

PLEASE COMPLETE OVERLEAF

ADDITIONAL AMENDMENTS

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development - as indicated on the previous page
- Change in site boundaries
- Other (as specified below)

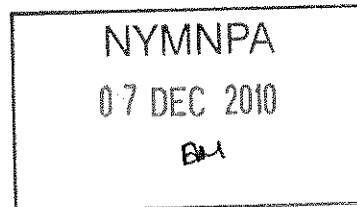
2010/0854

*Edgemoor,
Silpho,
Scarborough
YO13 0JP*

sblockley@wea.org.uk
01723 882300

North York Moors Planning Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP

3rd December 2010



Dear Sirs,

Please find enclosed revised application for additions to our property at Edgemoor, Silpho, near Scarborough.

This application was first submitted in October 2010 with a decision due in mid-December 2010. However, the Park have since advised that we make further design alterations (please see letter attached), hence this current re-submission.

Regards,

Steven and Carla Blockley

Enclosed:

*Park Authority Advice Letter (22nd November)
Copy of original application cover letter (14th October)
4 x Edgemoor Design and Access Statement (revised 3rd December 2010)
4 x Edgemoor Elevations (revised 3rd December 2010)
4 x Edgemoor Plans (revised 3rd December 2010)*

North York Moors National Park Authority



A member of the Association of National Park Authorities
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 770657 Fax: 01439 770691
Email: general@northyorkmoors-mpa.gov.uk www.northyorkmoors.org.uk
Planning enquiries email: dc@northyorkmoors-mpa.gov.uk

Andy Wilson
Chief Executive (National Park Officer)

Mr Steven Blockley
Edgemoor
Silpho
Scarborough
YO13 0JP

Your ref:

Our ref: NYM/2010/0854/FL

Date: 22 November 2010

Dear Mr Blockley

Proposed Construction of Single Storey Side and Rear Extensions (revised scheme to NYM/2010/0325/FL) at Edgemoor Silpho

I refer to the above planning application which was registered on 18 October 2010.

I would advise you that having assessed the plans in the light of the Planning Inspectorate's previous decision and discussed the details with the Head of Development Management (Mark Hill) it is considered that the following amendments are required in order that the application might receive favourable consideration:

- The side extension should be reduced in width by at least 0.5m in order to ensure that it is subservient in scale to the main dwelling;
- The alterations to the rear should comprise a narrower link extension and conversion of the existing stone outbuilding.

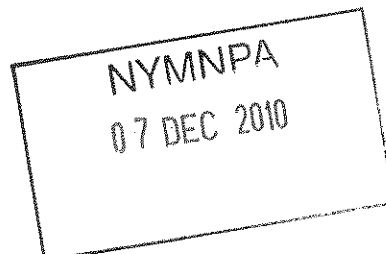
I look forward to receipt of amended plans before 6th December 2010. However, if you have any queries, please do not hesitate to contact me at the above address.

Yours Sincerely,

A handwritten signature in black ink that reads 'Hilary Saunders'.

Hilary Saunders
Senior Area Planning Officer

Please note my normal working hours are Monday: 9am-5pm and Tuesday to Thursday: 9am -2pm



47HS01

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North York Moors Planning Authority,
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP

14th October 2010

Dear Sirs,

Please find enclosed application for additions to our property at Edgemoor, Silpho, near Scarborough.

We originally submitted an application (NYM/2010/0325/FL) earlier in the year. This, along with an appeal was refused.

In this reapplication, we have taken onboard the reasons for refusal, and are hope that the Park Authority recognise this and approve our revised proposal.

As this is a re-submission, I have not included a fee.

Please note the contact details at the top of the page.

Regards,

Steven and Carla Blockley

Enclosed:

*4 x Application
4 x Edgemoor Design and Access Statement
4 x Edgemoor Elevations
4 x Edgemoor Plans*

NYMNPA
07 DEC 2010

APPROVED
Notes

Edgemoor

Design and Access Statement

Proposed side and rear extensions
at Edgemoor, Silpho, Scarborough, North Yorkshire YO13 0JP

(revised 3rd December 2010)

Applicants: Mr & Mrs S Blockley

NYMNP/PA 07 DEC 2010

DESIGN AND ACCESS STATEMENT

NYMNPA
07 DEC 2010

SITE & LOCATION:

Edgemoor is a small two bedroom semi-detached cottage set in a large garden. It is stone built with a slate roof and is typical of the area. There is a small outbuilding to the rear which again is semi detached. The site area is approx 900m². As the total footprint of the dwelling and the outbuilding is approx 47.5m², the curtilage is very large in comparison to the actual dwelling and outbuilding.

Silpho is a small moortop village located to the North West of Scarborough. The dwelling itself is located at the north end of the village. The site is accessible only from the main road through Silpho. There will be no additional traffic as a result of this development. There are open fields behind all the dwellings in the village.

Access to the dwelling is up three steps and so disabled access is not really feasible. Proposed rear patio doors will have one step and will ease access to the ground floor.

THE EXISTING DWELLING:

The existing dwelling comprises two bedrooms and a bathroom to the first floor with a lounge and kitchen on the ground floor. The rooms are relatively small.

The outbuilding to the rear is in need of some repair and is again small. Other ruinous timber and asbestos roofed outbuildings which were clearly visible from the road were recently removed following safety concerns.

Although the current dwelling functions as a two bedroom house, by today's standards it is inadequate home for even a small family. The proposal would add much needed amenity space and an additional bedroom. The property cannot be considered as an affordable 'starter home' due to its rural location, lack of local amenities and marketable value.

CONSULTATION:

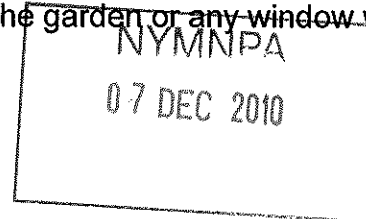
Prior to the original application (NYM/2010/0325/FL) all aspects of the proposed design were discussed at length with the Park Authority and its planning officer for the area, including a site visit and considerable consultation. Many design suggestions were incorporated in order to achieve the required additional space whilst falling within planning guidelines.

