

4 STATION SHOPS WESTBOROUGH SCARBOROUGH N. YORKS YO11 1TR

DESIGN AND ACCESS STATEMENT

NYM / 2010 / 0 5 0 8 / F L

FOR
**PROPOSED VARIATION OF CONDITION 2 OF PLANNING PERMISSION NYM4/033/0058D/PA
TO ALLOW USE OF 59 TOURING CARAVANS
FROM 4TH FEBRUARY TO 4TH JANUARY
AT
YORK HOUSE CARAVAN PARK, HAWSKER, WHITBY**

CONTEXT

York House Caravan Park covers an area of 4.28 Hectares. There are 59 Touring Caravans and 41 Static Caravans accommodated on the site, as well as Tenting areas. Site facilities include a Shop and Hotel with Restaurant.

Planning consent was granted under decisions numbered NYM/2008/0255/FL and NYM/2008/0462/FL to vary the use for the 41 Static Caravans to between 1st March and 31st January, i.e. for 11 months.

Condition 2 of Planning consent NYM4/033/0058D/PA is deemed by the Local Planning Authority to restrict the use of Touring Caravans on the site to between 1st March and 31st October.

AMOUNT OF DEVELOPMENT

It is proposed to open the site for Touring Caravans from 4th February to 4th January and therefore this application is to vary condition 2 of consent NYM4/033/0058D/PA to permit 11 month use.

This 11 month use for Touring Caravans will accord with the existing 11 month use already in place for the Static Caravans.

The period of 4th February to 4th January is required by the applicants to take account of the New Year and School Half Term holiday periods.

LAYOUT

The layout of the site remains unaltered from the existing. See drawing numbered Y9A 1007/1F for the position of the Touring Caravan areas that are the subject of this application.

APPEARANCE

There is already existing and extensive landscape and tree screening of the site and there will be no change to the appearance of the area.

SUMMARY

The proposed change to the period of use will have no adverse effect on the character or appearance of the Caravan Park, nor of the National Park. The extended season of use will ensure the continued viability of an existing business and will permit greater enjoyment of the qualities of the National Park during the changing seasons.

The proposals are in line and satisfy the criteria of the North York Moors National Park Local Development Framework.

BELINDA DENTON Dip Surv MRICS
Chartered Building Surveyor

NYM/NPA
25 JUN 2010
24th June 2010



BARRY - BScHons DipArch RIBA CHARTERED ARCHITECT

BELINDA - DipSurv MRICS CHARTERED BUILDING SURVEYOR