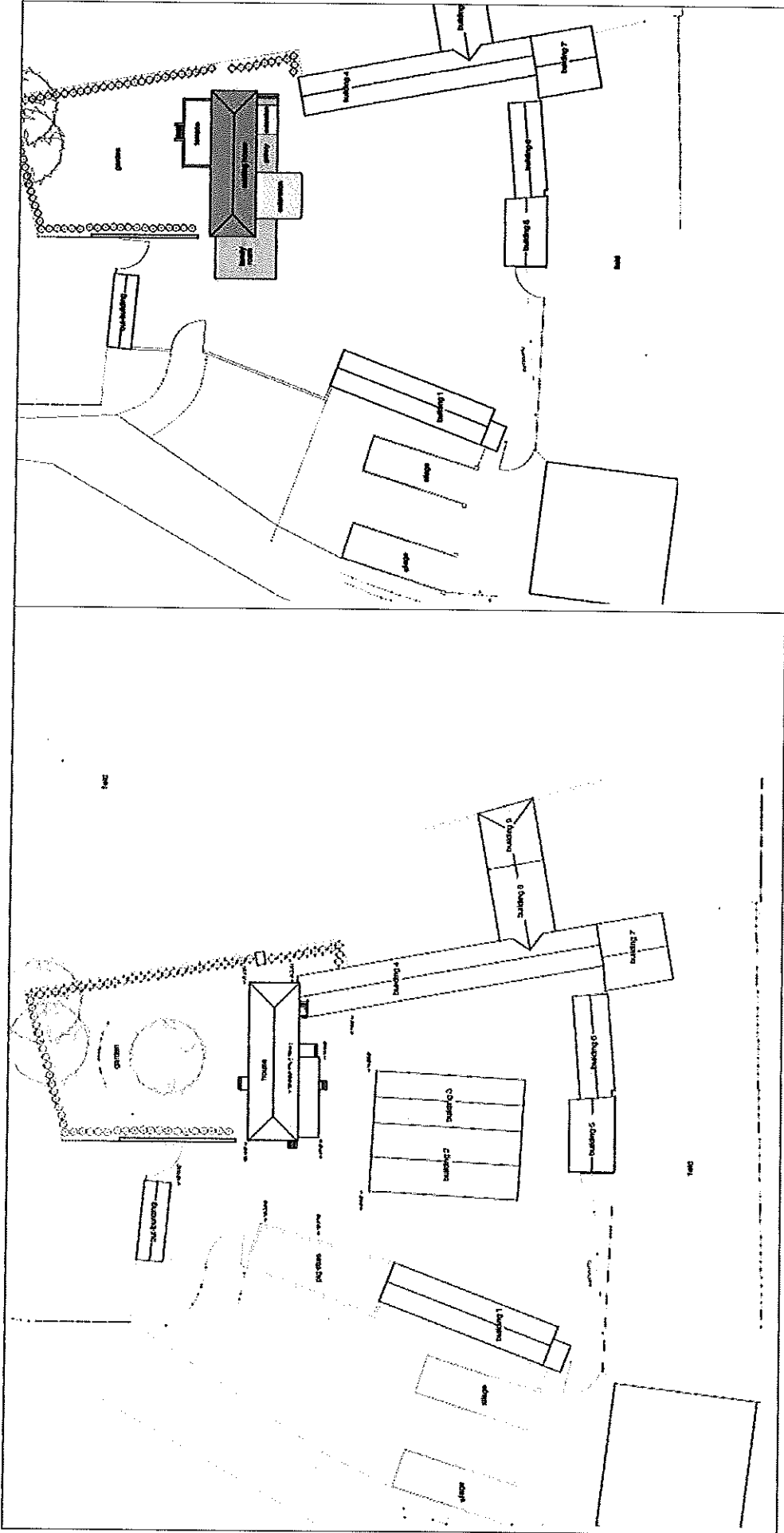
<p>Front Elevation – original proposal</p>	<p>Front Elevation – second proposal</p>	<p>Front Elevation – current proposal</p>
<p>Side Elevation – original proposal</p>	<p>Side Elevation – second proposal</p>	<p>Side Elevation – current proposal</p>

