

Supporting statement.

Erection of a new 2 bedroom dwelling on land adjoining Cro's Nest, Brawby.

Supporting statement in relation to the Local Plan Strategy document policies and the NPPF.

SP2 - Delivery and Distribution of new houses - other villages: The proposed dwelling is on infill land.

SP3 - Implementation and Monitoring - Type and Mix of new housing. The proposal is for a bungalow style dwelling that addresses the "noticeable shortfall of flats and bungalows across much of the district".

SP4 - Type and Mix of new housing: Bungalow-style dwelling "increasing housing choice".

SP16 - Design: the proposed dwelling incorporates materials used in the construction of neighbouring properties. The houses and bungalows in the immediate vicinity of the site are built from sand-coloured brick (house to the north) and a red brick and timber clad bungalow (to the south). On the eastern side of the access lane are a pair of brick (former council) houses, a light-grey engineered stone bungalow, and a sandstone village hall. The old school house (diagonally opposite) is half brick, half white painted render.

This application replaces an earlier application (14/00076/FUL) that was withdrawn in order to address the views of the immediate neighbours and also to incorporate the suggestions of the planning officer. The resulting application is for a much smaller house, two bedrooms rather than three, and one with a more simplified 'barn conversion' appearance. The dwelling will be constructed using red brick walls and a pantile roof to create a single-storey comfortable home that will also be economical to run.

SP19 - Presumption in favour of sustainable development: The proposal will create a sustainable home and should be approved without delay.

SP20 - Character: The design of the proposed new dwelling respects the character of its surroundings as far as possible and is 'in-keeping' with other properties in the vicinity.

SP21 - Local Needs Occupancy:

The Ryedale Local Plan states that, "*to help create and sustain mixed and balanced vibrant communities there is a clear need to provide opportunities for younger people to live and work in the District*".

The proposed development addresses local housing need in a non-service village by creating a simple, modern home, suitable for, but not exclusive to, young people, older people, people with disabilities and families with young children. The proposed single-storey dwelling will incorporate modern building techniques, using timber frame construction (Structurally Insulated Panels) and will be highly insulated. This will also address the stated need to combat the effects of fuel poverty, which is the net result of people being forced to live in older, less well insulated, housing stock.

Brawby, and its neighbouring parishes, is home to many families with young children. It is served well by buses transporting children to Amotherby and Malton Schools. Other children travel to Ryedale School or Pickering School via bus services that run through Great Barugh, which is just a one-mile walk away.

There are also many young people of working age still living at home with limited prospects of finding suitable independent housing within the parish. The proposed dwelling will be subject to a Local Needs Occupancy condition, which, in accordance with the Ryedale Local Plan, will directly address the problem of the "clear need to provide opportunities for younger people to live and work in the District".

The proposal meets, head-on, the need to "help and sustain mixed and balanced vibrant communities." The definition of a vibrant community is not readily explained by the Ryedale Local Plan but it should be seen as a community whose residents comprise a lively mix of working and retired people, young and old, and people and families from all economic backgrounds who live, work and perhaps play together, in one

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place. Brawby has very few facilities and those it has require continued use and protection by all types of people in order to be sustainable for the future. The provision of Local Need Housing is a small step in the direction of creating a sustainable vibrant community for the future. The proposed dwelling, therefore, will give local people, with a defined local need, the opportunity to establish their own home in the place and community in which they were brought up. The proposal accords with Policy SP2.

National Planning Policy Framework:

The proposed new dwelling will create a simple, high quality home in line with the principals of the National Planning Policy Framework. The design responds to local character and history and reflects the identity of local surroundings and materials, whilst not being prevented or discouraged from appropriate innovation. The proposal will create a flexible home for families with children, older people, people with disabilities, and people wishing to build their own home.