

**Planning Statement For
 Change of use of the land from the siting of a touring caravan
 To the siting of a log cabin/chalet/mobile home.**

Introduction.

This statement has been submitted to accompany a full planning for a log cabin to replace the existing touring caravan.

Site appraisal.

- The site lies to the north of Scarborough, on the road between Ravenscar and Scarborough.
- The site itself is relatively flat and in within a grass meadow that is surrounded by trees.
- The site is accessed by a 5 bar style fence with an existing vehicular track leading up to the position of the existing touring caravan.

Planning History / Background.

Planning approval NYM/2015/0535/CLE Certificate of lawfulness use or development, that the development described in the first schedule has been carried on for more than 10 years and the use of the land described in the second schedule for the siting of one touring caravan for use of the owner of the land edged in blue on the plan attached to the certificate.

North York Moors National Park Authority Local Development Framework Core Strategy and Development Policies November 2008

DEVELOPMENT POLICY 16

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 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.

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RIBA Mem No 6662542, ARB No 055887G	Regional design awards. 1. Most Innovative Affordable Housing Scheme for Park Dale zero carbon housing. 2. Second place in the National Bradford House! RIBA Competition. 3. RICS Pro-Yorkshire awards 2012 Residential category. 4. RICS Pro-Yorkshire awards Regeneration category.	Insurance policy Canopus RO3145BZZ

■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.

Planning Policy Statement 1 – Delivering Sustainable Communities

Planning Policy Statement 7 – Sustainable Development in Rural Areas

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Design considerations.

Appearance.

- The unit proposed is single storey and clad in redwood cedar to give the appearance of a log cabin. Internally it provides complete self contained accommodation.
- The log cabin will be faced with a natural material so it blends in to the countryside more readily than would traditional caravans or a brick building.
- As much as the site as possible is being retained as grass not only for its natural feel but so that the site can readily be returned to agricultural use if necessary.
- It is not intended to physically divide the meadow into a plot.

Use.

The planning application is made as a full application seeking the change of use of the land to permit the stationing of a log cabin / mobile unit. Areas adjacent the log cabin will be available for associated car parking and remaining undeveloped grass areas.

Amount.

The submission seeks the stationing of a cabin and as such the development will not adversely affect the rural character of the areas or the adjacent residential properties.

Scale.

The unit is single storey 12m long, 4.4m wide and 3.15m high. The unit will have a balcony / veranda which provide ease of overlooking the local wild life associated with the woodland, such as natural world / birdlife.

Landscaping,

The site is very well screened from both neighbouring properties and the public highway by the woodland, mature hedging and the sloping topography of the site.

The existing woodland, heads and meadow will remain intact with no additions or alterations or removals.

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Access considerations.

Access to the unit will be achieved from the existing highway, via the existing access point. The existing site access is more than adequate width to accommodate the largest vehicle.

Internal access.

Internal circulation will be via the existing access track and the existing grass area will be utilised for turning and parking provision. It is expected that the grass surface will cope with vehicle requirements, however if this proves to be impracticable the consideration will be given to grassscret or similar products.

Pedestrian circulation will be via all the open areas.

Conclusion.

This application would create a no visual harm as a result of the application, and it is seen to comply with the social, economic and environmental aspects of sustainability policy. We feel that this application should be viewed favourably by the local authority.

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