

Design and Access Statement for the erection of a holiday chalet on land at Nutwood, Low Dalby, Pickering, YO18 7LT.

Introduction

This statement is submitted in support of a proposal for the erection of an additional holiday chalet in the grounds of a property known as Nutwood, which is an established dwelling with existing holiday accommodation in its curtilage. This document describes the application site and its surroundings, details the application proposal and provides an analysis of the acceptability of the proposal in terms of policies contained in the North Yorkshire Moors National Park Local Development Framework.

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1. Site Description

- 1.1 The application site is located on Low Road in Dalby Forest , which links the entrance to the forest with the visitor centre to the north. The site is host to a number of buildings, comprising the established dwelling “Nutwood”, two holiday lodges and an ancillary office building.
- 1.2 Nutwood is a single storey building constructed from brick under a tiled roof, is occupied by the applicant and their family being sited parallel to the eastern boundary of the site. The levels of the site alter significantly from higher ground to the west and drop to the east. Access to the site is from a gravelled private drive to the south of the site.
- 1.3 The site is generally well screened from the road, with the eastern boundary being defined by planting. An established beech hedge occupies most of the length of the frontage, however toward the northern part of the boundary the planting comprises a mixture of beech, laurel and conifer plants. Significant planting has taken place within the site, predominantly as the result of landscaping approved as a result of an earlier permission.
- 1.4 The existing holiday cabins are located to the south west and north western boundary of the site, away from the existing dwelling. The cabins are constructed from wood under a sedum roof. Parking facilities which service these dwellings are shared with the host dwelling.

2. Planning History

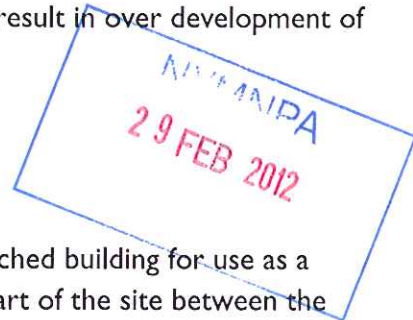
- 2.1 There have been a number of applications for development of the site and these are listed below, where the information has been made available on line.

Application Number	Description of Development	Decision	Date
31350371	Erection of single storey side and rear extensions to bungalow including conservatory	Approve with Conditions	1993
NYM/2007/0630/FL	Extension to summer house to house biomass boiler	Approve with Conditions	2007

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NYM/2005/0889/FL	Erection of 2 no. log cabins	Approve with Conditions	2006
NYM/2005/0403/OUT	Outline application for the erection of 2 no. log cabins	Approve with Conditions	2005
31350371A	Erection of a summerhouse	Approve with Conditions	1999

2.2 Two approaches have been made to the planning authority prior to the submission of this application. The first was made by Mr Cowley in early 2011 for the erection of a third log cabin. The Authority responded that this would represent an over development of the site. A second approach in September 2011 to convert the existing office to holiday accommodation would still result in over development of the site.



3. The Application Proposal

3.1 The application proposal is for the erection of a detached building for use as a holiday chalet which is to be sited on the northern part of the site between the existing office and cabin 1.

3.2 The application is supported by the following drawings (see Appendix B);

Plan DL/01 Site Plan defining the application site at 1:2500 scale

Plan DL/02 Titled Proposed Cabin 3, showing internal layout and elevations of the proposed building.

Plan DL/03 Site Context Plan at 1:500 scale.

3.3 The proposed materials for the construction of the holiday cabin comprise vertical overlap larch panelled walls under a sedum roof. A connection to the existing foul drainage system will be made. Parking provision to support the occupation is made on the existing parking area to the south of the existing dwelling.

4. Relevant Planning Policies

4.1 At a national level, the Department for Communities and Local Government: London issued Good Practice Guide On Planning for Tourism in 2006. The purpose of this document was to ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and

taking planning decisions; to ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications; to ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism developments in a sustainable way.

- 4.2 At a more local level, the Local Development Framework identifies one policy of relevance to this proposal, Development Policy 16 “Chalet and Camping Sites”. This policy is set out below:

Chalet and Camping Sites

Proposals for the provision of small scale new caravan, camping and chalet sites or the expansion of existing sites will only be permitted where:

1 The site is located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park’s special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated.

