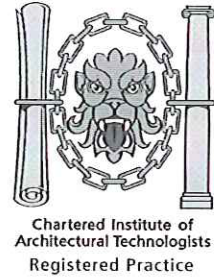


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PROPOSED DEVELOPMENT at
NESTLING HOUSE, LITTLEBECK, WHITBY, YO22 5EY

DESIGN STATEMENT.

1.0 SCHEME PROPOSAL

The Planning Application submitted for this property relates to the re-submission of Planning Refusal NYM/2014/0663/FL:

- a. The extension of the existing house to provide a Porch and Cloakroom.
- b. The conversion of an existing shop/studio to a Tea Room.
- c. The construction of a garage for domestic use. (Holiday cottage element removed).

2.0 BACKGROUND INFORMATION.

The applicants live in the property which is a family home. They have provided their own version, of their circumstances and reasons for wanting to undertake this project, in a separate letter.

The crux of the application is:

- a. To provide a means of sustainable employment for themselves.
- b. To provide tourist facilities.
- c. Improve the family home.

3.0 SITE

The property is situated on Littlebeck Lane at Goathland banks (according to the OS. map), approximately 1km from the main A169 and 1.3km from the village of Littlebeck. The road passes the site in an east-west direction and a small stream passes to the east, a contributory of Little Beck. To the north and spreading east-west is a wooded area and to the south also spreading east-west the land rises up steeply from about the 80m contour to the 200m contour, only a kilometre away. Travelling along the road to the site, first glimpses are not seen until only 50 metres or so away and it has the appearance of being hidden due to the amount of woodland about the site.

4.0 HOUSE EXTENSION.

Not mentioned in the reasons for refusal and therefore deemed acceptable for approval.

5.0 TEA ROOMS

Not mentioned in the reasons for refusal and therefore deemed acceptable for approval.

For avoidance of doubt; covers to be set at 20 persons maximum.

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Member of The Chartered Institute of Architectural Technologists



6.0 SITE.

Not mentioned in the reasons for refusal and therefore deemed acceptable for approval.

The above is all in accordance with the North York Moors National Park Local Development Plan and in particular Policy 14 which relates to Tourism and Recreation.

7.0 DOMESTIC CAR GARAGE.

The principal reason given for refusal of the previous application was that the Garage building contained a Holiday Cottage at first floor level. Detailed reasoning followed in the refusal notice.

In this resubmission the reasons for the refusal have been addressed:

1. The Holiday Cottage element has been removed from this application.
2. The ridge and eaves of the Garage building have been substantially reduced in height.
3. A personnel door has been removed and the garage doors spaced to give the impression of a more functional, less domestic looking building.

It is the intention in this application to make the car parking arrangement at the site safer. The existing Garage doors open up to the edge of the highway making manoeuvring difficult and not without risk. This scheme removes the risks to the home occupiers and to passing vehicles. Situated at the back of the site and dug into the hillside, the building would virtually be unseen from the road. The proposal is for a three car garage which houses cars for domestic use and a garage for hobby use. The building is intended to be constructed in natural stone and clay pantile roof in order to be sympathetic to the host property.

8.0 CONCLUSIONS

The Applicants and agent had a recent meeting with the NYMNP Planning Officer in order to discuss future prospects for the application. It was concluded at that meeting that should the amendments be made as itemised in 7.0 above, then the application would be acceptable for approval and all these amendments have been made. It was also considered by the Planning Officer that there should be some form of enclosure to the site at the main entrance to replace the section of existing garage, which is to be demolished and this feature has been included in the drawings.

It is considered that the details of the application now constitute an application which will receive Planning Approval.

End.