The Park Authority's records show that consultations were held with neighbours and Silpho Parish Council. The local highways authority and Scarborough Borough Council were also consulted.

The application file shows that neighbours and villagers were unconcerned about the proposal and there were no responses to the publicity organised by the Park Authority. Indeed, both villagers and the Parish Council supported the original application as a desirable and sympathetic improvement resulting in a fit-for-purpose family home which would enhance the village whilst upgrading the dwelling to twenty first century requirements.

Notes

There is only one immediate neighbour to the south west of the site. The impact of the proposed rear extension will be negligible as there is already a stone wall to this boundary which will remain in place, the eaves height of the rear extension will be roughly the same height as this, and the neighbour's existing outbuilding will obscure much of the rear extension. No shade will be cast over the neighbour's property and no view from the garden or any window will be obstructed by the proposed rear extension.



REFUSAL:

Once an agreement was reached that the proposal was suitable and likely to gain approval the application was submitted by Miss V Wharton on the 20th April 2010, Ref: NYM/2010/0325/FL.

The recommendation on the Park Authority's website stated approval with conditions up until the day of the decision, 18th June 2010, when it was changed to Refused. The Development Control Manager telephoned the architect on 21st June 2010 to discuss the issue, stating that a scaled down scheme would be more likely to gain approval.

An appeal was made by Miss V Wharton under the Town and Country Planning Acts (section 78, of the Town and Country Planning Act 1990) Ref: APP/W9500/D/10/2132584. The appeal was however in general dismissed by the visiting planning inspector, decision date 23rd September 2010

This current proposal has been further revised and now benefits from additional planning advice given by the Senior Area Planning Officer, letter dated 22nd November 2010.

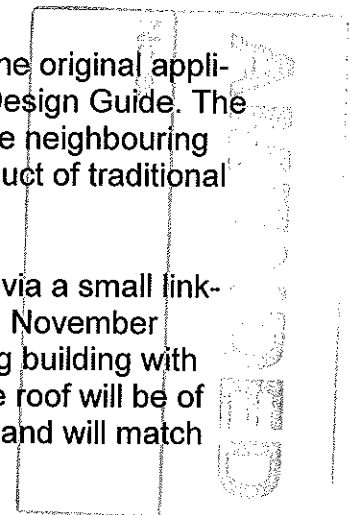
THE NEW PROPOSAL AND APPLICATION:

As a consequence of this refusal and in accordance with the general implications of the planning and appeal refusals, the revised proposal detailed in this current application has been reduced in scale and aspects of the overall design altered.

The proposed extension to the side has been reduced from two to single storey. The depth (front to back) of the side extension has also been reduced and the rear wall of the proposed extension now, like the façade of the extension, steps back from the original structure to ensure the detail of the host dwelling is clearly maintained. The width has also been reduced significantly to ensure that dimensions are in keeping with the dimensions of the original dwelling. The total proposed floor space is now less than a third of that in the original application. In conclusion, the overall impact of the side extension on the appearance of the existing property is greatly reduced.

The proposed rear extension has also been reconsidered and reduced since the original application and now employs an approved design example as given in the Park's Design Guide. The existing outbuilding is to be extended to proportions that are in keeping with the neighbouring adjoining outbuilding (see *Location Plan*). The original roofline, which is a product of traditional periodic development, is maintained.

The access to this extended outbuilding from the main (existing) house will be via a small linking structure (as advised by the Senior Area Planning officer in a letter of 22nd November 2010). Externally the materials of the proposed additions will match the existing building with walls of stone and walled in a similar manner to the host building. Similarly, the roof will be of slate and as close a match as possible. The doors and windows will be timber and will match the style of the existing building.



It would appear from comments made in the refusals that the presence and dimensions of two pre-existing building in this area (one now removed) were not clear enough in the original application. Consequently, these outbuildings have been more clearly indicated in this application and photographs of the removed building included. This building was an unstable timber structure with an asbestos roof which has already been removed for safety reasons. This ruinous and visually unappealing building was until recently clearly visible from the road in front of the property.

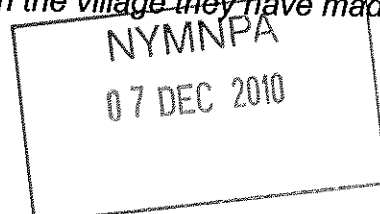
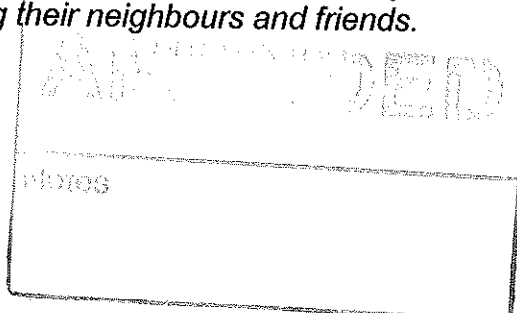
SUMMARY AND CONCLUSION:

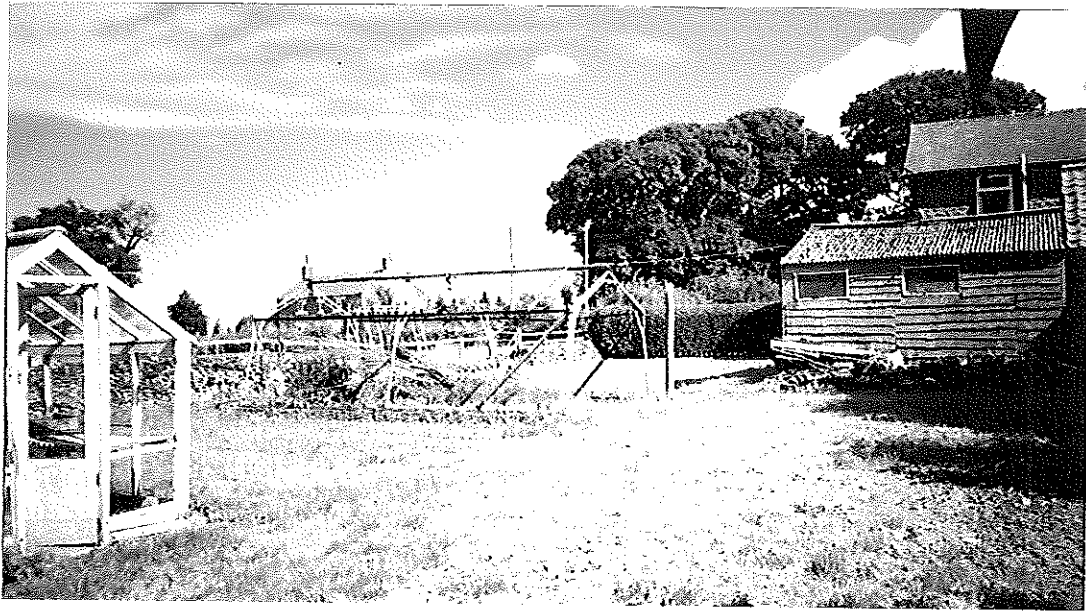
It is recognised that the additions proposed in the original application (NYM/2010/0325/FL) were large in relation to the size of the host dwelling. This is due to the small size of the original dwelling, making any extension to create even a modest fit-for-purpose family home seem relatively large. For this reason, there was extensive consultation with the Park Authority in order to achieve the required living space this within the set guidelines. The narrow gable of the L-shaped property also contributed to the difficulty of designing a reasonable addition within the confines of the Park Authority's design guide as the depth of the gable is considerably less than the actual depth (front to back) of the property, and to achieve subservience, the depth of the proposed extension is required to be smaller still. As a result, a larger rear extension is the only option available which can accommodate the required additional living space.

Similar properties in the village have a series of extensions to the rear and have clearly been added to over time. It seems likely that Edgemoor is the exception because, unlike other village properties which have been owner-occupied for many years, Edgemoor (along with it's immediate neighbour) has remained in the ownership of the local estate and then the Duchy of Lancaster until 2005, and has consequently failed to be updated to match the growing needs of a typical household until this time.

As the original application was rejected, it is hoped that the Park Authority will recognise that reasons given in the rejection have been acknowledged and have informed this new design proposal. The living space of the proposed new additions has been significantly reduced and the detail and outline of the host dwelling is left completely intact and visible. Both side and rear extensions are now single storey and much have less impact on the appearance of the dwelling and utilise existing structures. The new development will only be noticeable from directly in front of the property (the rear extension will be unseen) and will present an attractive façade which does not detract from the outline and symmetry of the two semi-detached properties. The proposed elevations present an attractive design solution that are in-keeping with the existing dwelling and adhere to Park Authority design guidance.

The current owners, now having an 8 month old baby, must extend their property if they are to remain in the village to raise a family. Furthermore, Mr Blockley requires a home office for his work for the educational charity the WEA. It is greatly hoped that the new plans meet with the Park Authority's approval so that the family can remain in the village they have made their home, and among their neighbours and friends.





The presence and dimensions of two pre-existing outbuildings (one now removed) was perhaps not clear enough in the original application. They have been more clearly indicated in this application and photographs of the removed building included (above). It is proposed that the remaining stone outbuilding be extended and linked to the existing house. The second building (shown above) was an unstable timber structure with an asbestos roof which has already been removed for safety reasons. This ruinous and visually unappealing building was until recently clearly visible from the road in front of the property.

NYMNP
07 DEC 2010

Edgemoor

Elevations

Proposed side and rear extensions
at Edgemoor, Silpho, Scarborough, North Yorkshire YO13 0JP

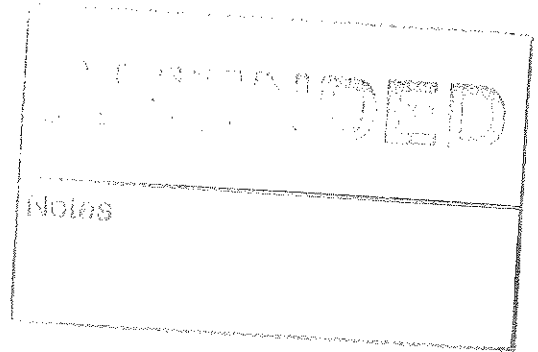
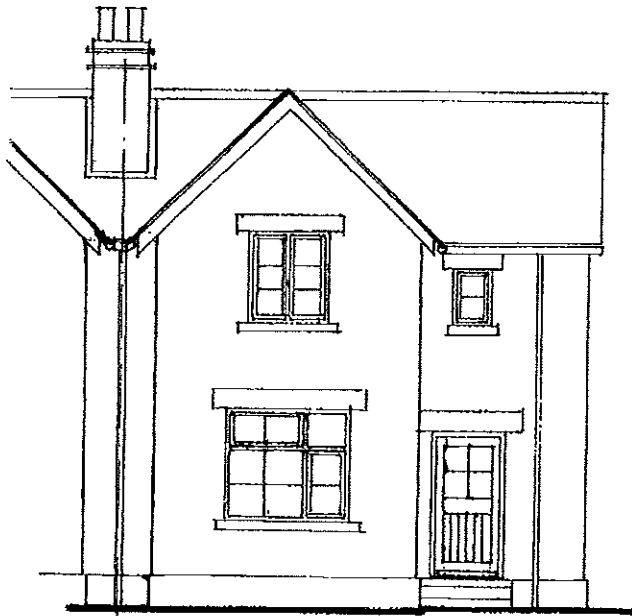
(revised 3rd December 2010)

Applicants: Mr & Mrs S Blockley

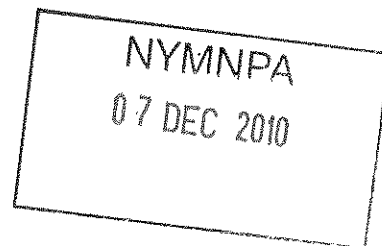
APPROVED

South East Elevation

Existing:



Proposed:



Scale: 1:100

The proposed extension to the side has been reduced from two to single storey. The width (left to right) has also been reduced significantly to ensure that dimensions are in keeping with the dimensions of the original dwelling.

