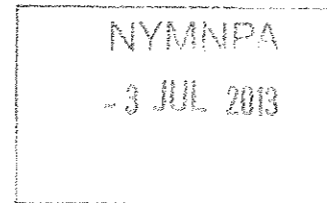


Mr and Mrs Stainthorpe  
Mortar Pit Farm  
Sneatonthorpe  
Whitby  
North Yorkshire  
YO22 5JG

3<sup>rd</sup> July 2013

Mrs Jackie Clarke  
Planning Department  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP



Dear Mrs Clarke

**Re: Application at Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG**  
**Ref: NYM/2013/0225/FL**

Further to our meeting on Wednesday 5<sup>th</sup> June please find enclosed amended plans for the above application. After reviewing and amending the plans there are a few elements we would like to add further detail on;

- The roof lights in the living area of the holiday cottage have been retained. The roof lights cannot be seen in the wider landscape and are of great benefit to the room as the current opening is north facing and therefore in the shade all day. The roof lights will provide good natural daylight into the room.
- The 2 open bays for the lambing sheds have been retained. It was discussed to enclose all this element but agreed that the nesting swallows would utilise this area once the annexe is closed off.
- While amending the plans we have also opted to put a gable on the north elevation rather than to hip the roof in. This was discussed at the meeting and after considering both design options this was the most in keeping and aesthetically pleasing of the two options.

Further supporting information for our application is detailed below.

#### **Holiday Cottage**

Discussions and meetings with local and national holiday cottage agents were very positive about the barn being converted into a larger holiday cottage. The agents believed that the rural setting, on the farm, the cottage would be ideal and attractive to families. They gave advice onsite that the

holiday cottage market was flooded with smaller properties and they would welcome a larger, high standard cottage, as there were not many available. Already in Sneatonthorpe is a holiday cottage development consisting of 5 properties; 2 x sleep 2, 1 x sleeps 4 and 2 x sleep 6.

From research on [www.cottages4you.co.uk](http://www.cottages4you.co.uk) there are currently 11 properties available in the Whitby area that sleep 8 people compared to 42 cottages that can sleep 4. On this website there are no large (sleep 8) cottages in what they class as a rural area however there are 7 properties that sleep 4 people.

The layout of the barn as it stands (2 bedrooms) has a heavy downstairs arrangement; the living space down stairs would far exceed the need of 4 people. The holiday cottage would be a much more appealing property for guests if it benefited from the living area having the view down onto the Whitby Abbey. The benefit of the panoramic view would boost bookings.

Income generated from 2 bedroom barn conversions in the Whitby vicinity, in peak season, is on average £500.00 per week while 4 bedroom cottages rent out for on average £1400.00. This would make the conversion more financially viable.

#### **Annexe Need**

The proposed annexe is a vital addition to our home. It is for my mother who suffers from spinal stenosis (an abnormal narrowing of the spinal canal) and 3 prolapsed disks.

The annexe would enable her independence while still being on hand for support. Her back is currently manageable with medication and a spinal cord stimulator but this will deteriorate over time. She finds it difficult to work so being able to provide her with a home would give her the financial support she needs.

Multi generational living has proved to be very beneficial for our family. We are self-employed and heavily rely on childcare. My mother is currently providing the majority of our childcare needs which has proved to be a sustainable arrangement.

#### **National Planning Policy Framework**

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. As some elements of the proposals are not in accordance with the local plan the key is to determine if any adverse impacts of doing so (granting permission) would significantly outweigh the benefits.

The benefits of the proposals put forward in terms of sustainability and overall design far outweigh any adverse impact. The National Planning Policy Framework has a presumption in favour of sustainable development.

NYMNP  
3 JUL 2013

Under item 55 of the Framework, sustainable development in rural areas is further supported. The annexe proposal is to house a family member with health issues meeting the sustainable aspect and also re-uses a building that is currently redundant.

Other items that positively contribute to the sustainability of the scheme include;

- Shared transport arrangements
- Sourcing local materials (stone to come from Grosmont which is 11 miles away)
- Employing local tradesmen
- Installation of Biomass Boiler
- Supporting tourism in the National Park

If you have any queries or require any further information please do not hesitate to contact me.

