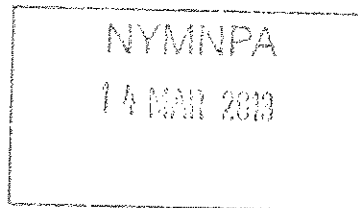


EDWARDSON ASSOCIATES

Planning & Diversification Consultants

Hilary Saunders
Development Management Team Leader
Planning Services
North York Moors National Park Authority
Scarborough
YO11 2HG

5th March 2013



Dear Hilary

Planning and Design and Access Statement

Erection of a Conservatory Extension to Scotts Cottage, Grouse Hill Caravan Park, Fylingdales, Whitby, YO22 4QH

Introduction

Further to our recent pre-application liaison please find attached application forms, location plan, existing and proposed site plan and existing and proposed floor plans and elevations for the above proposed development. Please read this planning and design and access statement in association with these accompanying documents and forward to consultees as you consider appropriate.

Summary of Application Site and Proposals

Scotts Cottage is an existing two storey detached house of sandstone and pantile construction located at Grouse Hill Caravan Park, Fylingdales, Near Whitby.

The house is located approximately 400 metres to the North West of the Flask Inn Pub.

The existing house is the family home of the owners and operators of Grouse Hill Caravan Park.

The existing dwelling was approved by the North York Moors National Park Authority on 10th March 2006 under planning permission reference NYM/2005/0598/FL.

Paddock House

10 Middle Street South

Driffield • East Yorkshire • YO25 6PT

The property was approved as a manager's dwelling. Condition 3 of the planning permission removed permitted development rights for domestic extensions to the property. The condition does not say that additional domestic extensions would be inappropriate or unacceptable; only that planning permission would be needed for them, in order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building.

Condition 4 of the planning permission for the dwelling requires that it is occupied in connection with the caravan park.

Condition 5 of the planning permission for the house required the house to be built of natural stone and conditions 7 and 8 sought to agree appropriate roof materials and timber windows and doors.

The current application seeks to extend the original stone and pantile property by erecting a side and rear wrap-around conservatory style extension; single storey in scale and of natural stone, glass, timber and matching pantile construction as the main house.

The proposed extension is required to accommodate a mixture of additional domestic space for the applicant's family, which includes two young children and improved functional space to enable the building to better fulfil its functional role as a manager's dwelling for the successful and caravan park. In this respect, the proposed internal layout includes the provision of an out-of-hours check-in / reception room and a boot room / utility room. Currently guests who may arrive and leave late are calling at the applicant's front door out of convenience. A dedicated facility at the house but positioned to one side, and with its own separate access, would create a better separation from the family area of the applicant's home, improving health and safety for the family and their children in particular.

The boot room / utility is considered to be a much needed extra functional facility for the park operators who are out in the field every day and need a room for taking off mucky boots etc.

The additional family space, including a snug and family dining room will improve the general overall amount of space for the applicants and their young children.

The Design and Access Statement

Amount

The proposal consists of the erection of one wrap-around conservatory extension. The maximum length of the conservatory will be 14.2 metres extending along the rear elevation of the property. The extension will project rearwards by a maximum of 6.8 metres, but will be considerably narrower than this in places.

The proposed out of hours check-in reception area will measure 4.0 metres by 1.6 metres internally.

The snug / dining room will measure 8.5 metres by 6.5 metres (maximum sections). The proposed boot room / utility room will measure 4.9 metres by 3.7 metres (maximum sections).

Layout

The existing house is orientated with its principal front and rear elevations facing East and West. The access road leading to the house is from the North side and skirts past the dwelling on its Western side.

The dwelling has a narrow pathway along its front Western side next to which is a small stretch of grass which abuts the tarmac carriageway leading past the house to the caravan park.

The property's domestic curtilage wraps around the property on its Northern, Southern and Eastern sides with the principal rear garden located on the West side.

To the rear of the property on its Eastern side there is a patio defined by a retaining wall. Beyond this a grassed garden area slopes down to a mature tree belt located approximately 20 metres away to the East.

The proposed conservatory extension will be positioned in a wrap-around fashion on the Southern and Eastern sides of the existing property.

Internally, the proposed extension will consist of much needed additional domestic space for the applicant's family; they have two young children. Space will accommodate a family dining room and snug.

In addition, the property currently already doubles up as an out of hours check-in / check-out facility / reception for guests staying at the caravan park. At the moment, guests are calling at the front door of the family home to collect and drop off keys etc and thus the family consider that a small, dedicated facility attached to the dwelling but off-set from it with a separate access is needed.