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 13 MAR 2010

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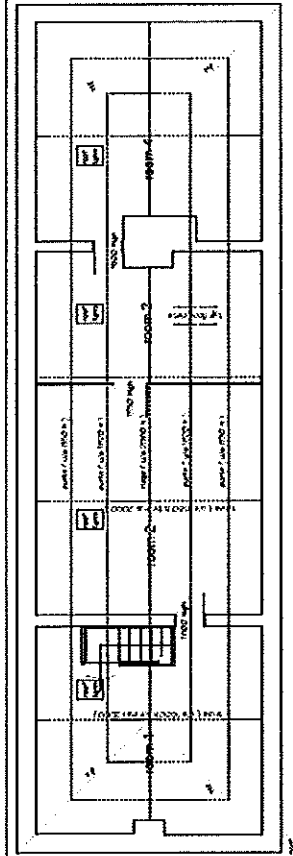


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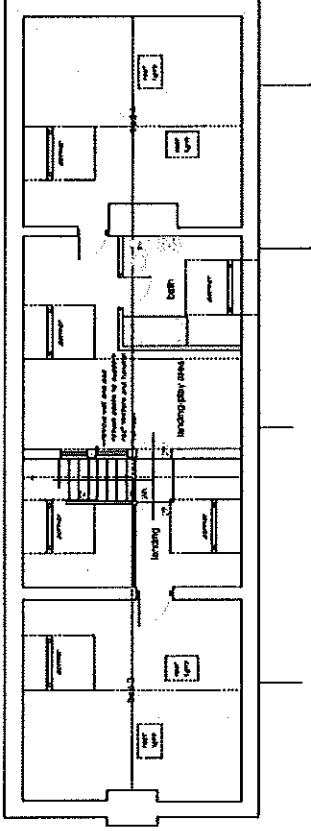


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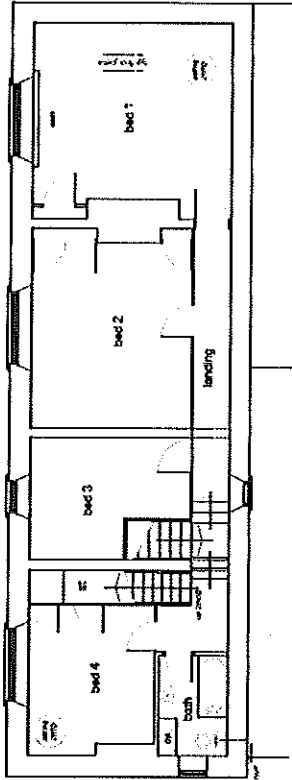
Existing Attic



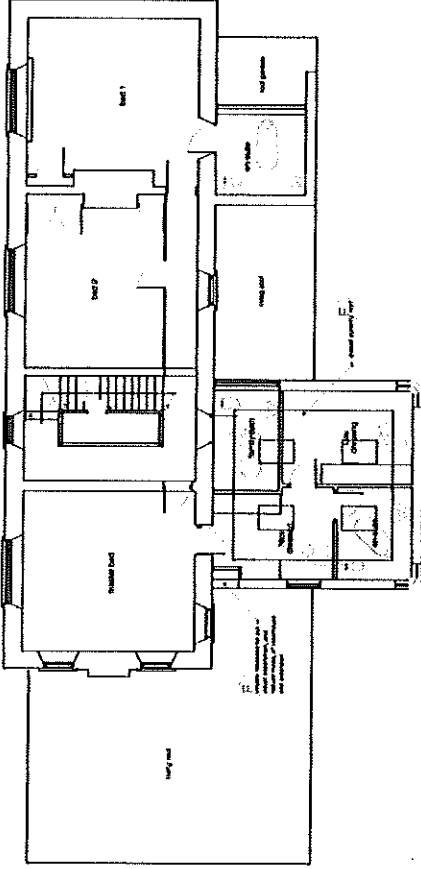
Proposed Attic

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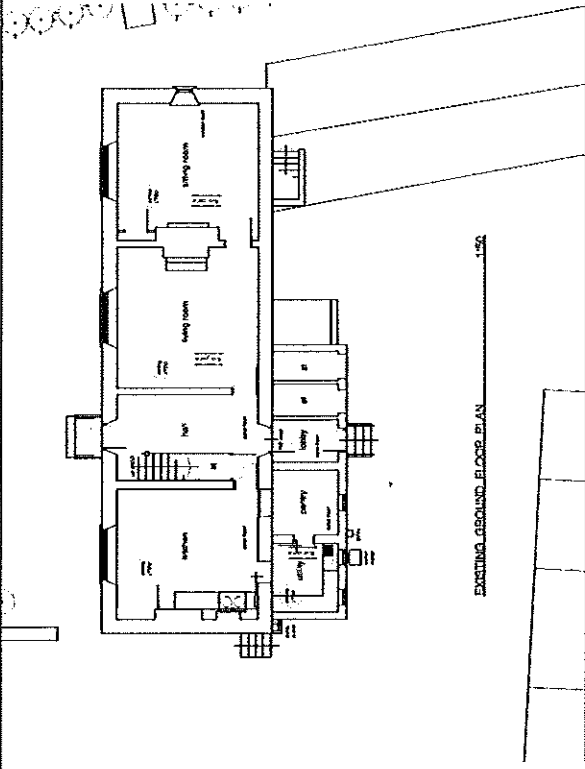
Existing first floor plan



