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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

Revised Application September 2010

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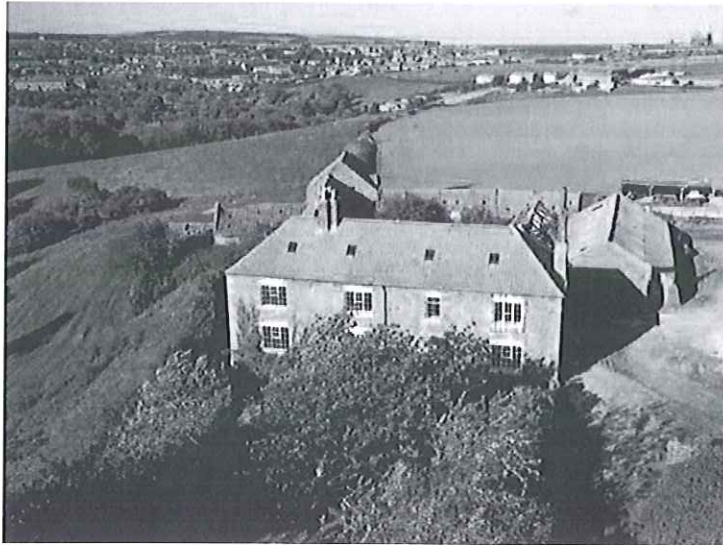
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Introduction

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

The process

Use

Amount

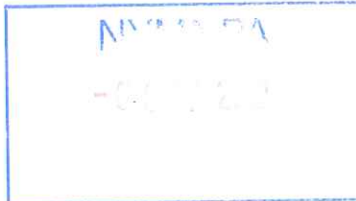
Layout

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 Flemish brick and the roof was covered with concrete pantiles. However, the applicants have now replaced these with William Blyth handmade clay pantiles as they feel that these are more appropriate for the dwelling.
- 1.4 There is a range of outbuildings, generally of brick, stone 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

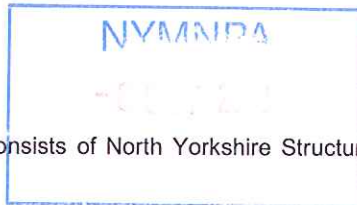
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restoring it for use as a family home. They would also like to renovate the farm buildings with the intention of running their textile / fashion design business from them. Subject to receiving the necessary permission, they will create some local employment.

- 1.6 Permission was refused on the 24th May 2010 for the erection of alterations to the property. The Council said that the proposals were jarring and incongruous, their size and massing were unacceptable, and as a result would have an overbearing impact on the character and setting of the host dwelling. Previously expressed concerns about dormer windows were overcome when it was discovered that historically there had been dormers on the roof.
- 1.7 The applicants intend to occupy the dwelling as their family home and whilst they reassessed the situation they submitted an application for some dormer windows. The application was approved and this has enabled them to start the renovation scheme. This application also included the use of the former farm buildings as residential curtilage.
- 1.8 A subsequent application was submitted for the conversion of an existing building to a home office.



- 2.0 Development Plan
- 2.1 The Development Plan consists of North Yorkshire Structure Plan and the North Yorkshire Moors Core Strategy.
- 2.2 The Core Strategy was adopted in 2008.
- 2.3 Development Policy 3 was referred to in the first refusal. It states;

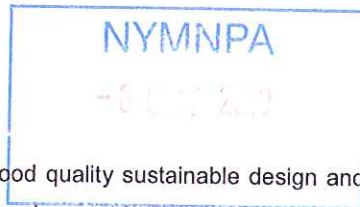
To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- 3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4 Provision is made for adequate storage and waste management facilities.

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- 5 Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6 A satisfactory landscaping scheme forms an integral part of the proposal.
- 7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

2.4 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 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.

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2.5 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.

2.6 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.

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

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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. It also, through the companion document, seeks to deal with problems of climate change by making new development more energy efficient.

4.0 Discussion

4.1 Development Plan

- 4.1.1 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. However, the applicant's aspirations for this property go wider than just the extensions. They are recycling material from the demolished farmbuildings, installing a ground source heat pump, implementing rain water harvesting, and having a living roof over the side extension.
- 4.2.2 The Council should have regard to the advice in Planning and Climate Change – the companion to PPS1;

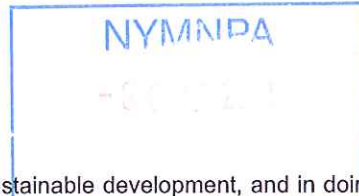
40. An applicant for planning permission to develop a proposal that will contribute to the delivery of the Key Planning Objectives set out in this PPS should expect expeditious and sympathetic handling of the planning application.

