

Design and Access Statement for a holiday cabin on land at Dalby Beck, Low Dalby, Pickering, YO18 7LT.

INTRODUCTION

This statement is submitted in support of an existing temporary wood cabin to remain located in the grounds of Dalby Beck, an established dwelling and for the cabin to become a permanent holiday cabin for letting purposes. This document describes the application site and its surroundings, details the application proposed 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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APPENDICES

- A Planning application Forms
- B Drawings submitted for determination
- C Site Photographs numbered 1 to 11.

1. SITE DESCRIPTION

1.1 The application site is located on Ellerburn Road in Dalby Forest which links onto Forest Drive with the National Parks visitors centre being one mile to the North. The site is host to the established dwelling house, Dalby Beck, a cluster of established outbuildings(cow shed, tool shed, wood shed, goat shed) and a temporary wood cabin.

1.2 Dalby Beck is a two storey contemporary timber framed, timber clad building. It is sited in the South West of the site and is occupied by the owner and their family. The levels of the site alter significantly from higher ground to the west and a drop to the East, access to the site is from a gravelled private drive to the west of the site off Ellerburn Road.

1.3 The Western boundary is defined by shrubs and plants, which provide screening from the unclassified Ellerburn Road. Significant planting has taken place within the site which supplement well established plants and conifer trees.

1.4 The cabin was built as temporary residence for the applicant and his family during the construction of a new residential home, 'Dalby Beck'. A 'variance of use' was considered, however, the temporary planning permission has since expired thereby causing the submission of this full application.

The cabin is constructed from wood under a sympathetic green aluzinic roof. There are ample parking facilities available to serve the cabin, which is shared with the host dwelling.

2. PLANNING HISTORY

2.1 There have been previous planning applications for development on the site and these are listed below:

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Application Date	Description of development	Decision
NYM/2010/0215/FL 21/07/2010	Demolition of existing Bungalow and construction of replacement temporary design dwelling	Approved with conditions.

NYM/2010/0847/FL Siting of temporary Log Cabin
07/11/2011 as owners accommodation

Approved with
conditions

3. THE APPLICATION PROPOSAL

3.1 The application proposal is to permit a wood cabin to remain in place and it's use as a holiday property for letting purposes. The application is supported by the following drawings (see appendix B) and photographs (see appendix C):

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3.2

Plan 1 Dalby Beck - Site plan defining the application site.

Plan 2 Dalby Beck - Site context plan at 1:500 scale.

Photo 1 Dalby Beck- Proposed holiday cabin.

Photo 2 Dalby Beck - View of Dalby Beck site from Forest Drive (showing site is screened from elevated topography and forest landscape)

Photos 3 and 4 Dalby Beck – View of Dalby Beck site from northern approach along Ellerburn Road. (Showing site is screened by mature trees and shrubs within grounds)

Photos 5,6 and 7 Dalby Beck – View of wood cabin from Ellerburn Road immediately alongside Dalby Beck site. (Showing site is screened and mostly obscured by existing shrubs and planting. A planted hedgerow along this boundary line will further enhance screening of the site)

Photos 8,9 and 10 Dalby Beck – View of Dalby Beck from Ellerburn trail seen from the Southern ,Eastern and Northern aspects. (Showing site is screened from existing trees, also the disused forestry cabin in foreground located much nearer to public trail)

Photo 11 Nut Wood – View of similar wood cabin granted planning permission on Nut Wood site, Low Dalby. (Showing view

from Forest Drive and therefore seen by every visitor when entering Dalby Forest. This is now partially obscured by new planting)

3.3 The materials of construction for the holiday cabin can be seen in photo 1. The cabin does not have concrete footings, but merely sits on wooden beams and comprises of overlap larch panelled walls under a sympathetic green aluzinc tiled roof. The current connection to the existing foul drainage system will remain. Ample parking provision to support the application of the holiday cabin is available on the existing parking area to the existing dwelling.

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4. RELEVANT PLANNING POLICY

4.1 At a national level, the Department for Communities and Local Government issued Good Practice Guide on planning for Tourism 2006. The purpose of the 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 planners and tourist industry work together effectively to facilitate, promote and deliver new tourist developments in a sustainable way.

4.2 At a more local level, the Local Development Framework identifies two policies of relevance to this proposal; Development Policy 14, "Tourism and Recreation" and Development Policy 16, "Chalet and Camping Sites". These policies are set out below:

Tourism and Recreation.

The quality of the tourism and recreation product in the National Park will be maintained and improved through adopting the principals of sustainable Tourism. New Tourism development and the expansion or diversification of existing tourism businesses will be supported where:

1. The proposal will provide opportunity for visitors to increase their awareness, understanding and enjoyment of the special qualities of the National Park in a manner that will not undermine the special quality of the National Park or in away that conserves and enhances the special qualities.
2. The development can be satisfactorily accessed from the road network or other sustainable modes of transports including public transport, walking, cycling or horse riding.
3. The development will not generate an increased level of activity including noise, which would be likely to detract from the experience of the visitors and the quality of life of local residents.
4. It will make use of existing building. Proposals for new buildings will be expecting to demonstrate that the facility cannot be satisfactorily accommodated within an existing building at that location.

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Chalet and Camping Sites.