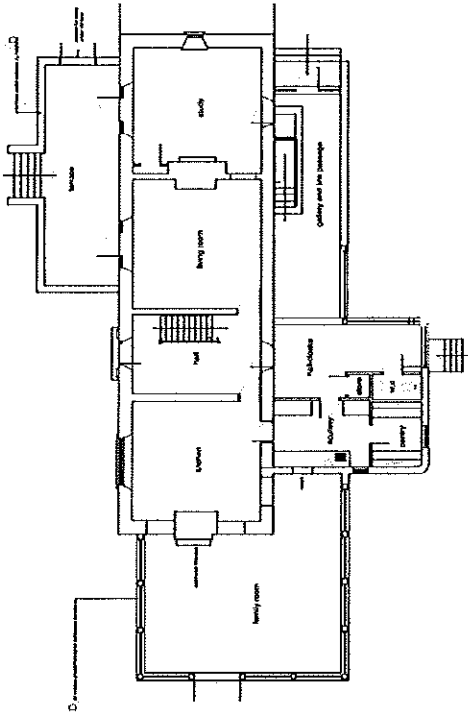
Proposed first floor plan

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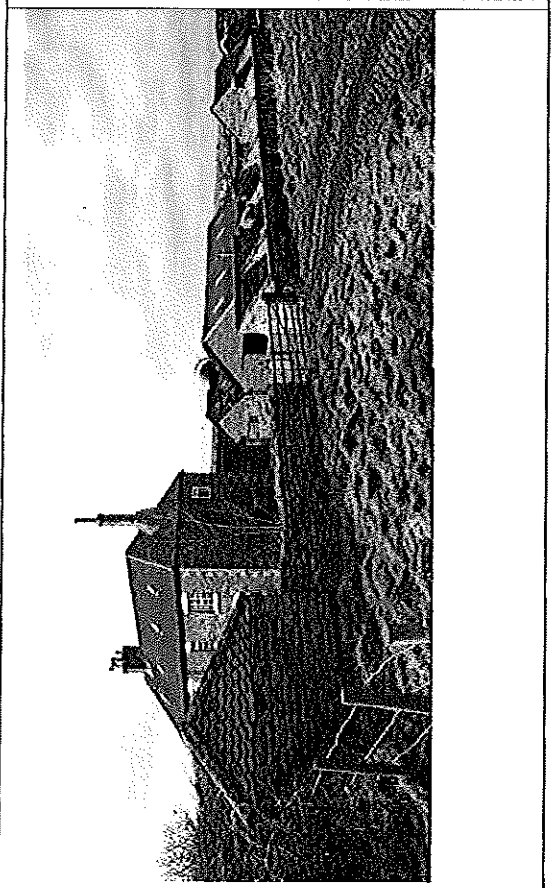
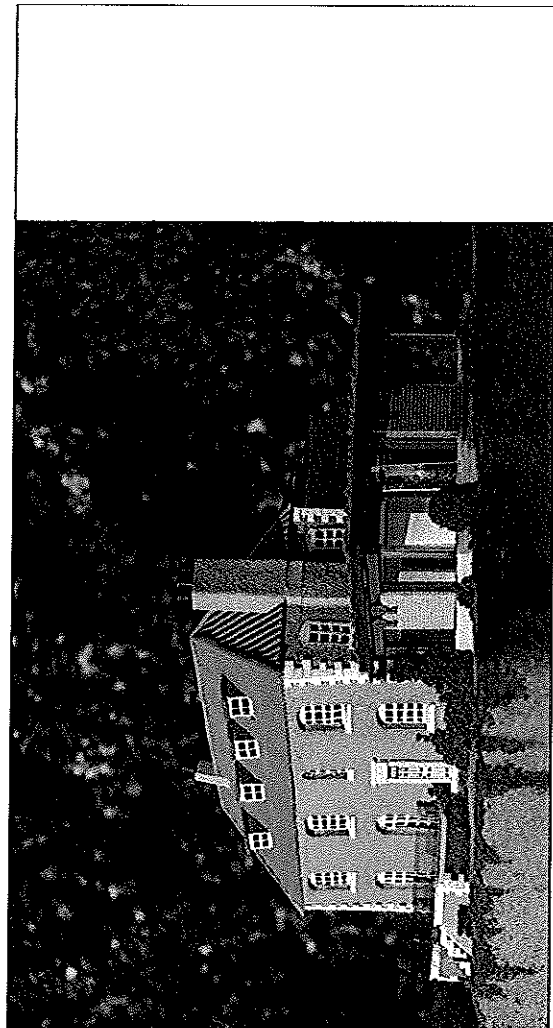
Existing ground floor plan