North West Elevation

Existing:



NYMNP
07 DEC 2010

Proposed:



APPENDED
Notes

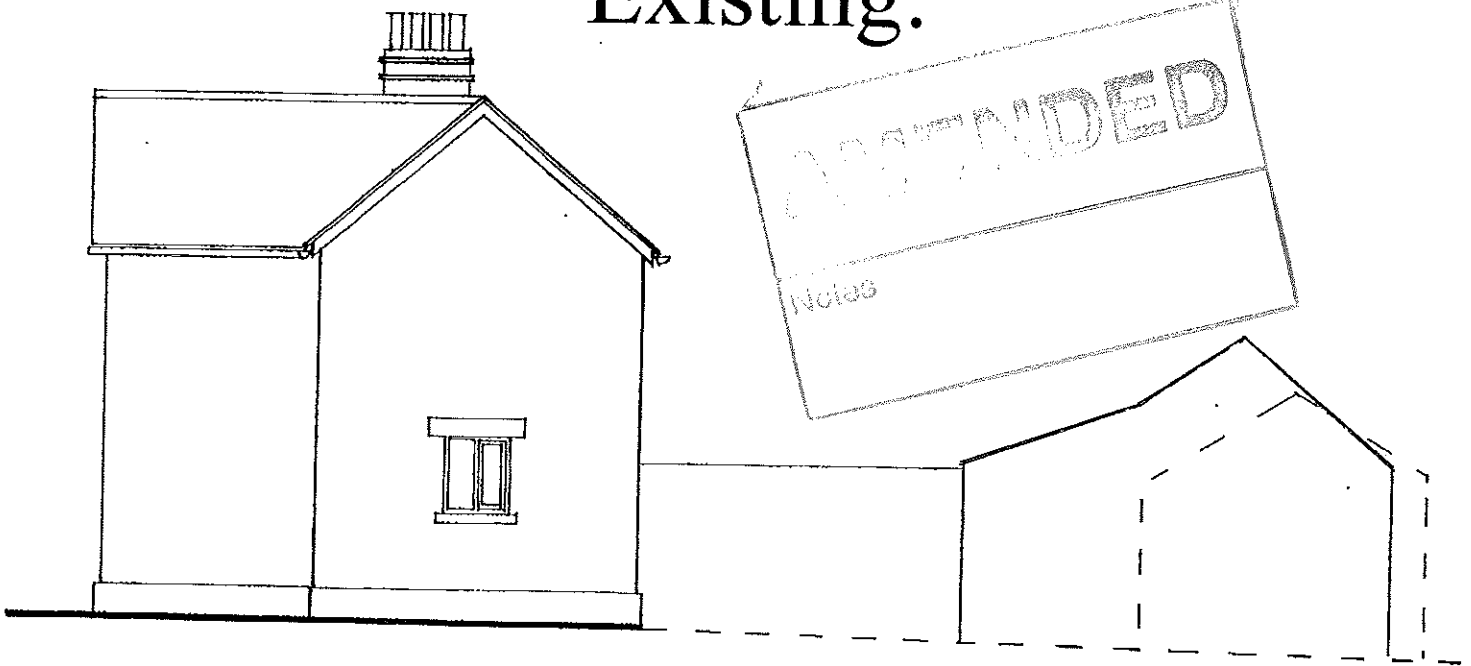
Scale: 1:100

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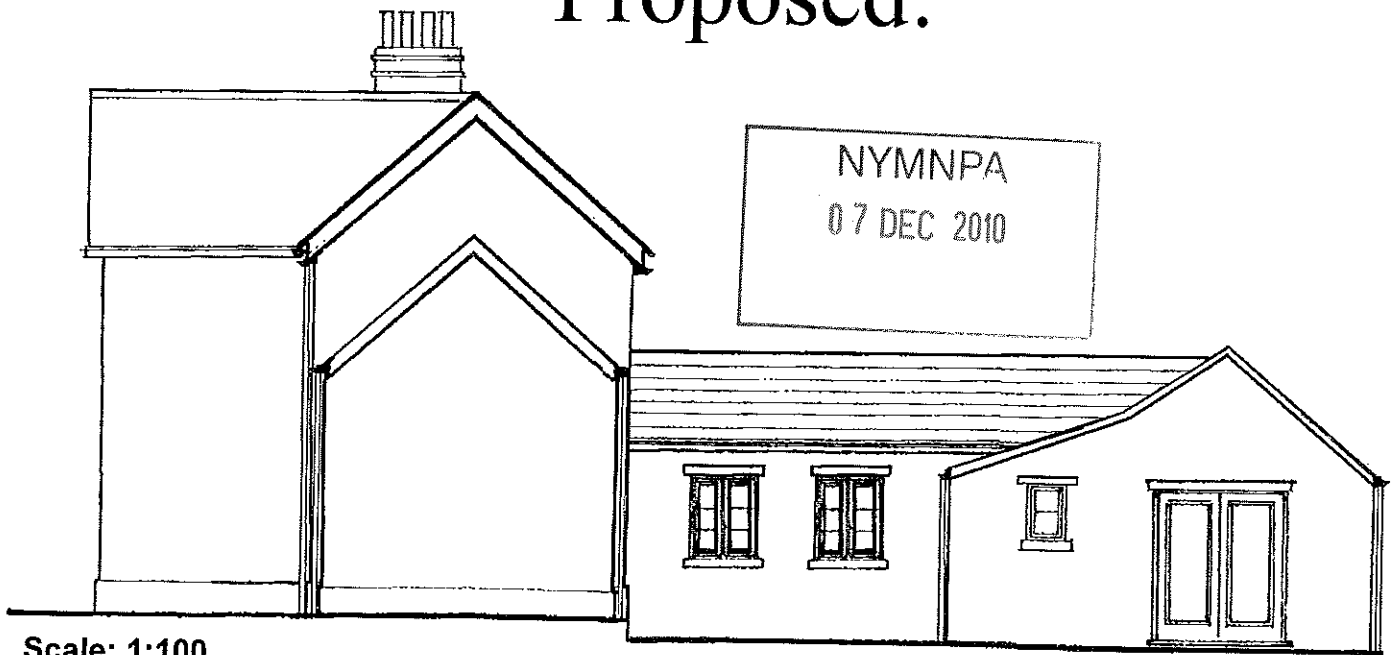
The proposed rear extension has also been reconsidered and reduced since the original application and now employs an approved design example as given in the Park's Design Guide. The existing outbuilding is to be extended to proportions that are in keeping with the neighbouring adjoining outbuilding (see *Location Plan*). The original roofline, which is a product of traditional periodic development, is maintained. Access to this extended outbuilding from the main (existing) house will be via a small linking structure (as advised by the Senior Area Planning Officer in a letter dated 22nd November 2010). The removed outbuilding is indicated by a dotted line.