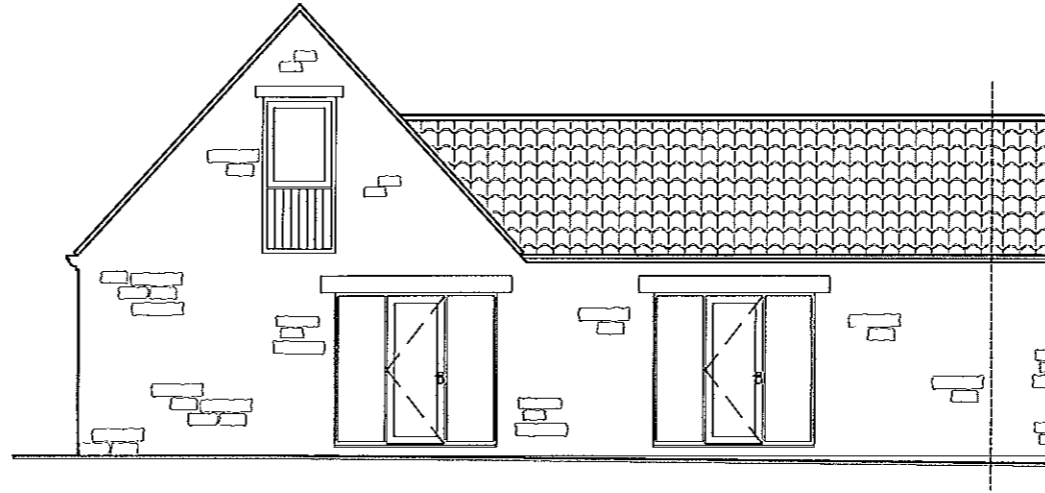
Yours Sincerely

Mr Louis and Mrs Rebecca Stainthorpe

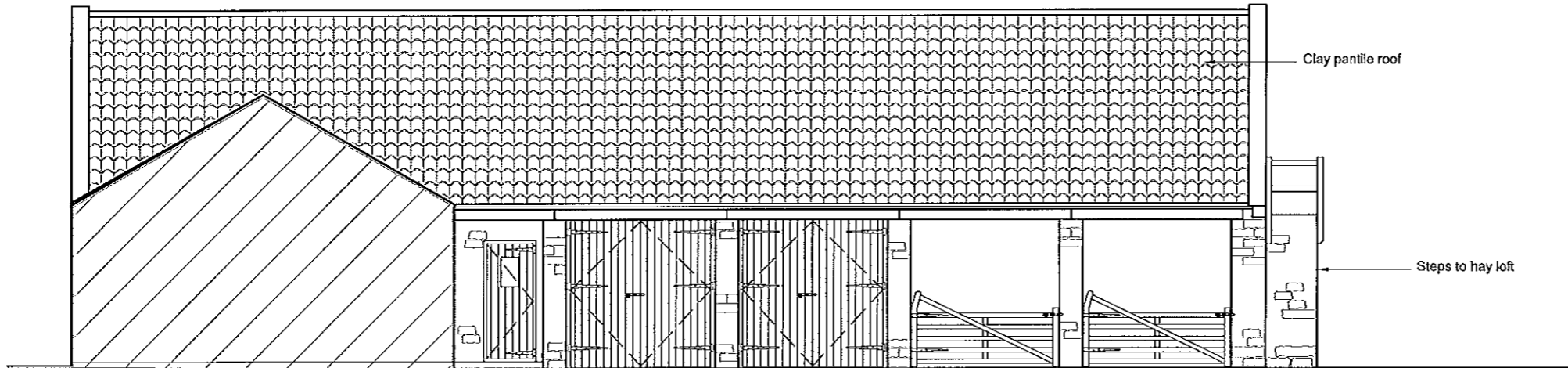
NYMNP  
- 3 JUL 2013



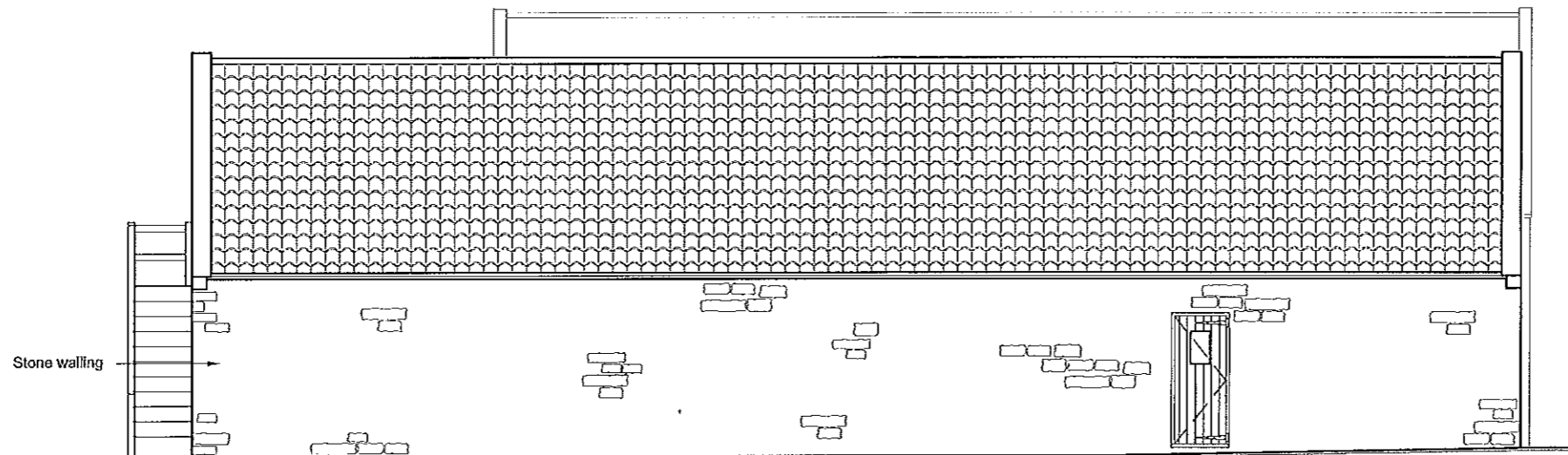
○ **Front Elevation - South Elevation**  
Scale 1:100



○ **Rear Elevation - North Elevation**  
Scale 1:100



○ **Side Elevation - West Elevation**  
Scale 1:100



○ **Side Elevation - East Elevation**  
Scale 1:100

NYMNDPA  
- 3 JUL 2013

| Rev. | Description                             | Date  | Chk. |
|------|---|-------|------|
| A    | Size reduced, stone walls, gables added | 06.13 | LS   |