Proposed Ground Floor plan

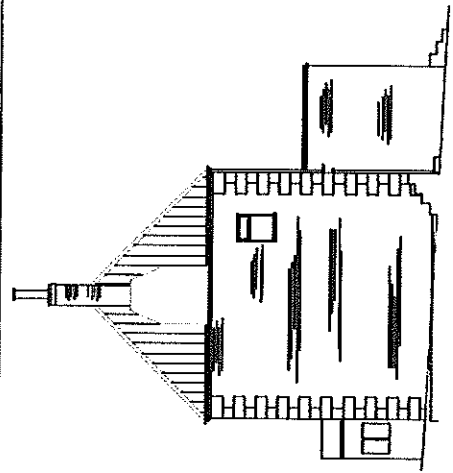
NYM/PA
 ~ 3 MAR 2010

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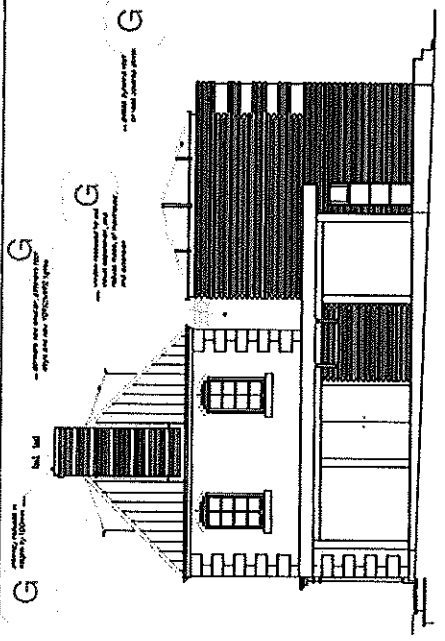


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-3 MAR 2010

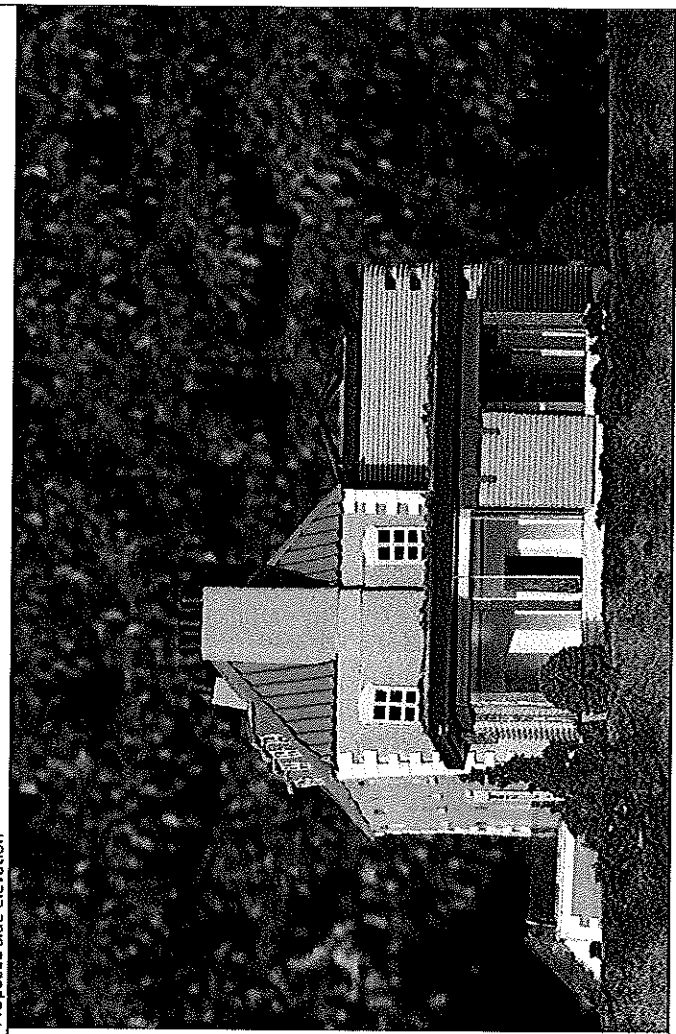
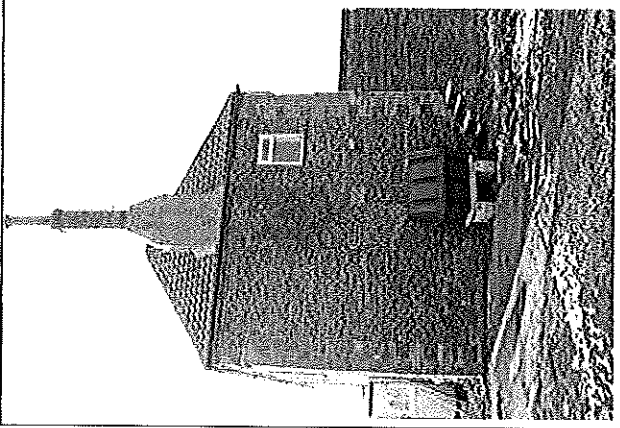
NYMNP 2010 / 01767 PL



