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B E L L S N O X E L L A S S O C I A T E S L T D

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17th January 2014

Your Ref NYM4/033/0204F/PA
Our Ref BGS/PG/S.3304

**STATEMENT ACCOMPANYING APPLICATION FOR THE VARIATION
OF A CONDITION**

PROPERTY – Far View Cottage, Long Leas Farm, Hawsker, Whitby, YO22 4LA

APPLICANTS – Messrs J B & J McNeil

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1.0 PREFACE

- 1.1 This Statement has been prepared for the purpose of accompanying an application for the variation of Condition 12 of planning permission reference No:-NYM4/033/0204F/PA dated 6th June 2002.
- 1.2 The Statement contains the reasons and supporting arguments for the variation of Condition 12 to allow the specific named property, Far View Cottage, to be used for permanent residential accommodation.

2.0 DETAILS OF THE BUILDING

- 2.1 Far View Cottage is located at the southern edge of the group of buildings comprising Long Leas Farm on the edge of the village of Hawsker near Whitby.

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- 2.2 Far View Cottage lies in a position immediately to the north of the A171 Whitby/Scarborough road close to its junction with Hawsker Lane and in a position that is between the principal road and Long Leas farmhouse.
- 2.3 Lying to the north west of Far View Cottage are other holiday cottages forming the Long Leas group of buildings.
- 2.4 Far View Cottage provides accommodation on two floors extending to a total of 70m² (gross internal floor space) and has a large open lounge/dining room, kitchen and w.c. at ground floor level with two bedroomed accommodation at first floor level served by a bathroom/w.c. The dwelling also has a small yard area to the west side and to the east there is a garden area extending in a line parallel to the main entrance driveway to Long Leas Farm.

3.0 SUPPORT FOR APPLICATION

- 3.1 Far View Cottage is a relatively large dwelling unit providing adequate floorspace for a dwelling to be used for permanent accommodation. It has a convenient layout and has no features that are specific or unique to a holiday cottage. It is a conventional dwelling capable of providing good quality permanent accommodation.
- 3.2 The land surrounding the Cottage includes a private curtilage as well as open areas and as the dwelling unit is at the edge of the complex of holiday cottages and permanent dwellings there is little or no overlooking of any other property. The location is also one that enjoys outstanding natural levels of lighting having an open aspect to all of the principal compass points with the exception of due north.
- 3.3 The dwelling has a private parking facility, mainly to the east side of the structure, and access can be gained without the need to enter the main central courtyard and directly from the entrance driveway. There would therefore be no hindrance to privacy as the dwelling could be occupied wholly independently of all of the holiday cottage facilities.
- 3.4 It is proposed that the dwelling be occupied on a permanent basis by Mr and Mrs McNeil, the Applicants. They currently occupy Long Leas farmhouse and administer the holiday cottage development as well as offering Bed & Breakfast accommodation in the main house. Both applicants are of the opinion that they should carry out less work as a result of their advancing years and they wish to retire.

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Due to a number of factors they are unable to sell the property at the present time and by moving out of Long Leas Farm House into Far View Cottage it would allow the main house to be occupied (if possible) by a younger couple.

- 3.5 A further and equally important reason for the application is the current enforcement action involving the internal layout of Long Leas Farm. Should the decision of the Inspectorate be upheld and the requirements relating to the stairs, room layout, etc. have to be complied with, the main house would become uninhabitable. This would leave the applicants homeless and therefore it would be a priority to ensure that they could move into Far View Cottage. Occupation of Far View Cottage would allow such works which may be insisted upon to be undertaken.
- 3.6 It should be appreciated that the required works relating to a staircase, the bathroom, room layouts, access doors etc. would result in the farmhouse having an unsafe staircase which would not accord with Building Regulation requirements. It would remove a bathroom and an internal w.c. Access to the bedrooms could then only be made through other rooms and one section of the dwelling, the first floor eastern section, would be rendered inaccessible. It is considered extremely important that Mr and Mrs McNeil are given permanent accommodation within their own curtilage.
- 3.7 The alteration/variation of Condition 12 dated 6th June 2002 would ensure that accommodation was provided by Far View Cottage.
- 3.8 To the east of Long Leas Farm is a barn conversion development comprising a single dwelling which is occupied on a permanent basis. This conversion, approved a few years ago, does not have any form of holiday cottage occupation limitation. It is considered that Far View Cottage offers similar high quality accommodation wholly suited to the provision of a permanent dwelling.

Barrie G Snoxell

On behalf of Messrs JB & J McNeil

