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**PROVISION OF A SUN TERRACE/PATIO AREA
TO THE REAR OF THE EXISTING CLUBHOUSE
AT WHITBY HOLIDAY PARK, SALTWICK BAY,
WHITBY**

FOR NORMANHURST ENTERPRISES LTD

PLANNING, DESIGN & ACCESS STATEMENT

NYMNPA

- 6 SEP 2011

AUGUST 2011

TOWN AND COUNTRY PLANNING ACT 1990
DESIGN & ACCESS STATEMENT

**PROVISION OF A SUN TERRACE / PATIO AREA TO THE REAR
OF THE EXISTING CLUBHOUSE AT WHITBY HOLIDAY PARK
WHITBY HOLIDAY PARK, SALTWICK BAY, WHITBY
FOR NORMANHURST ENTERPRISES LTD.**

1.00 INTRODUCTION

- 1.01** This Design and Access Statement sets out the principle of this planning application and provides additional background information to support the proposed development.
- 1.02** The Design and Access Statement has been set out in strict accordance with NYMNPA's current guidance note on Design and Access Statements and follows precisely the information and headings that are required under such advice.

2.00 THE APPLICATION

- 2.01** The subject planning application is simplistic in its nature and seeks consent for the construction of a Sun Terrace/Patio Area to the rear of the existing clubhouse and licensed facility at Whitby Holiday Park.
- 2.02** The application submission is accompanied by suitable plans and drawings to describe and illustrate the development proposed. These plans and information are listed as follows;

- 1:2500 Location Plan
- 1:500 Site Plan
- Photographs (1-4) illustrating the development area



2.03 The Sun Terrace/Patio Area immediately adjoins the rear of the existing clubhouse facility at Whitby Holiday Park and will complement and enhance this already popular on-site facility.

3.00 **AMOUNT OF DEVELOPMENT**

3.01 The application site area lies within the approved confines of Whitby Holiday Park and adjoins the rear of the existing clubhouse facility. The application site area amounts to 92.0m² in total and is shown edged in red on the 1.2500 Location Plan provided.

4.00 **LAYOUT**

4.01 The Sun Terrace/Patio Area directly adjoins the clubhouse and is well related to this facility.

4.02 Work on the Sun Terrace itself commenced in March 2011 via the construction of a breeze block retaining wall. Separate photographs of this wall have been produced as part of the application submission. For the avoidance of doubt, the stability of the retaining wall has been certified by qualified engineers as being structurally sound and suitable for supporting the ground behind.

4.03 The Sun Terrace itself is provided at one single level with an open "smoking area" to the north and an emergency access to the south which also provides for an alternative disabled access route. The Sun Terrace is accessed from the rear of the clubhouse.

5.00 **SCALE**

5.01 The scale of the proposed Sun Terrace/Patio Area is well related to the existing clubhouse facility and measures 92.0 m².

NVMNDA
- 6 SEP 2011

5.02 The relationship of the proposed Sun Terrace is fully illustrated upon reference to the 1:500 Site Plan which forms the basis of this planning application submission. The photographs (1-4) produced also show the relationship of the Sun Terrace to the clubhouse.

6.00 LANDSCAPING

6.01 As the Sun Terrace/Patio Area is completely enclosed and screened by the rear of the clubhouse there are no specific landscaping details proposed (or required) as part of this planning application submission.

6.02 The secluded location of the Sun Terrace and the fact that it is enclosed by the retaining wall means that there are no outstanding landscaping issues which affect this planning application submission.

7.00 APPEARANCE

7.01 The appearance of the Sun Terrace itself will be in keeping with the existing clubhouse facility and the recent work and improvements that have taken place both internally and to the external fabric of the clubhouse building.

7.02 The Sun Terrace will be finished in a high quality, single level, paving slab finish that is in keeping with the surrounding building works. The retaining wall will be rendered and finished in a suitable colour to match the paving slab finish of the Sun Terrace.

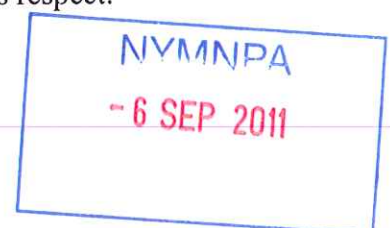
8.00 ACCESS

8.01 Vehicular access is not a matter that affects this planning application with all existing parking areas at Whitby Holiday Park to remain as existing.

- 8.02 Pedestrian access to the Sun Terrace itself will be through the main clubhouse facility and the open patio doors that lead onto this area. These arrangements are illustrated upon reference to the 1:500 Site Plan provided and also the photographs (1-4) produced.
- 8.03 The open “smoking area” to the north and emergency access gate to the south will ensure that there is sufficient alternative means of access/egress to the Sun Terrace.
- 8.04 The Sun Terrace itself provides single level ingress/egress to both the main clubhouse facility (through the patio) and to the “smoking area” to the north and alternative emergency access to the south which, again, are all provided at the same level.
- 8.05 The proposed development has therefore been designed to cater for all disabled and inclusive access needs and this is fully supported through the subject planning application.

9.00 **POLICY CONTEXT**

- 9.01 In having regard to the policy context of this planning application the adopted development plan is the North York Moors Local Development Framework (NYMLDF) which was adopted in November 2008. This adopted document has now replaced the previous Local Plan (2003) for development control purposes.
- 9.02 Upon reference to the adopted NYMLDF and the specific policies that apply the proposed development is in accordance with Core Policy C (Natural Environment, Biodiversity and Geodiversity) and Core Policy G (Landscape, Design and Historic Assets) and there is no conflict in this respect.



- 9.03 Similarly, the development is in accordance with Core Policy M (Accessibility and Inclusion) in terms of the overall design of the Sun Terrace/Patio Area and the single level access that is to be provided throughout.
- 9.04 In having regard to the more specific development policies within the LDF that apply, the proposal complies with Development Policy 3 (Design) and the stated criteria and also Development Policy 14 (Tourism and Recreation); meeting the aims and objectives of DP14 and any criteria that applies in this instance.
- 9.05 The enclosed planning application is therefore acceptable in planning and policy terms and on this basis we trust that you will be able to proceed towards a favourable determination.

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