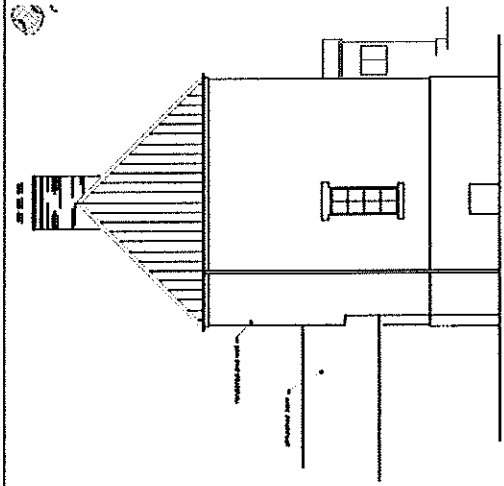
Existing side elevation



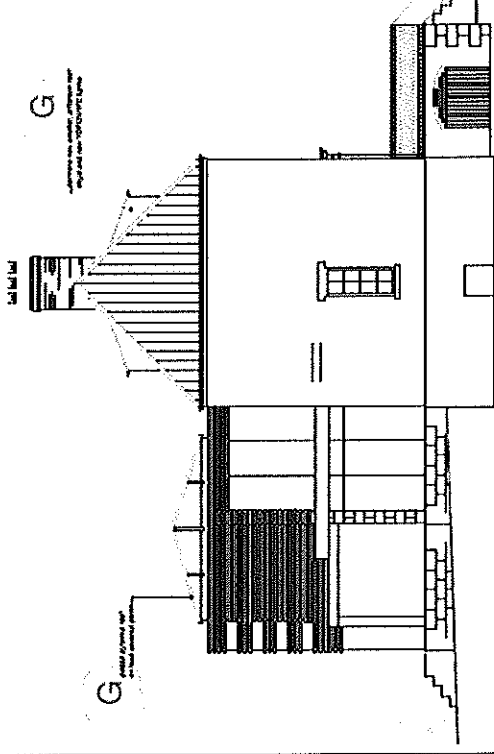
Proposed side elevation



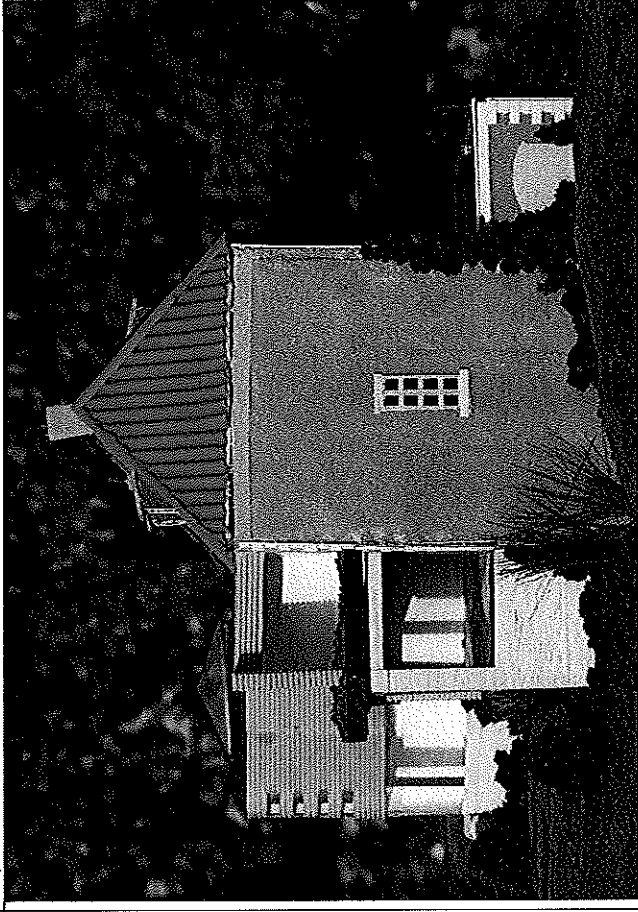
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- 3 MAR 2010



