

MIKE PUNCHARD Assoc R.I.C.S.
Plan Drawing Service

9 The Avenue
Norton
Malton
North Yorkshire
YO17 9EF

Telephone 01653 694276

Email: mikepunch2@btinternet.com

3 October 2014

Dear Sir/Madam

Re:- Design & Access Statement in respect of a Proposed Four Bedroomed Detached Dwelling on Land at 6 Parliament Street, Norton, Malton.

Please find attached a Full Planning application in respect of the above proposal.

The site lies within the defined development limits of Norton and with Malton and Norton being defined as the Principle Town within the Ryedale District and which the majority of new housing will be directed within the time span of the latest The Ryedale Local Plan Strategy.

The site lies on the south side of Parliament Street and covers an area of approximately 0.24 hectares and will have a frontage of approximately 11.60 metres. Allotments lie to the South of the site.

Within Policy SP2 of The Ryedale Local Plan - Delivery & Distribution of New Housing - it identifies a range of acceptable housing developments in the Malton & Norton development limit and this includes infill development (small opens sites in an otherwise continually built up frontage).

The proposal fits into this category and indeed the principle of development has already been established by the approval of an outline application in January 2010 (reference 09/01218/OUT). Although that application was determined under the policies of the former local plan I am not aware of any significant Policy change that would result in a change of opinion.

The proposal is to erect a Four Bedroomed Dwelling and set out on three floors with a Bedroom being created in the roofspace area. Two off-street parking spaces will be provided and a new 3.20m wide access will be created for No.6 Parliament Street.

A. 720mm high wall will form the front boundary and will match in with the present boundary wall in front of No.6 Parliament Street.

The new parking areas and driveways will be constructed of porous block paving and laid to falls or the existing drainage channel utilised to avoid discharge of surface water onto the highway. Foul water will discharge to existing Inspection chambers and drain runs serving No.6 Parliament Street.

The applicants live at No.6 Parliament Street and intend to develop the site themselves, so there will be no requirement for temporary office or W.C. facilities on the site when construction takes place. There will also be adequate space at the rear of the site and No.6 for storage of materials and tradesmen vehicles.

The existing concrete hard standing area to the east of No.6 will serve as an adequate temporary access surface during construction and will restrict the potential for debris to be dragged onto the highway. In inclement weather the hard standing will be regularly swept and vehicles washed off to again protect the highway.

The Dwelling will be built of brick under a Pantiled roof and the frontage windows will be of a Double glazed vertical sliding sash type unit with a vertical bar detail. The proportions of the windows will be sympathetic to shape of openings on the adjacent properties. A Bay window is also proposed and which simulates a similar design feature on No.6 Parliament Street.

It is considered that the proposed Dwelling will integrate successfully into the streetscene in terms of scale, design and orientation and that there will be adequate amenity space for both the new Dwelling and No.6 Parliament Street, Norton.

The proposal will accord with the policies & guidance outlined in the relevant sections of The Ryedale Plan & The National Planning Policy Framework.

The Applicant's purchased the property with the knowledge that there was a history of an Outline approval for a Detached Dwelling on the adjacent land (as outlined above). They are now aware that Policy SP3 The Ryedale Plan seeks a financial contribution towards affordable housing & payment of a Community Infrastructure Levy charge. (although this was not a condition on the Outline approval). Paragraph 4.42 in Section 4- Housing. Of The Ryedale Plan state that contributions will be negotiated on the basis of 9% of the private sales revenue. However the development will result in a de-valuation of the existing Dwelling at No 6 Parliament Street & the applicant's will need to compete in the market with the sale of similar properties on the Redrow site etc. The project offers work & income for a small local developer & in order to remain competitive with the larger developer's the applicant's would hope that a reduced contribution is applied.

Yours faithfully

Mike Punchard