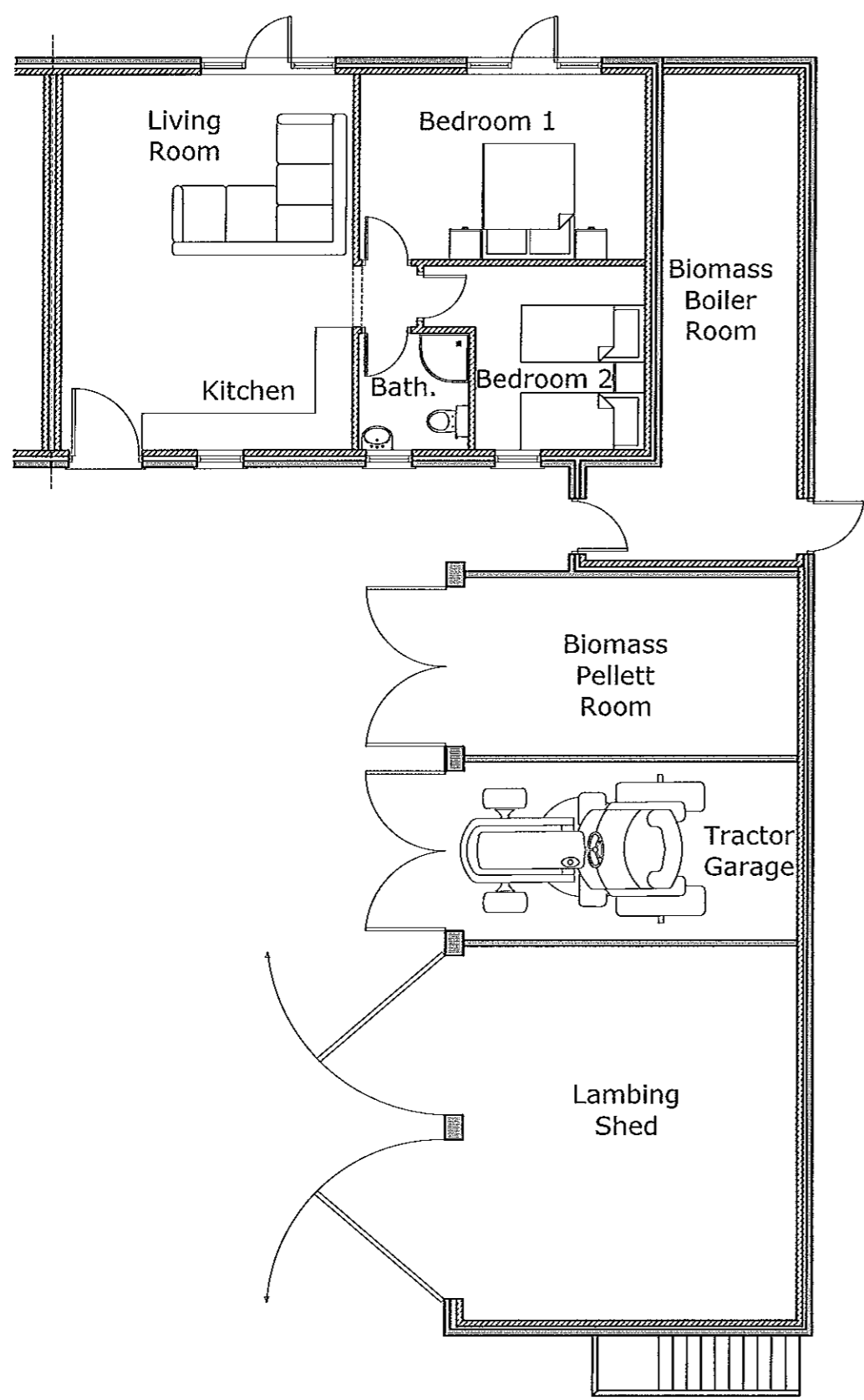
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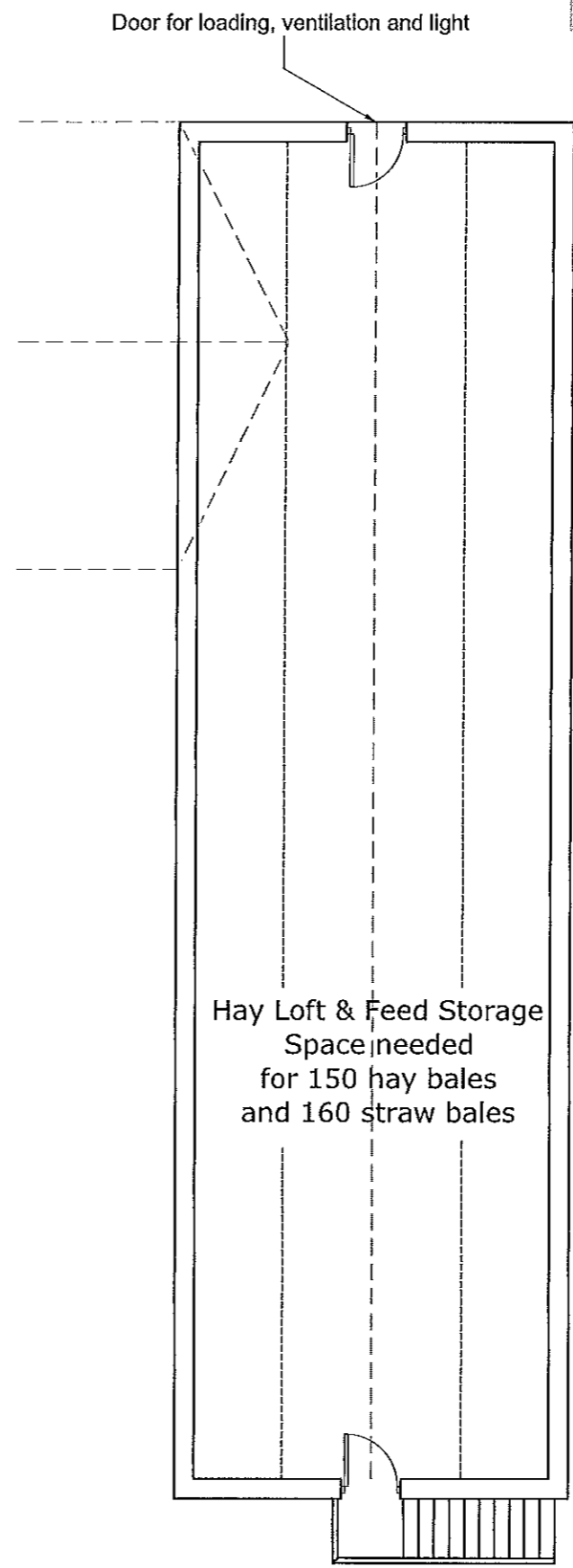
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Whitby  
North Yorkshire  
YO21 1BW

|  |                 |              |
|--|-----------------|--------------|
| Project: Mortar Pit Farm<br>Sneatonthorpe                        |                 |              |
| Client: Mr & Mrs Stainthorpe                                     |                 |              |
| Drawing: Annexe and Agricultural Building<br>Proposed Elevations |                 |              |
| Date: Jan 2013   | Scale@A3: 1:100 |              |
| Drawn By: CB   | Check By: .     | Approved By: |
| Drawing Status: <b>Planning</b>                                  |                 |              |
| Job. no.<br>101  | Dwg. no.<br>009 | Rev.<br>A    |