2 The site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation.

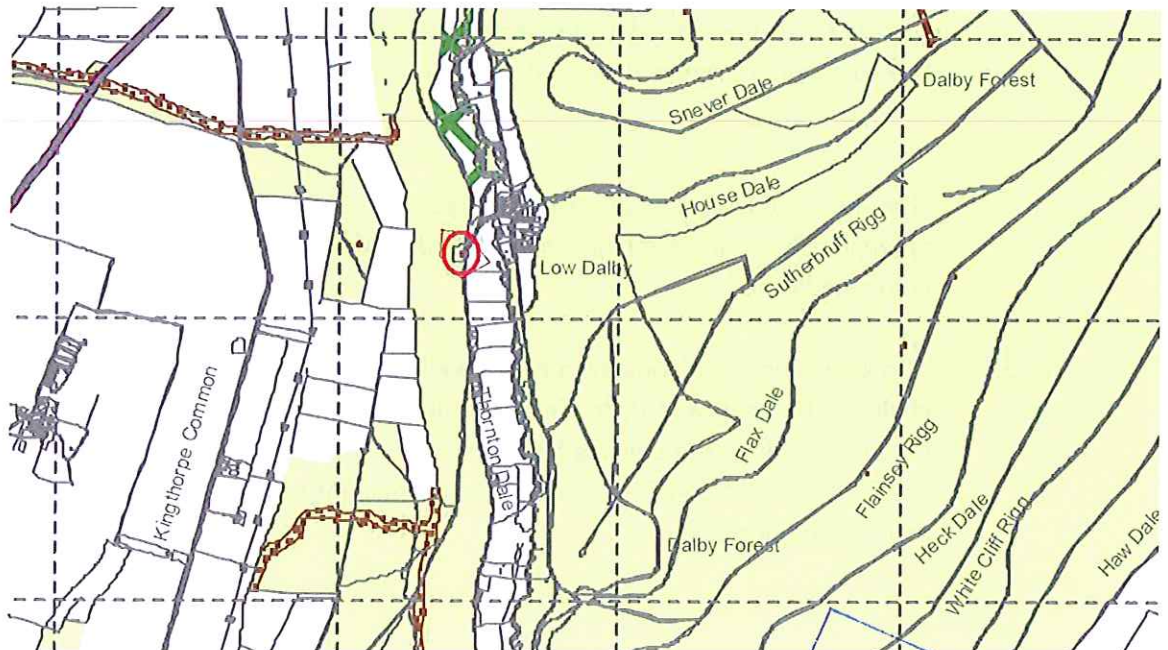
3 The site is in close proximity to the road network³¹ (categories 1, 2 or 3) and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.

4 The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park – including the peace and tranquillity of more remote locations.

5 Proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.



- 4.3 The plan below is an extract from the Councils LDF plan, showing the application site to be inside of the forest area.



5. Analysis

- 5.1 Development Policy 16 sets out the above 5 criteria which should be met if the application is to be considered favourably. These criterion are addressed below:

The site is located within an area of woodland or forest which is well established and will provide a setting for the proposed development which will enable the proposal to be accommodated within the wider landscape without harming the Park's special qualities and where arrangements for the maintenance of this in perpetuity can be demonstrated.

- 5.2 The application site sits in Dalby Forest, a well established area of forest. The amount of development proposed equates to 27 sqm, which is set between existing buildings in a site already used for holiday accommodation purposes. The chosen site lies in an open area of the application site and an area which was not subject to any significant landscaping as a result of earlier permissions.
- 5.3 As a consequence of the above, views of the proposed building are effectively screened by the existing dwelling and associated landscaping within the application site – please refer to photographs in Appendix C which demonstrate this.

- 5.4 Whilst the building may have no harmful visual impact, it is clear that the use of it could. In this instance the only physical manifestation of the use would be an additional car parked in the established parking area in the southern part of the curtilage. It is not considered that the presence of one additional vehicle would give rise to any increased activity that would constitute over development.

The site is physically and functionally linked to an existing business and can be managed appropriately without the requirement for additional permanent residential accommodation.