North East Elevation

Existing:



Proposed:



Scale: 1:100

The proposed extension to the side has been reduced from two to single storey. The depth (front to back) of the side extension has also been reduced and the rear wall of the proposed extension now, like the façade of the extension, steps back from the original structure to ensure the detail of the host dwelling is clearly maintained and to ensure the dimensions are in keeping with the dimensions of the original dwelling.

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Edgemoor

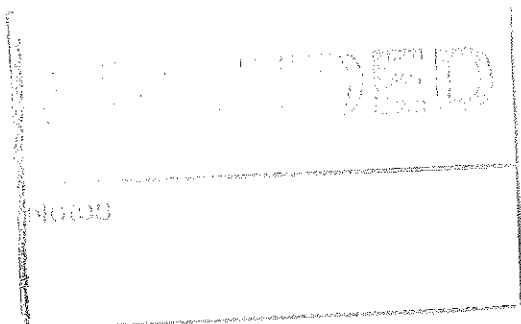
Plans

Proposed side and rear extensions

at Edgemoor, Silpho, Scarborough, North Yorkshire YO13 0JP

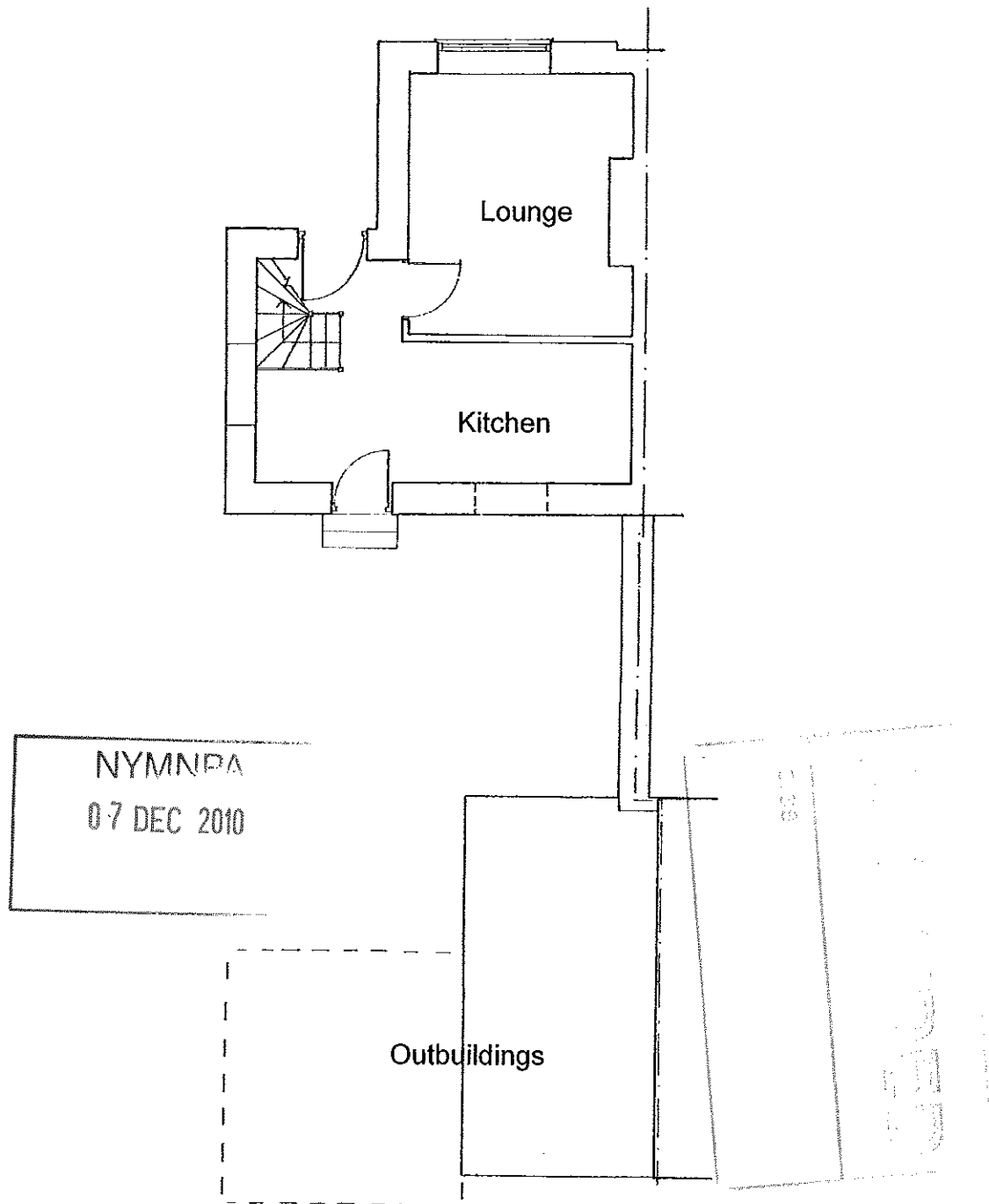
(revised 3rd December 2010)