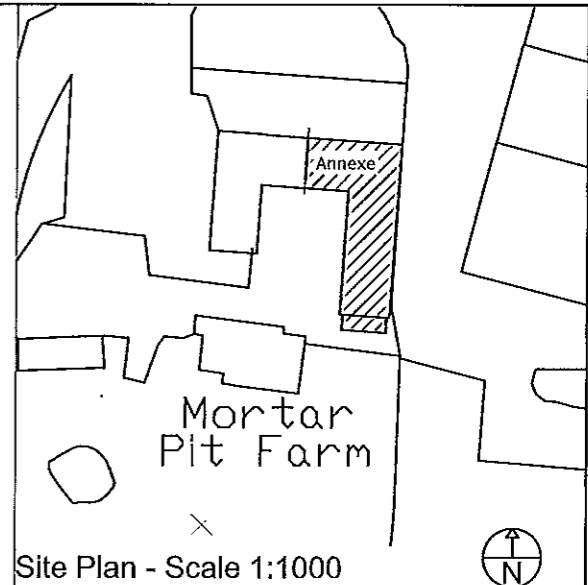
NYMNP  
3 JUL 2013



Ground Floor Plan



First Floor Plan



Site Plan - Scale 1:1000

| Rev. | Description                       | Date  | Chk. |
|------|-----------------------------------|-------|------|
| A    | Size reduced as agreed with NYMNP | 06.13 | LS   |

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Project: Mortar Pit Farm  
Sneatonthorpe

Client: Mr & Mrs Stainthorpe

Drawing: Proposed Annexe and  
Agricultural Building - Layouts

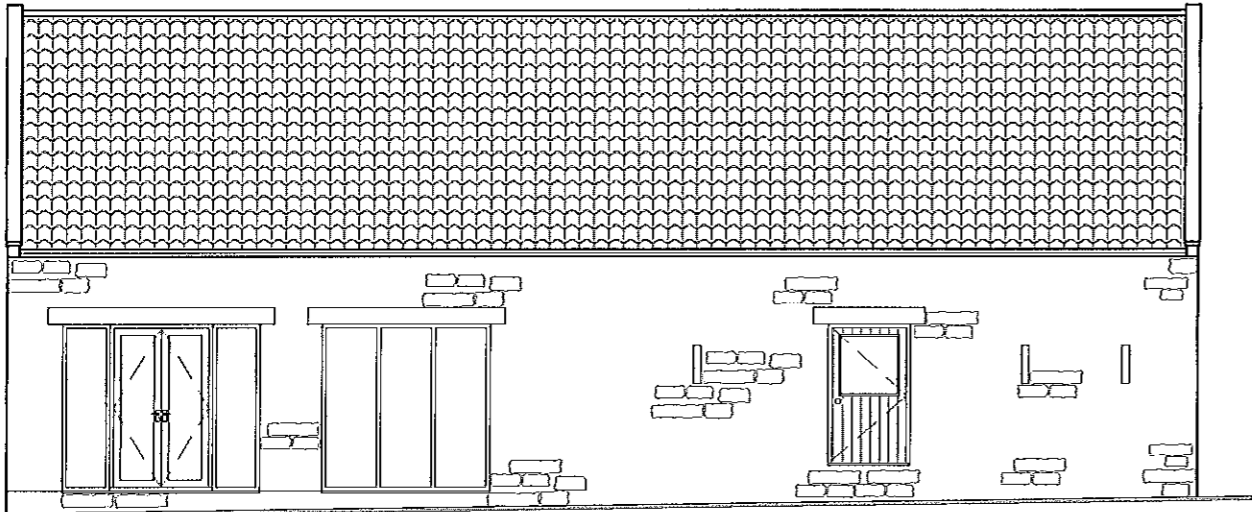
Date: Jan 2013 Scale@A3: 1:100

Drawn By: CB Check By: . Approved By:

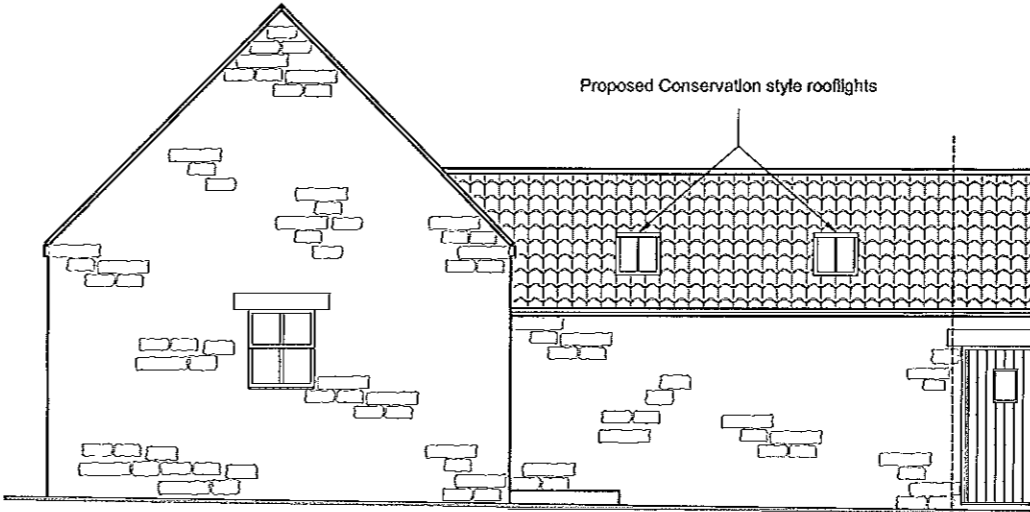
Drawing Status: Planning

|                 |                 |           |
|-----------------|-----------------|-----------|
| Job. no.<br>101 | Dwg. no.<br>008 | Rev.<br>A |
|-----------------|-----------------|-----------|