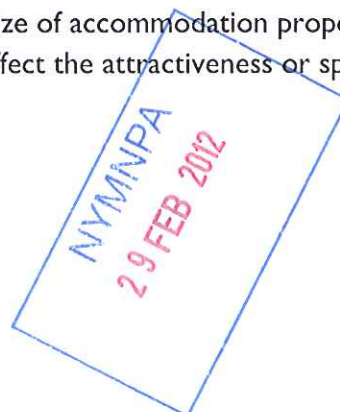
- 5.5 The application site contains a host dwelling, Nutwood and 2 associated holiday chalets. The proposed third chalet would, therefore, exhibit both a physical and functional link to the existing business. The existence of a dwelling on the site results in no additional need for other permanent residential accommodation to manage the business.

The site is in close proximity to the road network (categories 1, 2 or 3) and the proposal will not result in an increase in traffic generation that would be harmful to the character of the area or highway safety.

- 5.6 The site is approximately 2km away from the A169. The means of access to the site (and the forest) are well established and it is not considered the additional trip generation would result in conditions prejudicial to highway safety or the character of the area.

The scale of the development and the design of the structures proposed and associated works together with the anticipated levels of activity will not adversely affect the special qualities of the National Park – including the peace and tranquillity of more remote locations.

- 5.7 As discussed above, the scale of development is small and this is entirely consistent and proportionate to the size of the application site. Given the change in level across the site, existing landscaping and small size of accommodation proposed, the anticipated levels of use would not adversely effect the attractiveness or special qualities of the National Park.



Proposals should be designed to minimise the level of permanency so that buildings can be removed when they are no longer required without damage to the natural landscape.

- 5.8 The proposed design utilises wood and a sedum roof. This is consistent with the aims of this policy criterion, i.e. when no longer required the landscape can be returned to its former state if required.
- 5.9 The above analysis demonstrates the application proposal is consistent with the aims of Policy DPI6. However there are other material considerations which the decision maker can take into account when determining the application.
- 5.10 Need for additional tourist accommodation is one such factor. The applicant conducted a survey from August 2011 to end of January 2012. The questions asked in the survey of visitors to the site not only examined the quality of service provided but also sought visitor views over the erection of an additional chalet building on site.
- 5.11 Specific questions asked of customers were:
- (i) Would you consider returning to Dalby Forest Lodges
 - (ii) Would the erection of a 1 bedroom holiday lodge between the office and Beech Lodge have affected your holiday?
 - (iii) If you are a small party (1 or 2 people) would you consider booking a smaller lodge?
- 5.12 During the time the survey was operational 51 responses (out of 76) were received. Average levels of satisfaction were 87%, with 88% of respondents saying they would return. Of those respondents who chose to comment about the proposed 1 bedroom lodge, only 6% said they would express some concern about the effect the chalet would have on their holiday, but this needs to be balance against the fact 78% said their party size was such they would be able to use the proposed lodge.
- 5.13 It is clear this is a well managed facility which people enjoy visiting and many of whom (88%) have committed to return. This is reflected in occupancy rates of the existing chalets in excess of 78% through 2011. It is noted there is an unmet demand for smaller holiday accommodation. With the exception of a very small number of respondents, the visitors concluded that the proposed building would not have impacted upon their holiday or enjoyment of the local area.

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6. Conclusion

- 6.1 The site is host to a dwelling and 2 number 2 bedroom chalets, which have been let as managed holiday accommodation since first opening in 2007. The site is well maintained and managed and many of the visitors to the site are return visitors.
- 6.2 The proposal is for the erection of a one bedroom chalet in the northern part of the site. The location chosen is not a conspicuous one and the building will readily be assimilated into the surrounding landscape.
- 6.3 For overdevelopment to be a reason for refusal which can be sustained on appeal, there has to be a physical manifestation arising from either the building or its use. In this instance as the building is well screened and would not be readily visible, over development must be proved by reference to use. As there is no increase in the size of the hardstanding and the building proposed only has one room, it is most likely the activity associated with its use will only relate to the coming and going of 1 car. When seen in the context of the site, it is not considered this constitutes overdevelopment.

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