Furthermore, a boot room / utility is required to keep the main house cleaner and tidier because the family work on the caravan park on a daily basis and therefore a dedicated space is required to ensure that the dwelling can better fulfil its functional role as a manager's dwelling for the wider caravan park.

Scale

The proposed conservatory measures 14.2 metres by 6.8 metres at its widest dimension points. The proposed eaves height is 2.3 metres. The proposed ridge height is 3.0 metres.

The existing house has a principal two storey section with an eaves height of 5.1 metres and a ridge height of 8.2 metres. On the North side of the house there is a subsidiary two storey section with an eaves height of 4.9 metres and a ridge height of 7.2 metres. The footprint of the existing house measures 15.3 metres by 6.7 metres.

Appearance

The existing house has a pitch roof form with two storey principal and subsidiary elements, a pitch roof porch feature, decorative gabling and internal chimneys.

The existing property is constructed of sandstone, pantiles and white painted windows.

The proposed conservatory will be constructed of a dwarf sandstone wall, glass and white timber windows to match. The out of hours and boot room / utility sections will be of more solid sandstone and pantile construction.

An extended patio area with stone retaining wall will be constructed to the rear of the house.

Landscaping

There are no significant soft landscaping implications associated with this proposal.

There is a mature belt of woodland trees located approximately 20 metres to the East side of the existing house. These will be unaffected by the proposals. The proposed retaining wall will be set away from these trees by some 6 – 8 metres.

There is some existing soft landscaping and a large shed / store to the North side of the dwelling which will help to soften and screen views of the proposed conservatory when approaching the site from the main road.

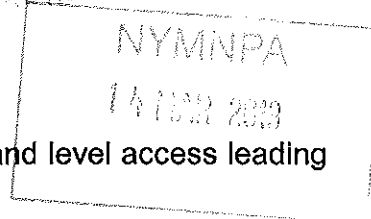
When viewed from the South side the proposals will be screened and softened to a degree by a detached double garage.

The mature tree belt to the East side will act as an attractive natural backdrop to the proposals.

Access

Vehicular access is not a key issue associated with the application. There will be no loss of off-street parking / servicing space for the existing property.

There is a natural slope to the East side of the property which currently forms the domestic garden / curtilage. It will be necessary to undertake some small



scale engineering works to construct a retaining wall and level access leading from the existing house into the proposed extension.

Appraisal of Policy Context

National Planning Policy Framework and Emerging Core Strategy

National Government published its National Planning Policy Framework in March 2012. This places a positive presumption in favour of sustainable development, which should be approved without delay. It is considered that this small scale proposal responds positively and favourably to this presumption in favour of sustainable development, from an economic, social and environmental perspective.

Economic Role

The existing dwelling was approved as a manager's dwelling, satisfying a functional requirement for the management of Grouse Hill Caravan Park. The house is also a family home for the park owners and operators. They have two young children.

Approving this extension will have a positive effect on the Caravan Park business, improving the manner and the way in which the operators engage and interface with their customers without adversely affecting the quiet enjoyment of their family home. The out-of-hours reception area in particular will ensure the business maintains a focussed interface with its customers and the boot room will ensure a better separation of functional management and domestic family space.

Social Role

Planning has an important role to play in terms of improving the health and well being of communities and individuals. The management dwelling is also the applicant's family home for their children and space is now at a premium. The addition of the proposed snug and dining room will have a positive impact on general family interaction and the raising of the applicant's family.

Environmental Role

The proposed extension can be accommodated without having any significant material impacts on the environment, either in terms of landscape and visual effects and effects on protected species and their habitats.

The proposed extension will be largely tucked away behind and to the rear of the existing house and so will not be visually prominent or obtrusive in wider landscape views. When viewed from close quarters it will be appreciated within the context of the existing dwelling, the adjacent store building to the North, the detached double garage to the South and the Caravan Park to the South West. The extension will also be seen within the context of the mature

woodland to the East, which will act as a dominant natural backcloth. There will be no impact on the trees themselves and the extension will be accommodated within the existing domestic curtilage area which is already manicured and subject to regular lawn mowing and thus does not possess any material wildlife habitat sensitivity.

North York Moors National Park Core Strategy and Development Policies
Development Plan Document, November 2008

Core Policy A of the Core Strategy seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities.