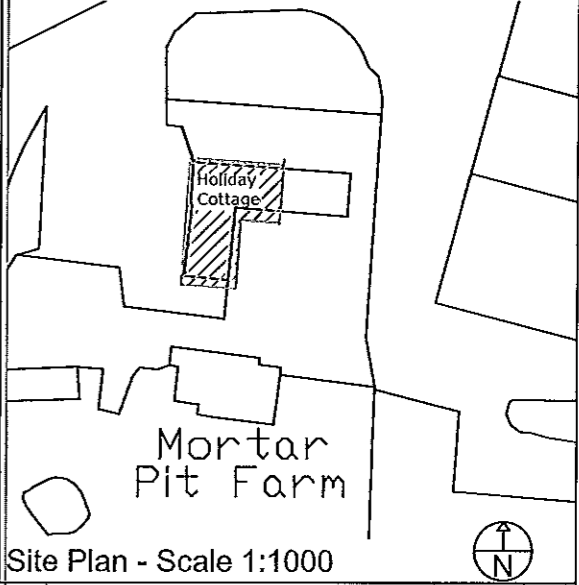
NYMNFPA  
-3 JUL 2013



○ Front Elevation  
Scale 1:100



○ Side Elevation  
Scale 1:100

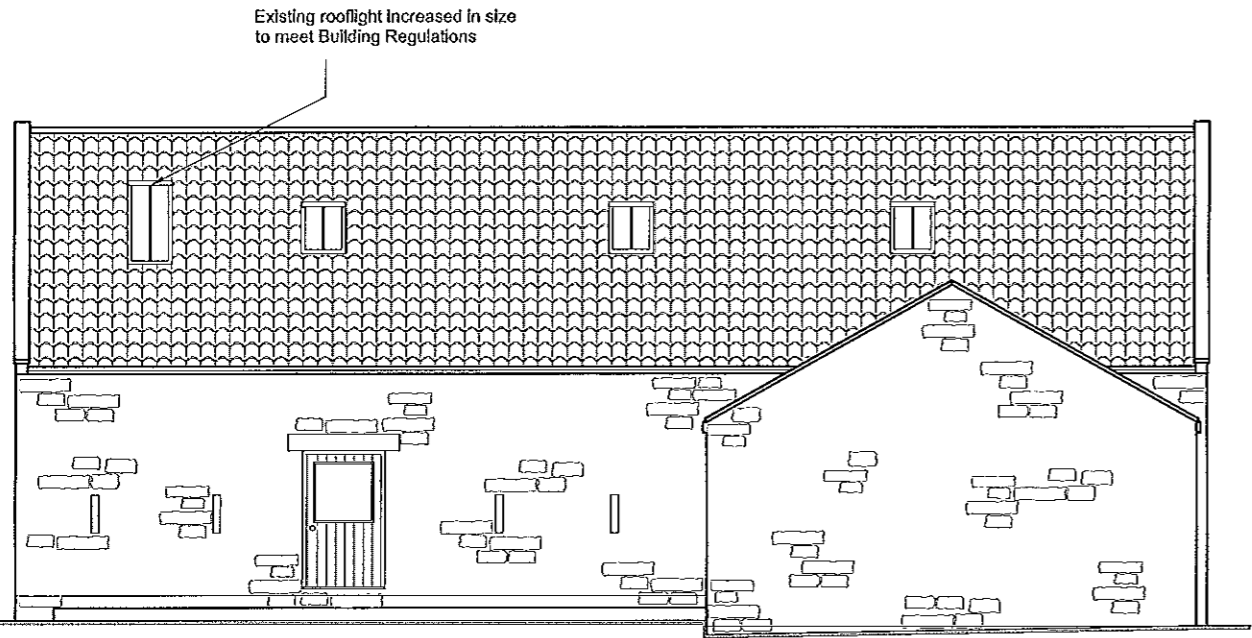


| Rev. | Description                                 | Date  | Chk |
|------|---|-------|-----|
| A    | Roof lights reduced in size and one removed | 06.13 | LS  |