Proposals for the provision of a small-scale new caravan, camping and chalet sites or the expansion of existing sites when;

1. The site is located within a location of woodland and or forest which is well established and will provide a setting for the proposed development which enable the proposal to be accommodated within the wider landscape without harming the Parks special qualities and where arrangement for the maintenance of this perpetuity can be demonstrated.
2. This 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 network and the proposal will not result in an increase in traffic generation, which would be harmful to 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.

5. ANALYSIS

Development Policy 14 “Tourism and Recreation” sets out the above 4 criteria which should be met if the application is to be considered favourably. These criterion are addressed below:

1. This application will provide visitors the opportunity to embrace, experience and the enjoy forest within the National Park without detriment to its special qualities.

2. The site of the proposed site is well established and is currently satisfactorily accessed by road, public transport, walking and cycling.

3. The surroundings to the site are currently enjoyed by many visitors and therefore the use of the proposed holiday cabin will not generate any increased level of noise. The use of the cabin will not detract from the experience of the visitors, but will in fact facilitate an opportunity for those to fully enjoy the forest.

4. Although not currently used, the proposed building is already in existence due to previous planning permissions. Without the proposed use of the wooden cabin the holiday let facility can not be satisfactorily accommodated within any other existing building.

Development of Policy 16 “Chalet and Camping Sites” sets out 5 criteria, which should be met if the application is to be considered favourably. These criterion are addressed below:

1. The site at Dalby Beck is located within an area of the forest that is well-established for tourism and already accessed yearly by thousands of visitors for recreational purposes. Neighbouring sites in close proximity to Dalby Beck, including those at Nut Wood and Pexton Moor farm have already diversified their business into providing accommodation for visitors. The former having been granted permission for three similar wood cabins to this application on land totalling an area much smaller than the Dalby Beck site.

The latest cabin to be erected at Nut Wood can still be clearly seen from Forest Drive and therefore noticed by every visitor when entering Dalby Forest. (This is now partially obscured by growth of new planting. See photo 11). The Dalby Beck site can not even be seen by the public on their arrival into the forest entering along Forest Drive (see photo 2). Furthermore, there is another wood cabin, belonging to the forestry (see photo 10), of a similar nature which is positioned much closer to the trail in a neighbouring field and clearly on full view without being obscured by any screening.

Consequently it is objectively considered that the setting of the proposed property is accommodated within the wider landscape without harming the Parks 'special qualities'.

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2. Dalby Beck is a site that is located in a well-established and publically accessed area of Dalby Forest. Since it's early existence in 1921, Dalby Beck has had a business operating from its site. Diversification into tourism is a well practised business model within the National Park and which has already been undertook at neighbouring sites in close proximity to Dalby Beck, including those at Nut Wood and Pexton Moor farm.

The management of this holiday let business would not require any additional permanent residential accommodation.

3. The site at Dalby Beck is approximately 3 miles away from the A169. The means of access to the site and the forest are well established and cater for thousands of visitors and their vehicles each year. It is therefore considered that an additional trip generated by guests to a single holiday property would not result in conditions prejudicial to highway safety or the character of the area.

4. The Dalby Beck site is not located in a remote area of the forest, but one accessed by thousands of visitors each year. The structure of the proposed wood cabin is designed and made from natural recyclable materials and nestles into the hillside and blends into a backdrop of trees. The proposed cabin is almost totally screened from view along the Ellerburn Road (see photos 3,4,5,6,7.) This screening will be further enhanced by growth of existing established shrubs and an already planted hedgerow

As can be seen in photos 8,9 and 10, the cabin does not adversely impact on those using the Ellerburn trail. It is situated several hundred metres away from the trail and as it is already well obscured by existing trees it will not detract from their experience. The screening of the cabin from the trail will also be further enhanced by the shrubs, plants, hedging and trees already planted by the forestry and growing alongside the trail.

The use of the cabin could have an impact, however, in this instance the only physical manifestation of its use would be noise of any residents and the additional car parked in an already established parking area within its curtilage. The site is not in a remote area and is already used by visitors to the forest, therefore the level of activity from additional persons at the cabin will not cause a noticeable increase in noise levels to adversely affect peace and tranquillity of the Park. Also the presence of one additional vehicle and its activity could not be considered as over development or to detract from the 'forest experience' of those using the Park.

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5. The cabin, as previously mentioned is already in existence (see photo 1) and has been built from wood and recyclable materials. The building has been constructed using no permanent footings so that building can be removed when no longer required without any damage to the natural landscape.

6. CONCLUSION

6.1 The above analysis clearly demonstrates the application proposal is consistent with all the aims of Policy DP14 and 16.

6.2 An aim of the North Yorkshire Moors National Parks Authority is to increase a sustainable growth in visitors to the National Park. This growth will cause an increase in demand for smaller holiday accommodation within the forest. This application will assist in meeting that demand and help support growth.

6.3 The successful application will assist Tourism within the local area. Visitors residing within the local community will support local businesses and the local economy.

NOT PROTECTIVELY MARKED

6.4 This proposal is for use of a wooden cabin as a holiday let. The cabin is situated in a non-conspicuous location within the site. The existing and further proposed planting will cause the building to be readily assimilated into the surrounding landscape. As outlined above it is clear that the proposed cabin is evidently accommodated within the wider landscape without harming the Parks special qualities.

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NOT PROTECTIVELY MARKED