It is considered that the scale of the proposed extension, its siting and detailed design is such that it will not have any significant adverse effects on this fundamental core policy. The proposals are needed to help the successful park operators to interface better with their customers without affecting the quality of their family home. They need some more space for their growing family and to ensure the functional management needs of the business are met. This will help foster continued economic viability of the business in a way which will not compromise the character and quality of the natural environment.

Core Policy B of the Core Strategy allows for some developments in the open countryside; in this particular case where the development is required to meet the needs of existing enterprises, such as rural based tourism enterprises. The scheme as proposed seeks to extend an existing manager's dwelling with positive implications for the improved functioning and management of the caravan park and the quality of life of the manager's family.

Core Policy G of the Core Strategy seeks to conserve and enhance the landscape, historic assets and cultural heritage of the North York Moors. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape.

In assessing the application proposals against this particular policy it is clear that the existing property is not a Listed Building and is not within a designated Conservation Area, is not within a Historic Park or Garden and is not a Scheduled Monument or other site of archaeological importance. Nevertheless, the site does lie within an attractive landscape and thus it is important to ensure that the proposed development conserves and or enhances the quality, intrinsic characteristics and setting of the host landscape and is reflective of the existing building.

In this respect, the proposed extension will be constructed of matching materials and will be positioned behind the existing property so as not to be visually intrusive. When approaching the property from the North side the impression of the conservatory will largely be masked by solid stone

construction of the lean-to element. The mature trees to the east of the building at the bottom of the slope are a dominating feature within the landscape and there are other obvious elements within the immediate visual envelope, such as the detached shed, detached double garage and the caravan site which contribute to a varied landscape setting. Set within this specific context it is considered that the proposed extension would not look out of place.

Development Policy 3 of the Core Strategy seeks to maintain and enhance the distinctive character of the National Park. Development will be managed by careful consideration of siting, orientation, layout, density, scale, height, massing, proportion, form, scale, materials and design features, reflective of local vernacular, sustainable construction, landscaping and safety, security and access.

As has already been highlighted, the proposed extension is sited to the rear of the two storey property and thus largely screened by it. The property is set 500 metres or so away from the main highway and thus the site in general is not highly visible in the public domain. The property and the conservatory will be seen largely by guests and visitors to the caravan park and will be observed within the visual context of the park, the existing house, and other buildings on the site. The extension is set in from the front face of the existing property and clearly set down so as to appear subservient in terms of its mass and bulk relative to the main house, which will maintain its dominance. Matching materials are proposed to be in keeping with the main house.

Core Policy H of the Core Strategy seeks to strengthen and support the rural economy. This will include support for sustainable tourism.

This application seeks a generally modest extension to an existing caravan park manager's dwelling and comprises a mixture of much needed additional family accommodation and business / management space, and critically, improved separation of the two, to improve the customer interface and family safety and security. In approving this application the vitality and viability of the existing business will be secured.

Development Policy 14 of the Core Strategy seeks to maintain and improve the quality of tourism and recreation product in the National Park. Whilst this application is not directly connected with the caravan park itself, there is a clear connection to it in terms of ensuring the continued proper management and supervision of the park. The park operators feel they need this additional space, both for their young family and to improve the way in which they interface with their customers. Scotts Cottage is a family home as much as a management dwelling and thus this proposal seeks to offer up a design which can deliver the two objectives without compromising the character and quality of the existing property and the local landscape.

NYM/NPA

14 MAR 2013

Conclusion

The proposal comprises a relatively small scale extension to an existing manager's dwelling at Grouse Hill Caravan Park, Fylingdales.

The proposed extension is subservient in scale and design; being set down from and positioned behind the main principal dwelling. It will be constructed of matching materials; stone, glass and timber and will be well screened by the dwelling and surrounding buildings and mature natural vegetation.

The extension will serve a mixed purpose, providing some much needed domestic family accommodation for the applicants and their young children and some additional functional space for improved customer interface and boot / utility room to improve the separation of family home and functional business space within the dwelling.

There are no affected residential neighbours and there will be no material implications for highway safety, visual amenity or protected species.

The existing caravan park is now well established and economically viable and successful and can justify the scale of the extension currently proposed.

The extension will have positive effects on the existing business and the park operators' family.

It is considered that the application proposal accords with the NPPF and the Development Plan for the area and thus it is hoped that officers will be supporting this proposal. Please do not hesitate to contact either Roy Edwardson or myself should you require any additional information or clarification.

Yours sincerely

Melanie Edwardson B.Sc (Hons) Land Man; M.Sc (Urb.Plng & Dev); MRICS