The Key Planning Objectives include;

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To deliver sustainable development, and in doing so a full and appropriate response on climate change, regional planning bodies and all planning authorities should prepare, and manage the delivery of, spatial strategies that:

- make a full contribution to delivering the Government's Climate Change Programme and energy policies, and in doing so contribute to global sustainability;
- in providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions

4.2.3 The application for extensions to the house cannot be seen in isolation but must be seen as part of an overall package which goes a long way towards meeting these key objectives.

4.3 Impact on the surrounding area

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

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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.

- 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;

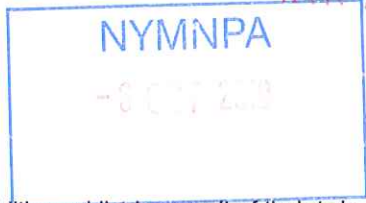
The two purposes of the National Park Authorities are to:

- 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.

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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.

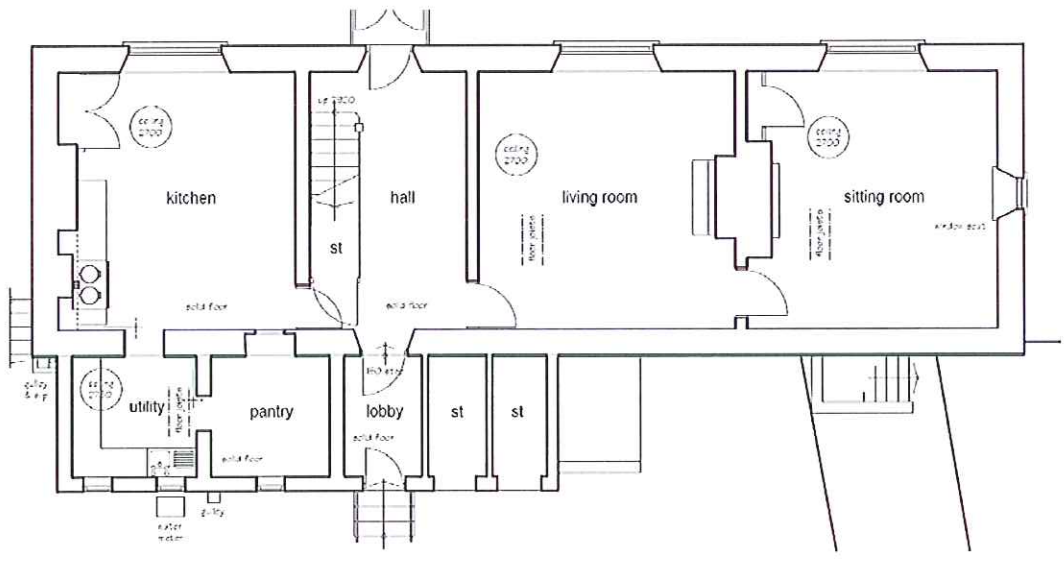
If there is a major conflict which between those two purposes which cannot be resolved, conservation takes priority. This is known as the Sandford Principle.

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.

4.3.10 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;