Applicants: Mr & Mrs S Blockley



Ground Floor Plan

Existing:

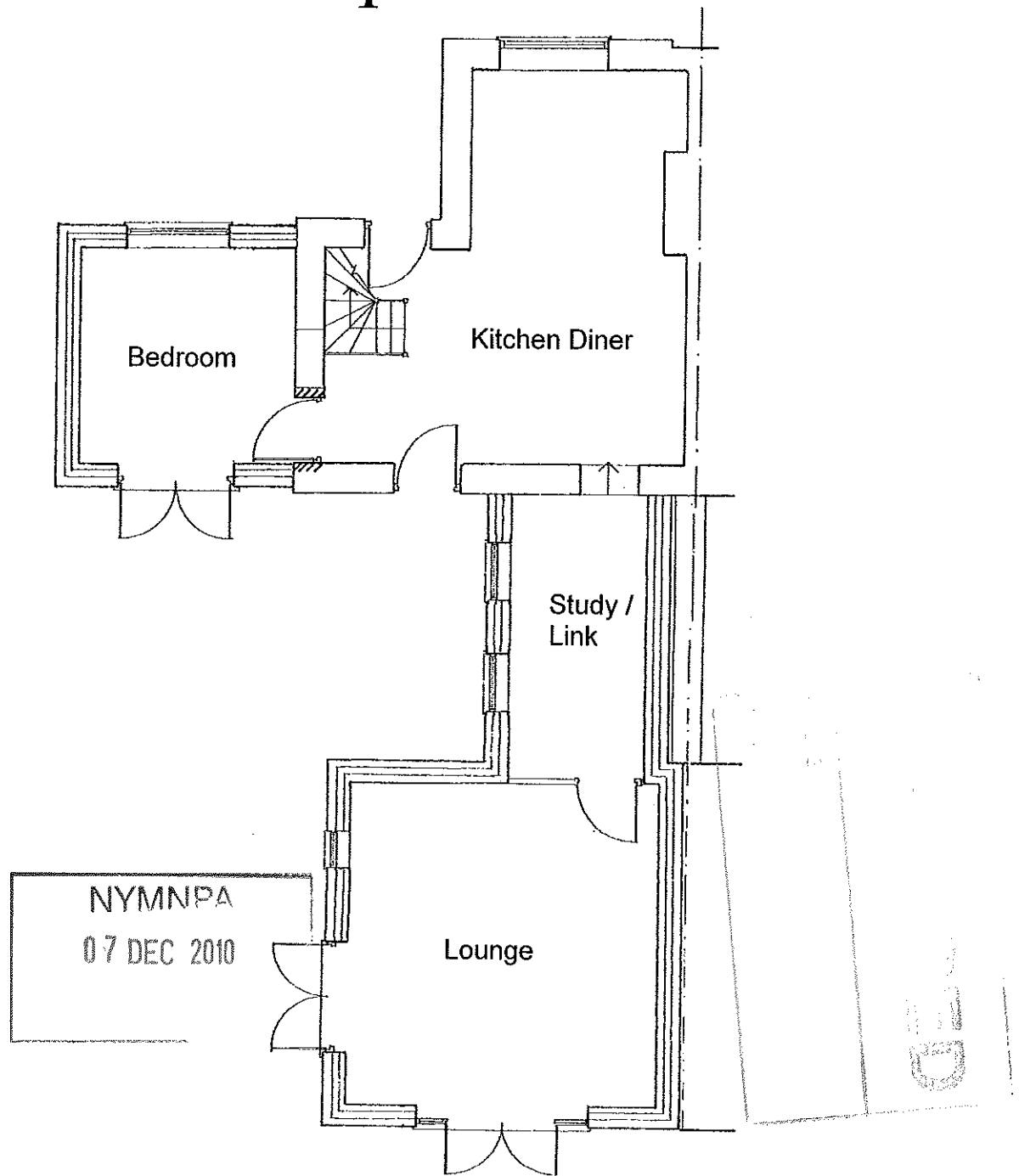


Scale: 1:100

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Ground Floor Plan

Proposed:



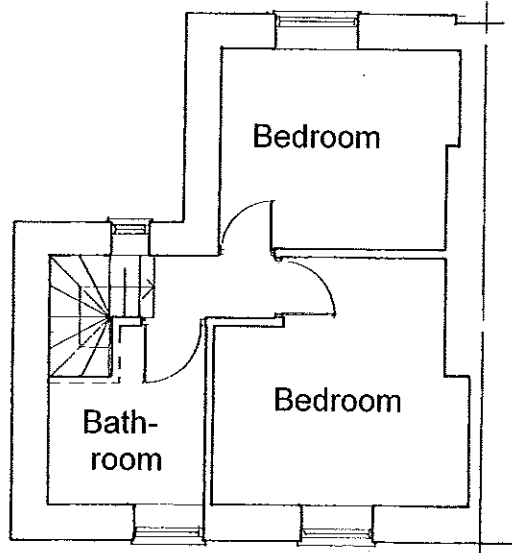
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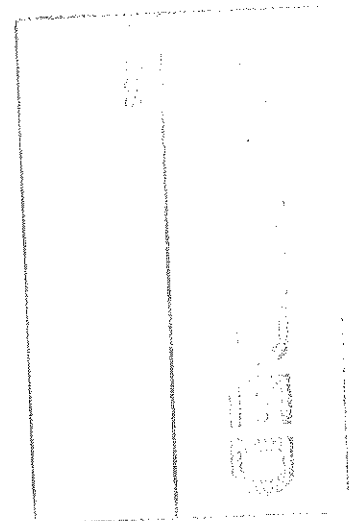
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Ist Floor Plan

Existing:



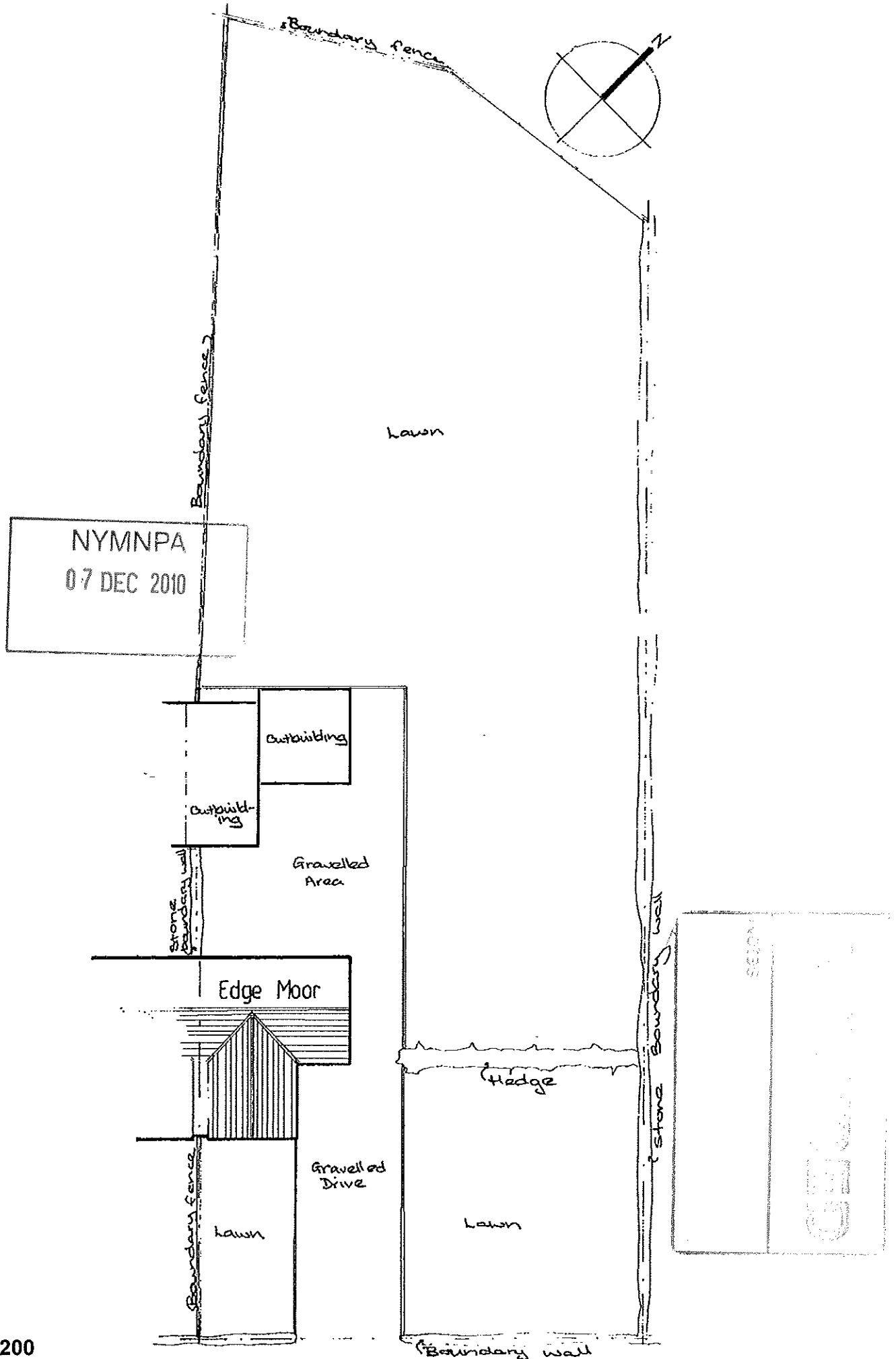
NYMAD
07 DEC 2010



Scale: 1:100

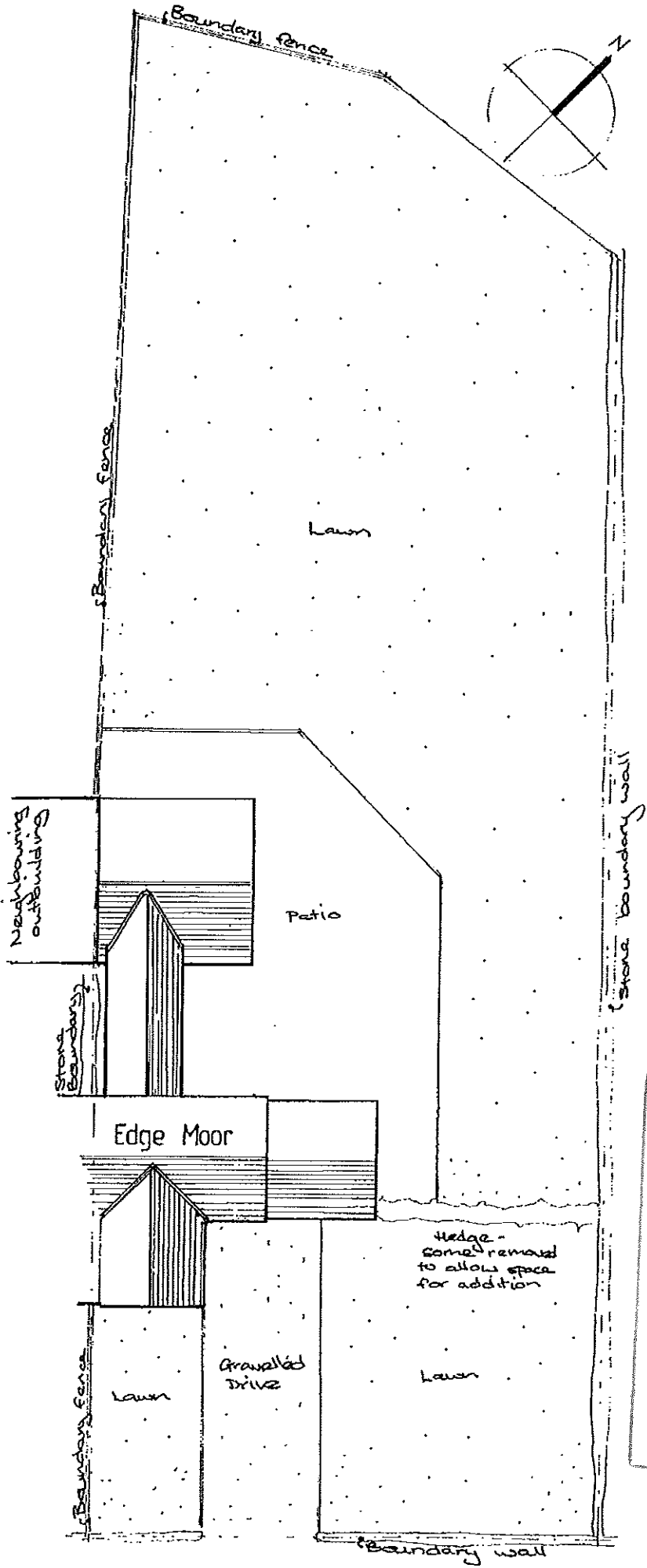
The first floor layout will not alter as a result of the development.