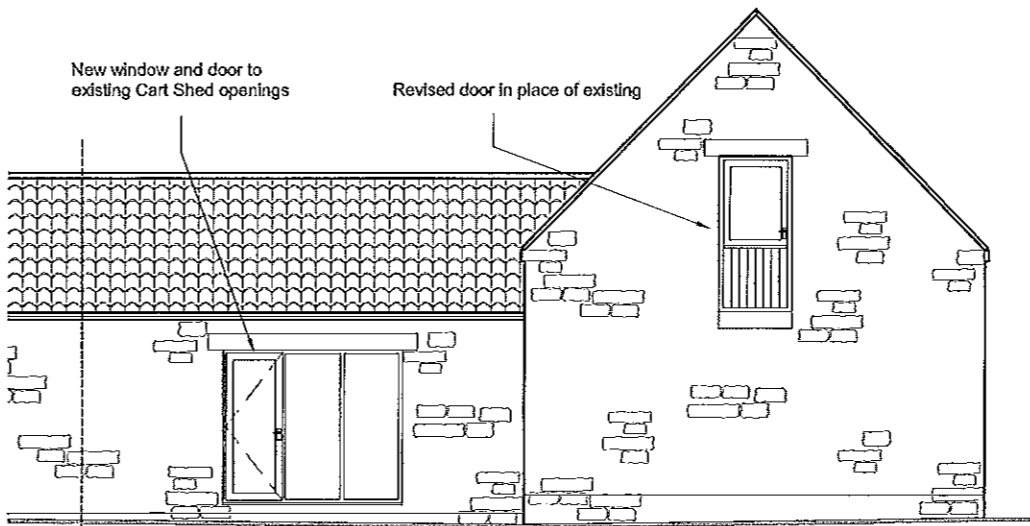
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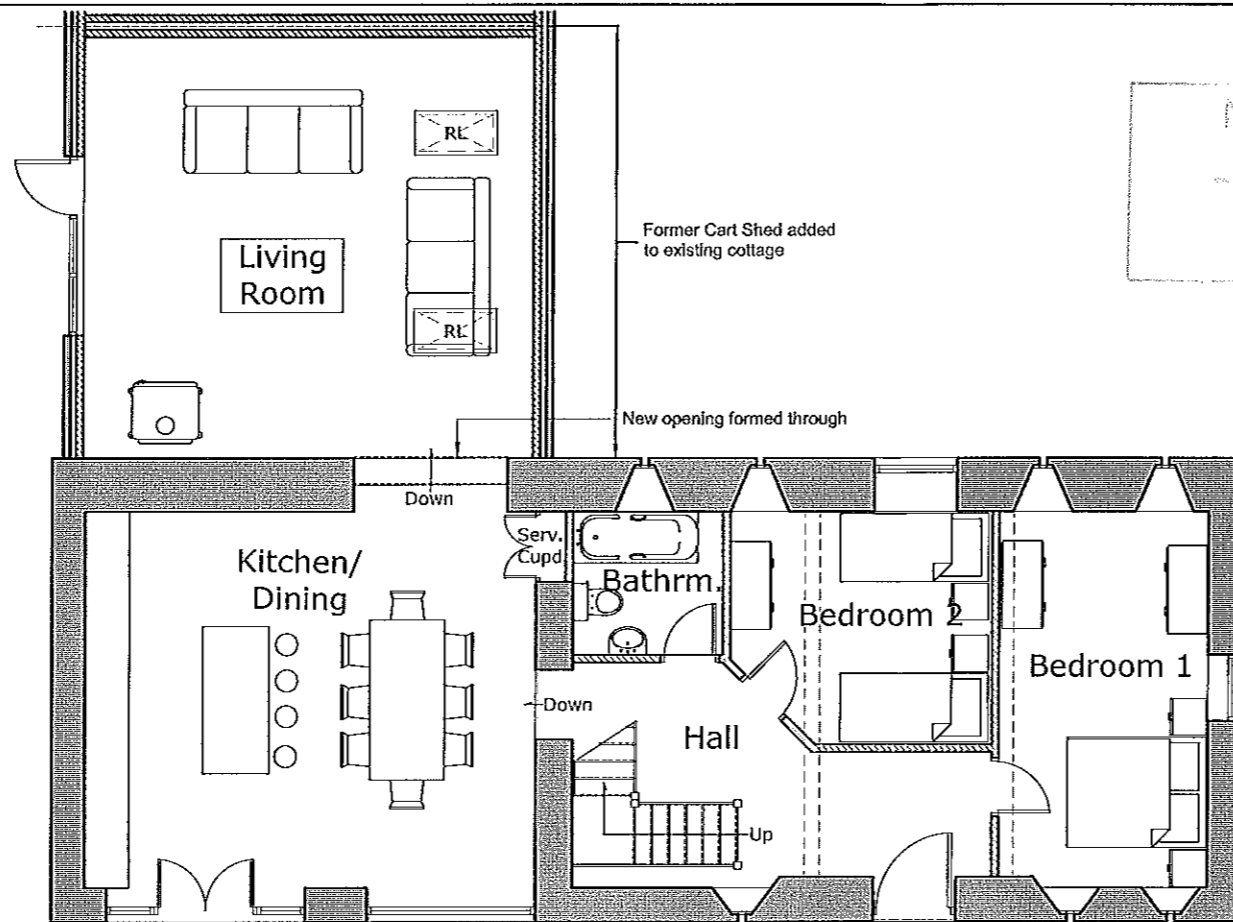