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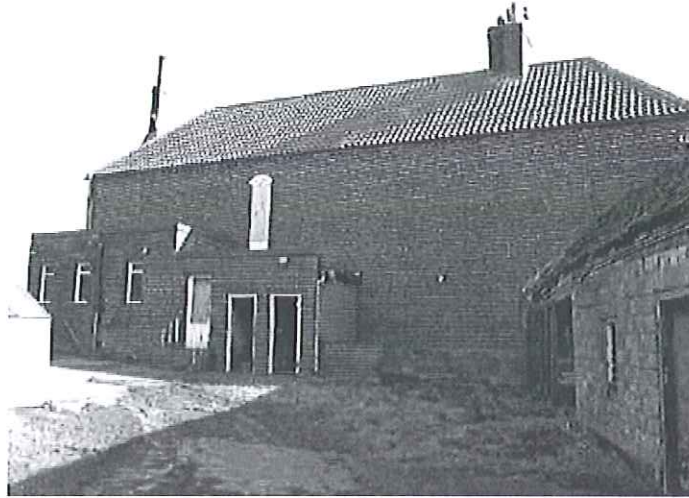
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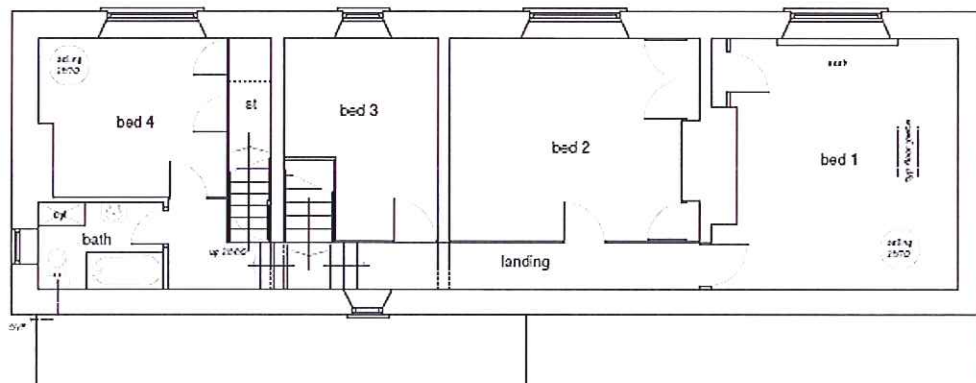
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The utility room and pantry are in the single storey rear extension.



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.

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- 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.



Refused scheme



Current proposal. The side extension will have glazed walls, without visible frames. There will be glazed link to the house. It will have a very lightweight appearance. As described below, the only solid part will be a stone panel.

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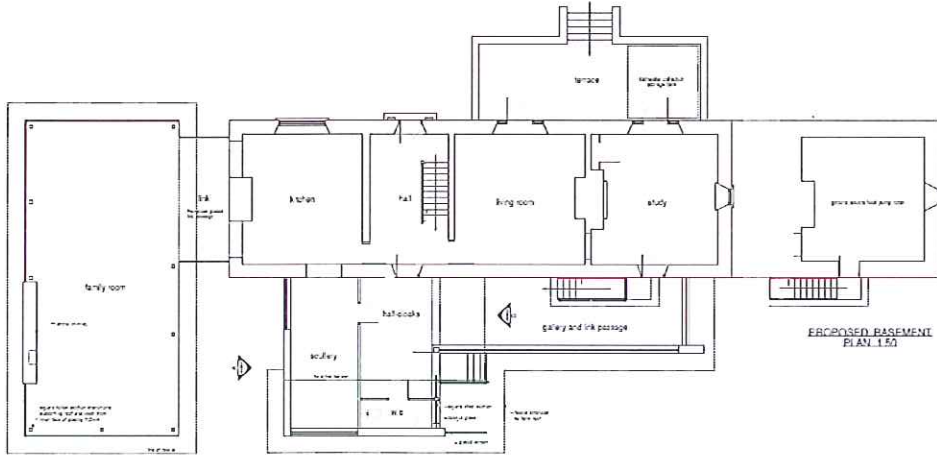
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Refused scheme.
Previously the extension wrapped around the building to link up with the proposed rear extension.



Current proposal.