Existing Site Plan:



Scale: 1:200

Proposed Site Plan:

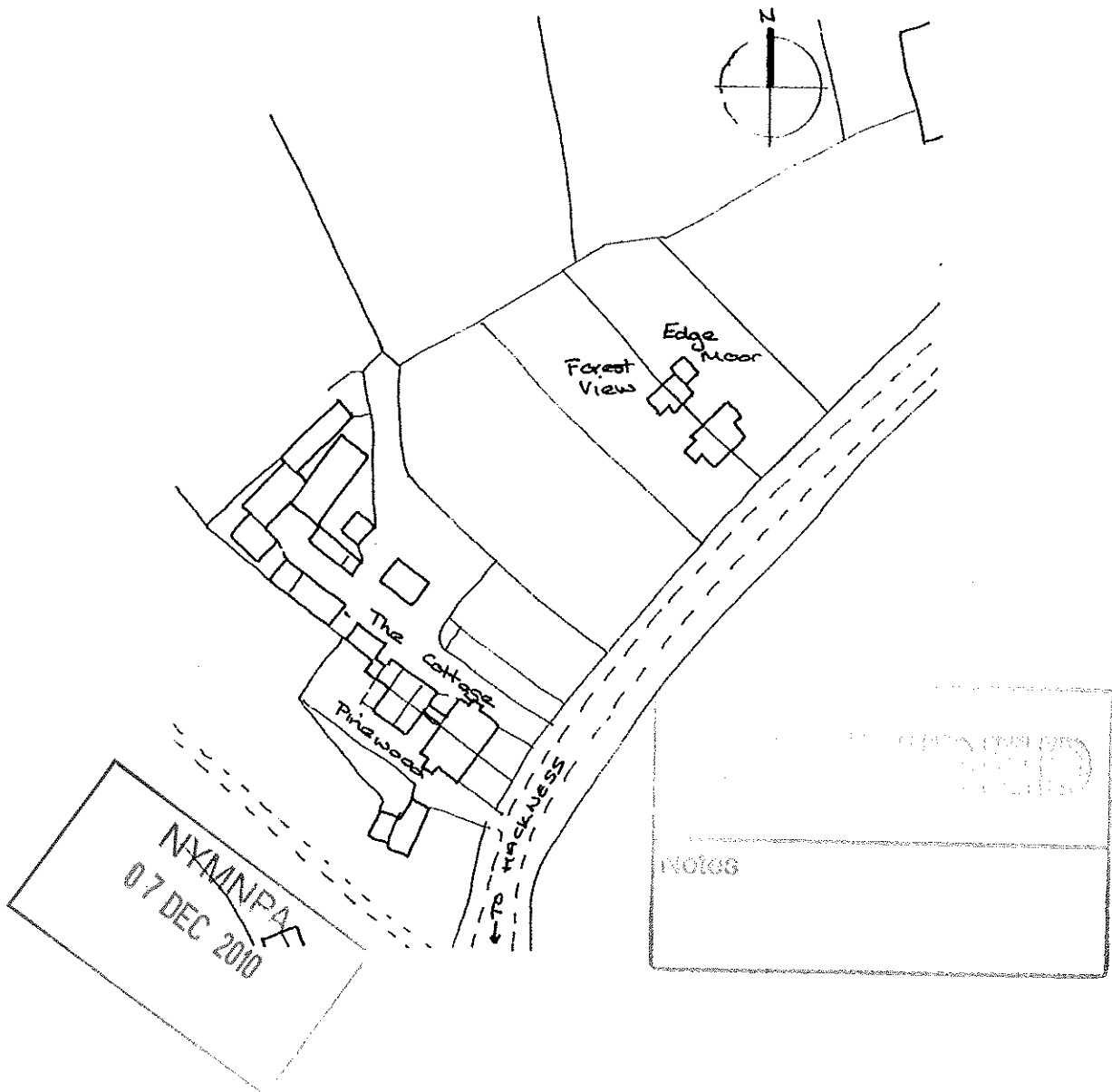


NYMND
07 DEC 2010

07
DEC 2010

Scale: 1:200

Location Plan:



Scale: 1:1250

Edgemoor comprises a small two bedroom semi-detached cottage set in a large garden. It is stone built with a slate roof and is typical of the area. There is a small outbuilding to the rear which again is semi detached. The site area is approx 900m². As the total footprint of the dwelling and the outbuilding is approx 47.5m², the curtilage is very large in comparison to the actual dwelling and outbuilding.

The remaining outbuilding to the rear is in need of some repair and is again small. It is proposed that this outbuilding be extended to proportions that are in keeping with the neighbouring adjoining outbuilding (see above). The other ruinous timber and asbestos roofed outbuildings which were clearly visible from the road were recently removed following safety concerns (see photographs).

It can be clearly seen above that similar properties in the village have a series of similar extensions to the rear and have clearly been added to overtime.