○ Rear Elevation  
Scale 1:100

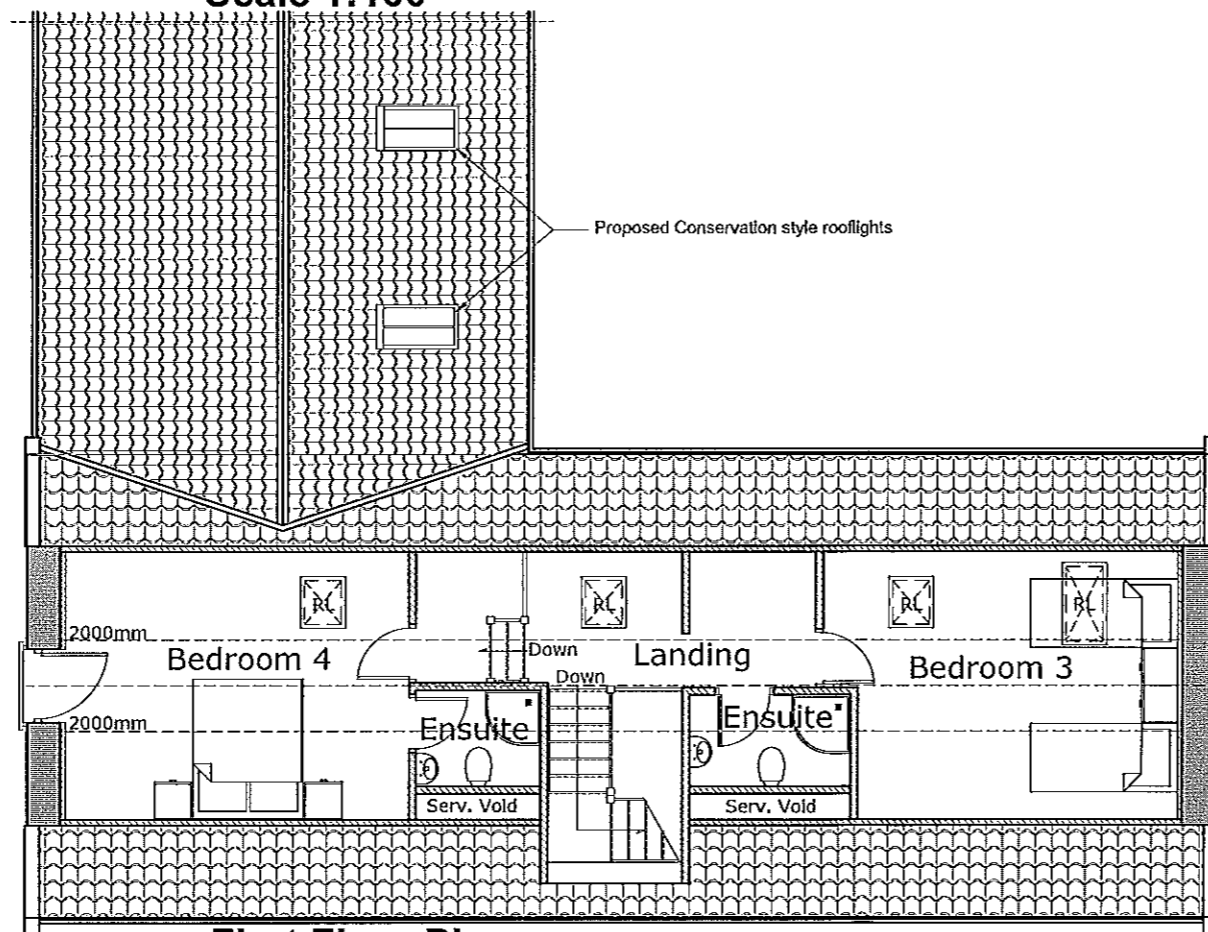


○ Side Elevation  
Scale 1:100

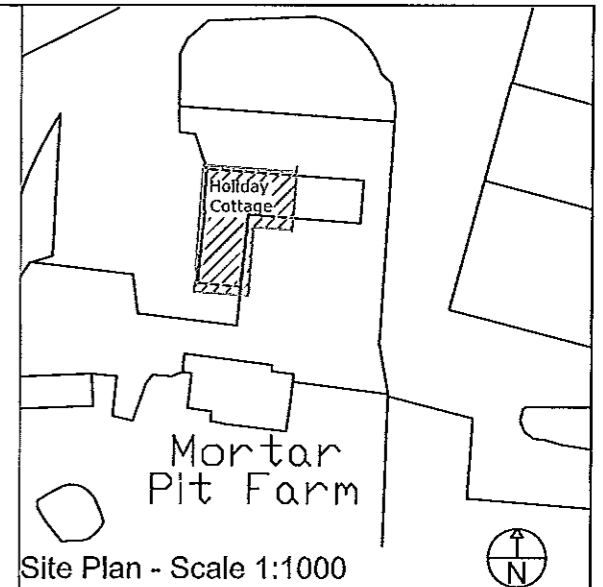
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|---|-----------------|--------------|
| Project: Mortar Pit Farm<br>Sneatonthorpe       |                 |              |
| Client: Mr & Mrs Stainthorpe                    |                 |              |
| Drawing: Holiday Cottage<br>Proposed Elevations |                 |              |
| Date: Jan 2013                                  | Scale@A3: 1:100 |              |
| Drawn By: CB                                    | Check By: .     | Approved By: |
| Drawing Status: Planning                        |                 |              |
| Job. no.<br>101                                 | Dwg. no.<br>006 | Rev.<br>A    |



**Ground Floor Plan**  
Scale 1:100



**First Floor Plan**  
Scale 1:100



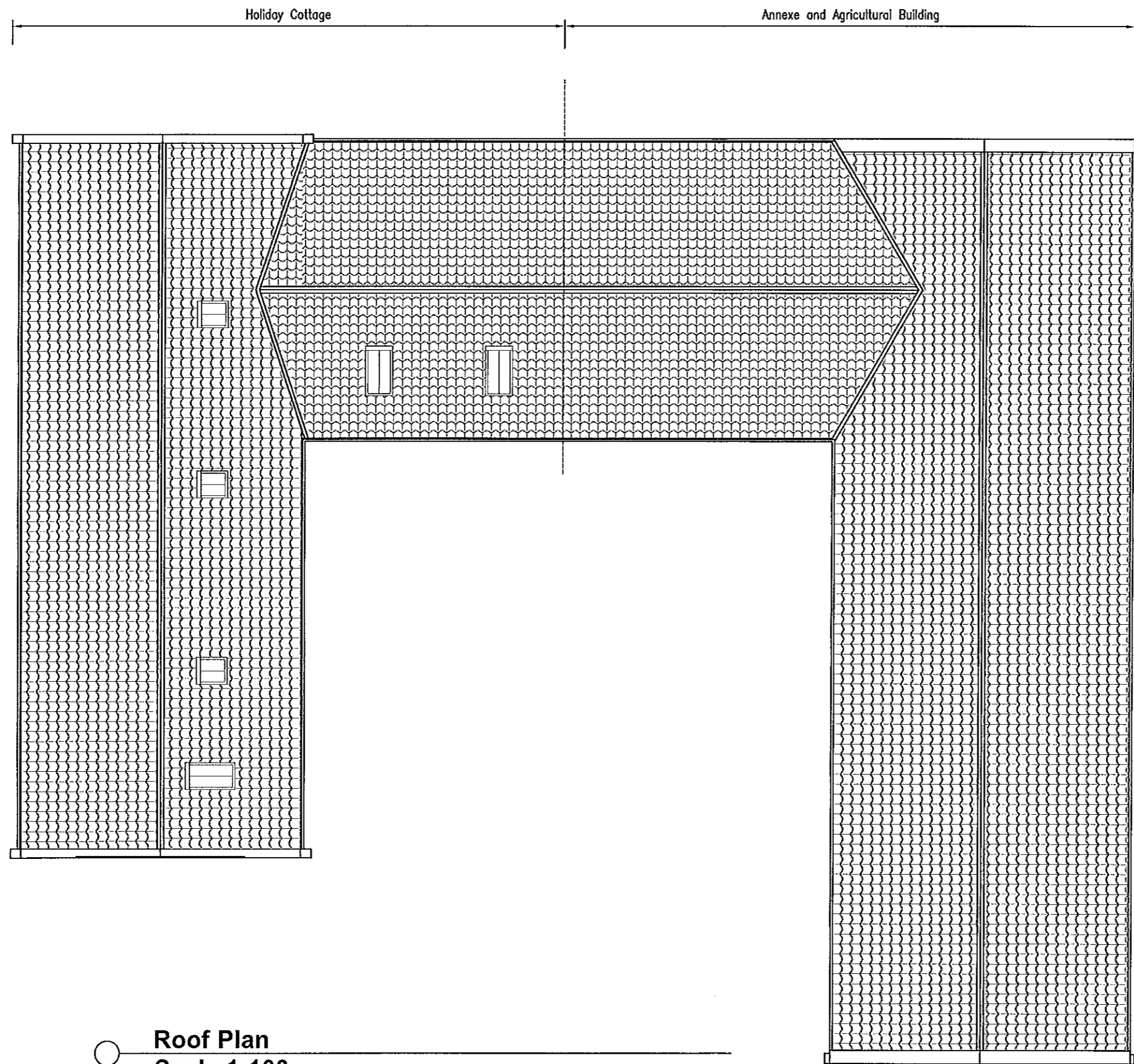
| Rev. | Description                        | Date  | Chk. |
|------|------------------------------------|-------|------|
| A    | Roof lights at first floor changed | 06.13 | LS   |