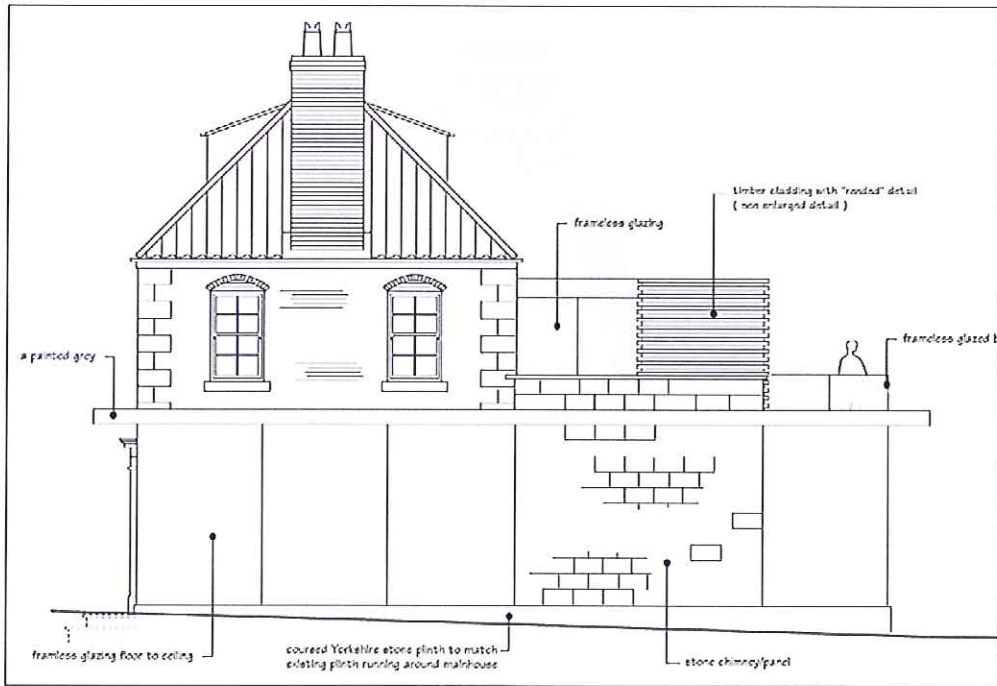
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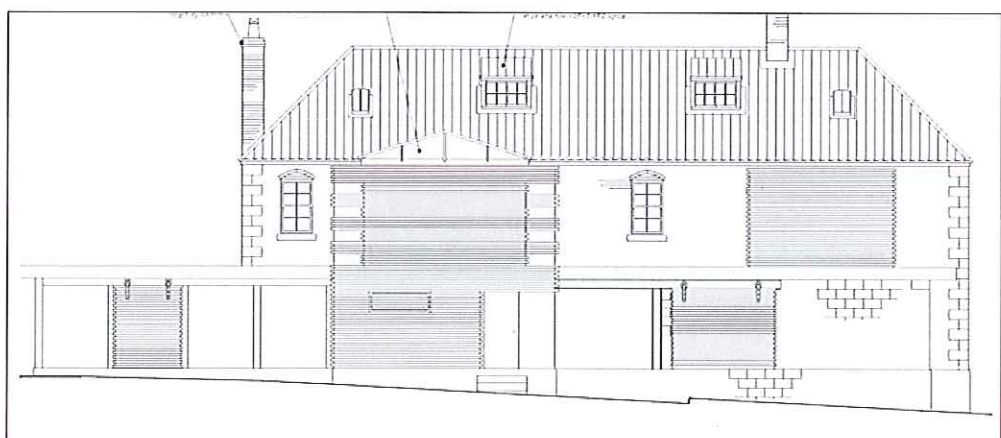
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The side extension is now almost freestanding.



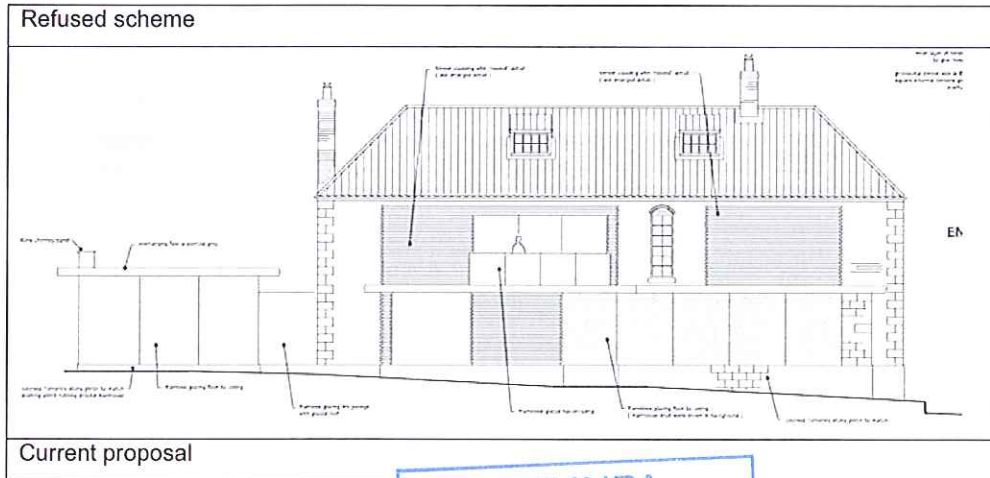
Current proposal.
The side wall is glazed apart from the stone panel.