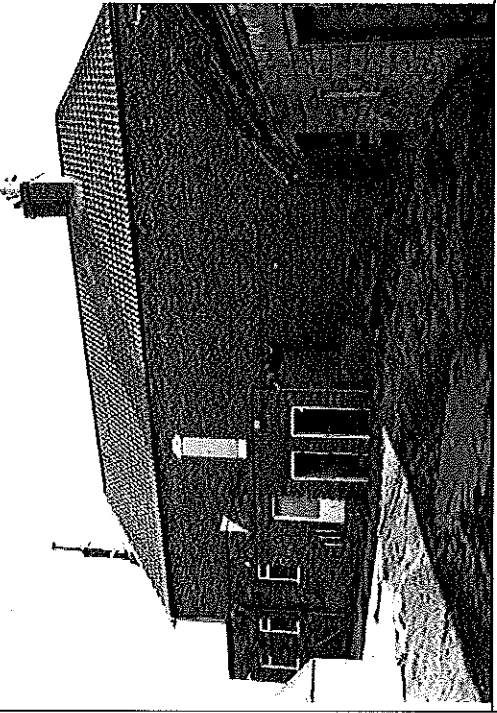
Existing side elevation



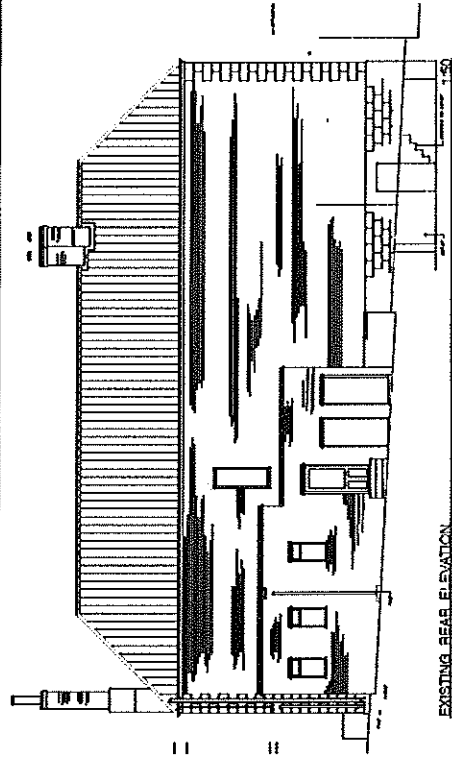
Proposed side elevation



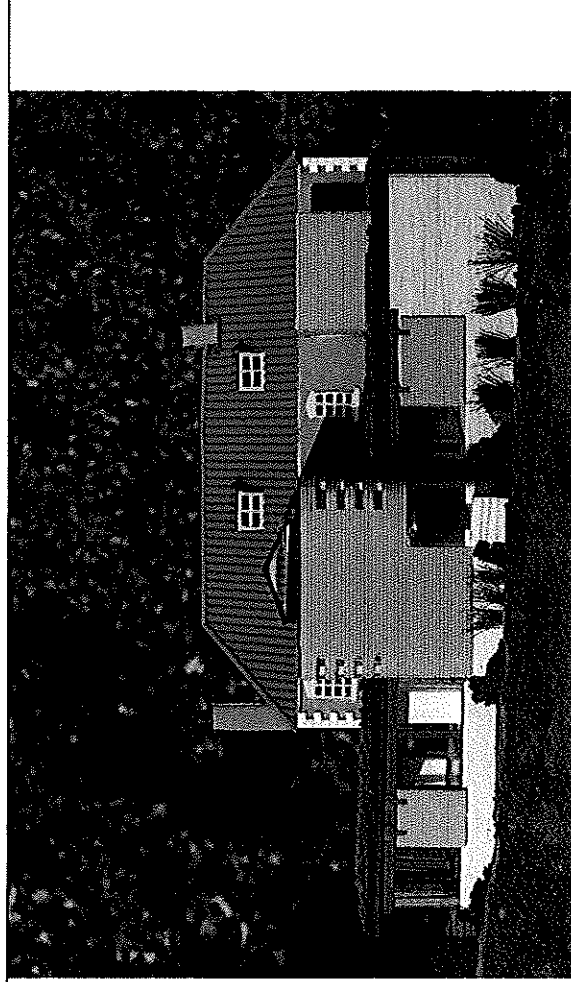
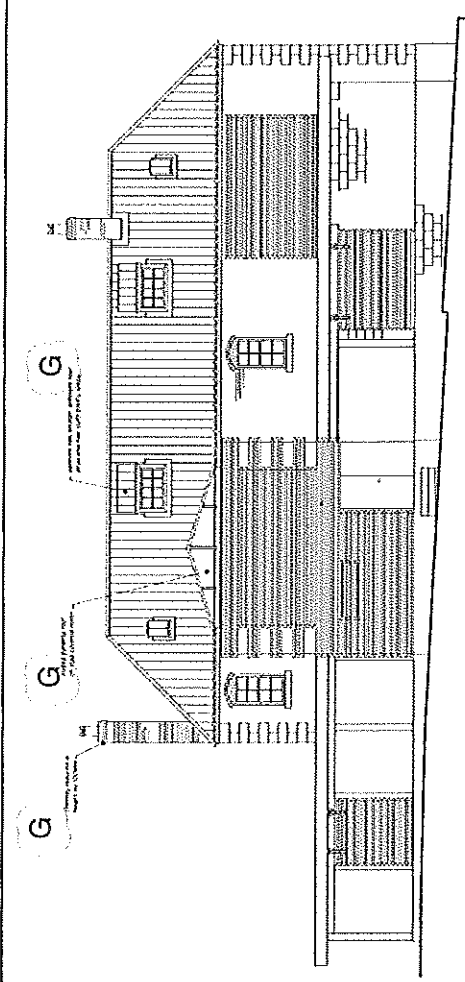
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- 8 MAR 2010