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|  |                 |              |
|--|-----------------|--------------|
| Project: Mortar Pit Farm<br>Sneatonthorpe    |                 |              |
| Client: Mr & Mrs Stainthorpe                 |                 |              |
| Drawing: Holiday Cottage<br>Proposed Layouts |                 |              |
| Date: Jan 2013                               | Scale@A3: 1:100 |              |
| Drawn By: CB                                 | Check By: .     | Approved By: |
| Drawing Status: <b>Planning</b>              |                 |              |
| Job. no.<br>101                              | Dwg. no.<br>005 | Rev.<br>A    |



○ **Roof Plan**  
**Scale 1:100**

**Notes**  
1.

3 JUL 2013

| Rev. | Description                                 | Date  | Chk. |
|------|---|-------|------|
| A    | Layout changed and some roof lights removed | 06.13 | LS   |

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YO21 1BW

Project: **Mortar Pit Farm**  
**Sneatonthorpe**

Client: **Mr & Mrs Stainthorpe**

Drawing: **Proposed Roof Plan**

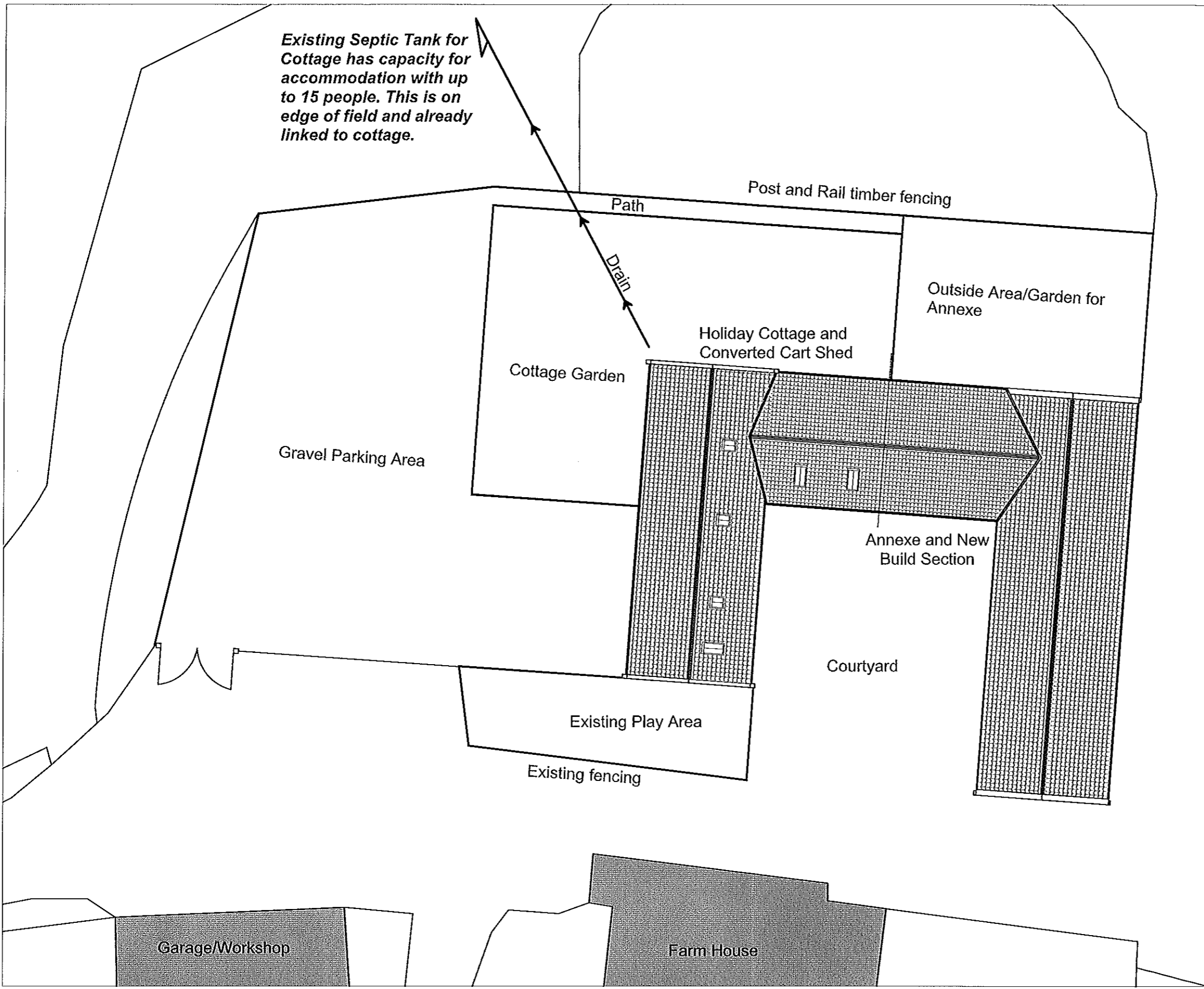
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Drawn By: CB Check By: . Approved By:

Drawing Status: **Planning**

|          |          |      |
|----------|----------|------|
| Job. no. | Dwg. no. | Rev. |
| 101      | 010      | A    |





Existing Septic Tank for Cottage has capacity for accommodation with up to 15 people. This is on edge of field and already linked to cottage.

**Notes**

1.

MP13/10/PA  
- 3 JUL 2013

| Rev. | Description                           | Date  | Chk. |
|------|---------------------------------------|-------|------|
| A    | Layout change and roof lights removed | 06.13 | LS.  |

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Whitby  
North Yorkshire  
YO21 1RW

Project: Mortar Pit Farm  
Sneatonthorpe

Client: Mr & Mrs Stainthorpe

Drawing: Proposed Site Plan

Date: Jan 2013      Scale@A3: 1:200

Drawn By: CB      Check By: .      Approved By:

Drawing Status: **Planning**

Job. no.      Dwg. no.      Rev.  
**101      002.5      A**

○ **Site Plan**  
**Scale 1:200**