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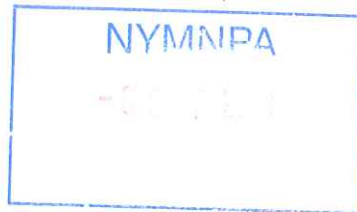
- 4.3.15 As has been stated at the start of this section, there is nothing in national or local planning policy which discourages contemporary design. What is important is that the extension does not dominate the host dwelling and respects it. The applicants have sought to ensure that the extensions do respect the existing building and do not dominate it.
- 4.3.16 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 public highway, it would be over a considerable distance. The proposed extensions would not have an adverse effect on the wider landscape.
- 4.3.17 When the first application was refused the Committee instructed officers to try to work with the applicants to achieve a mutually acceptable solution.
- 4.3.18 Discussions have taken place but unfortunately agreement has not been reached. The final comment of officers was set out in an email;

Further to our meeting last week, I would advise you that I have discussed the matter further with the Development Control Manager, Mark Hill. As a result of these considerations, I would advise you that in the view of the Authority, the proposal would still represent a form of development incongruous with the character of the host dwelling and surrounding area and would be unlikely to be recommended for approval. Obviously this is an informal opinion, and if, as previously, letters of support are received, the application would be considered by the

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Planning Committee who would consider whether the revised scheme represents a satisfactory compromise from the scheme they originally considered.

I would suggest that as the revised plans reflect the form of development you particularly want to undertake, you might wish to submit the revised scheme and if refused take up your right of appeal. I am sorry that I am unable to provide more positive advice, but trust that you find it of assistance. If you have any queries, please do not hesitate contact me again at the above address.

4.3.19 The impasse appears to relate more to design philosophy than to detail. The applicants are convinced that the correct solution to the extension of this property is for something which respects the existing dwelling in terms of massing and materials but which honestly acknowledges that it is an extension which was built in the 21st Century and does not pretend to have been in the 18th or 19th Centuries. However, the applicants are using recycled stone from buildings on the site which were demolished before they acquired the property. The amount of glazing in the side extension has been increased, as suggested by the Council, in order to give it a lighter appearance. The extension has a sedum roof, which would not have been appropriate with a traditional pitched roof design.

4.3.20 Although not part of this application, because permission is not required, the applicants are installing a ground source heat pump and are introducing a rainwater harvesting system.

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 Conclusion

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

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- 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 PPS5, and in fact the Councils own policies, give to high quality contemporary design.
- 5.4 The proposals are unashamedly contemporary, but they nevertheless respect the existing building.
- 5.5 However, the applicant's aspirations for this property go wider than just the extensions. They are recycling material from the demolished farmbuildings, installing a ground source heat pump, implementing rain water harvesting, and having a living roof over the side extension.
- 5.6 The Council should have regard to the advice in Planning and Climate Change – the companion to PPS1;

40. An applicant for planning permission to develop a proposal that will contribute to the delivery of the Key Planning Objectives set out in this PPS should expect expeditious and sympathetic handling of the planning application.

The Key Planning Objectives include;

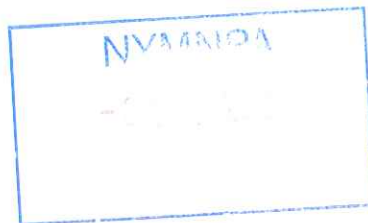
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- in providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions

- 5.7 The application for extensions to the house cannot be seen in isolation but must be seen as part of an overall package which goes a long way towards meeting these key objectives.
- 5.8 The Planning Authority is respectfully requested to grant permission.

Christopher C Kendall
Dip TP MRTPI
Hickling Gray Associates.

5th October 2010



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Appendix

List of Submitted Drawings

Description	Size
0610 NH 06 Proposed Ground Floor Plan	A1
0610 NH 09 Proposed elevations	A1
0610 NH 08 Proposed elevations	A1
0610 NH 07 Proposed upper floors	A1
0309 NH 01 Site layout	A1
0309 NH 02 Ground floor layout	A1
0309 NH 03 Existing first and second floor	A1
0309 NH 04 Existing elevations	A1
Location plan	A4



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