 <p>Existing Rear Elevation</p>		Proposed Rear Elevation
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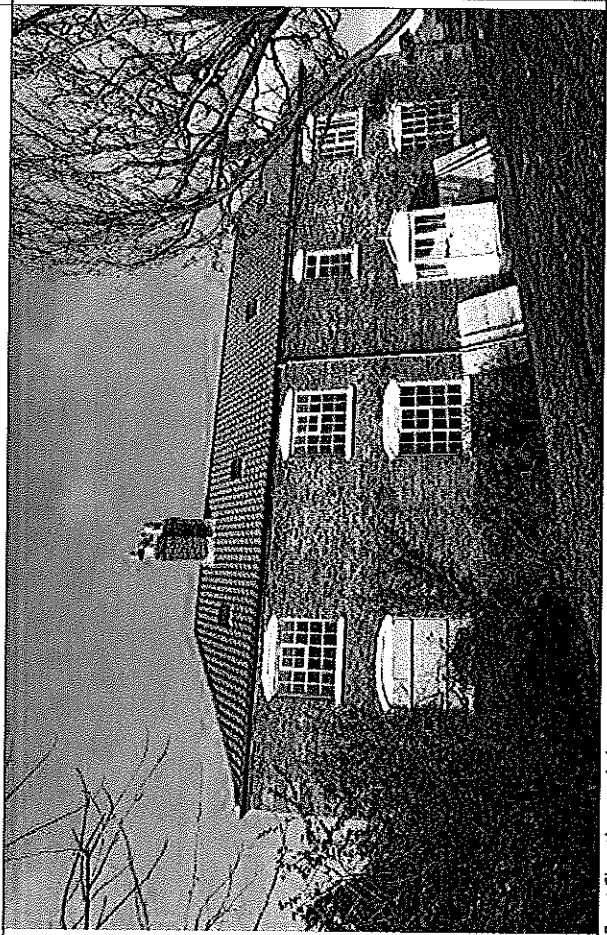
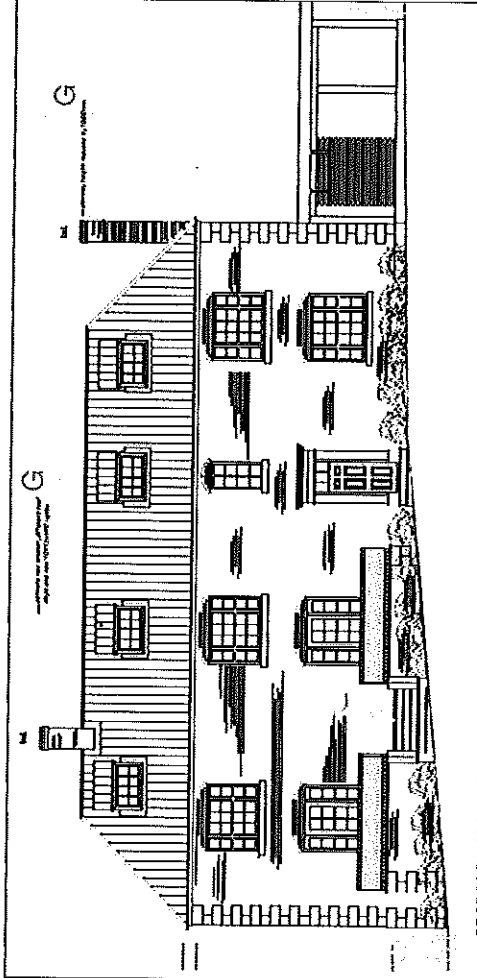
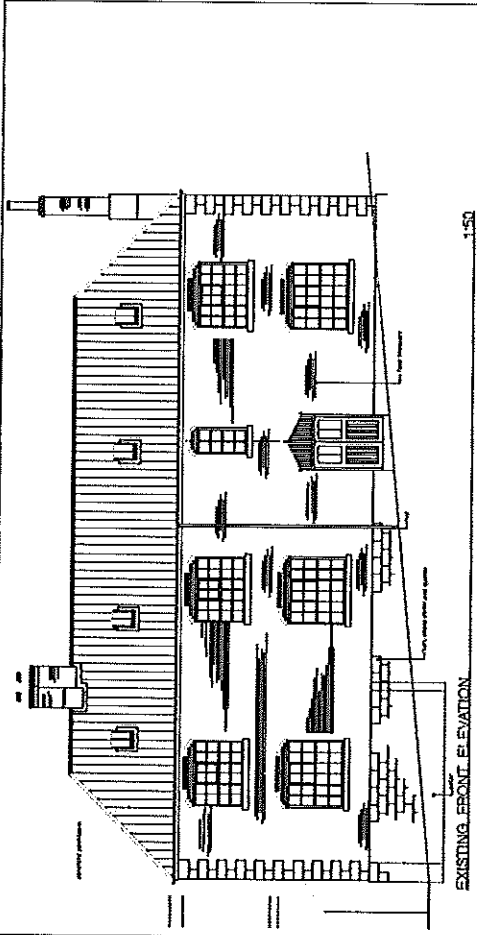
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- 5 MAR 2010



EXISTING REAR ELEVATION



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Front Elevation = existing

Front Elevation proposed

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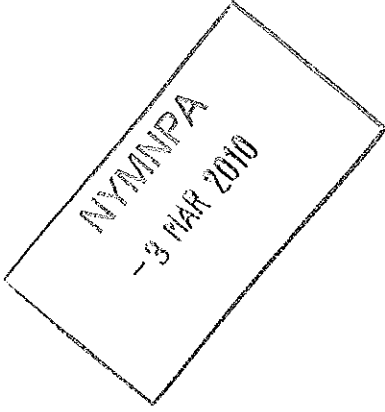
Hickling Gray Associates

11 Saturday Market, Beverley, East Yorkshire HU17 8BB

Tel 01482 883363

In association with

**Andrew Doughty
Architectural Design**



Application by Mr and Mrs N Hartley

For Planning Permission for the carrying out of alterations and erection of extensions

At

Moorgate Lees Farm, Hawkser, Whitby, North Yorkshire

YO22 4JU

Illustrations