

14/01063/FUL

**NEW TWO STOREY HOUSE, WOLD TERRACE, LEVENING**  
**FOR MR. L. MILNER**

**DESIGN AND ACCESS STATEMENT**  
**NOVEMBER 2006, REVISED AUGUST 2014 FOR RESUBMISSION**

**APPLICATION FOR PLANNING PERMISSION FOR A TWO STOREY HOUSE AT**  
**WOLD TERRACE, LEVENING.**  
**REAPPLICATION FOR LAPSE APPROVED PROPOSAL 06/01209/FUL (Rev. 4 Aug 14)**

**RYEDALE DM**  
**24 APR 2015**  
**DEVELOPMENT**  
**MANAGEMENT**

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1.0 **INTRODUCTION**

Resubmission of lapse approval 06/01209/FUL Rev. 4th Aug 14. The purpose of this document is to provide a written explanation to accompany the drawn proposals submitted for planning permission for the proposed new house at Wold Terrace, Levening. It sets out the brief requirements; the local and national planning policies and guidance considered in the development of the proposals; an appraisal of the context of the site and setting together with an explanation and description of the design proposals. It is intended to demonstrate the process of assessment of the context, particularly the site, brief and accessibility; involvement through consultation of the community and Authority; *evaluation* of the opportunities and formulation of a *design*.

## 2.0 BRIEF REQUIREMENTS

The proposed new house is needed as a family home for Mr L. Milner (the applicant) and family. Mr Milner manages Whin Hill Farm, Leavening and currently lives in the farm house, which is in separate farm ownership.

The proposed house at Wold Terrace will enable Mr L Milner and family to obtain their own private home. The site has been carefully chosen as it provides an available site within the village with ease of access to the farm and place of work. This proposal will *contribute to the sustainability of the community by meeting the needs of local people.*

The brief is to provide a rural cottage that makes a positive contribution to the setting of the village and includes the following accommodation:

- Externally: vehicle access from beck lane with onsite turning, garage for one vehicle, private secluded garden area and amenity space, refuse storage for two wheelie bins, recycling box and cycle storage in garage.
- Ground floor: covered entrance porch and lobby, living room, kitchen/dining, ground floor toilet, coat cupboard, garage and utility.
- First floor: Two double bedrooms, one en-suite, one single bedroom, house bathroom, linen cupboard.

The purpose of this proposal is therefore not as a commercial development, but the provision of a necessary building as a family home that is within easy access of the long-term place of work.

## 3.0 PLANNING POLICY AND GUIDANCE

The proposals have been developed with consideration to specific local planning policy and guidance, in order to achieve an appropriate quality through strong emphasis on a design that reflects and contributes to the local distinctiveness of the particular setting and will enhance the village environment. Specific reference has been made to:

- National Planning Policy Framework; March 2012:  
Specifically; chapter 6 - Delivering a wide choice of high quality homes: Paragraphs 48 Windfall sites; 49 Sustainable development; 50 Widen opportunity for home ownership; 55 Sustainable development in rural areas. Chapter 7 - Requiring good design.
- The Ryedale Local Plan; 5th September 2013 amended January 2015.  
Specifically Policies SP21 Context and Delivery and Aspirations strategy; The village and wider rural area; Distribution of new housing; SP13 Landscapes; SP16 Green infrastructure networks; SP20 Development management issues; SP21 Occupancy restrictions.
- Informal pre-application consultation has taken place with the Planning Authority, the helpful guidance and advice given at the meeting with Mr Alan Hunter of Ryedale District Council on 28th September 2006 has been used to develop the design to the present proposal.

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#### 4.0 THE PROPOSALS IN DETAIL

4.1 CONTEXT AND SITE refer to drawings WTL 02, 03 & 08.

##### Site Location and Planning history

It is understood there is no planning history attached to the site, however an Outline Application was recently submitted to the Authority, this was withdrawn as it was considered by the Applicant and present Agent that only a Full Plans scheme could appropriately address the complexities of the site and its important village location.

The site was once occupied by a house that was demolished in the 1960's; the stone outbuilding to the north east of the site was associated with this house. Since the demolition of this house the site has been used as a garden associated with Wold Terrace. The proposed development enables *the efficient use of the site*, which since the demolition of the previous house in the 1960's has intermittently been in a neglected state through not having a sustainable permanent use, this has been particularly so since the development of The Rise.

The site is within the development limits of Leavening village and is not allocated or other wise protected for non residential use.

##### Appraisal of the Rural Setting and Site

The rural village of Leavening sits at the foothills of the western most point of the Wolds escarpment, the landscape is of great quality and attractiveness. The views of the open countryside are an important aspect of the character of the village and significant views should be retained. *The site layout and scale of the proposed new house has been designed in such a way that it will not have a material adverse effect upon the character or appearance of the visually important areas of open countryside.*

There is considerable variety in the groups of buildings of Leavening, from those set close to the highway of Main Street to others that are set back from the road and present more spacious groupings; the predominant character is rural. Buildings of the most pleasing character tend to be cottages built of random coursed rubble sandstone walls and pantile roofs, windows tend to be of a traditional pattern of white painted timber.

Drawing WTL 01 shows the location of the site and also illustrates a number of aspects of the local distinctiveness that will be continued in the proposals; these are, firstly, the similarity in average size of the village plot and the foot print of built area on both older established sites such as Gannow Cottage as well as on the more recent developments such as nos. 2 to 6 The Rise, this will be reflected in the proposed development of the site. Secondly, there is a distinct stepping pattern in the more successful groups of village buildings; this is seen in the older buildings of the village such as on Beck Lane and Main Street as well as in the recent development of The Rise. This village layout adds interest, character and enables building to have a complimentary visual relationship. *The site layout of the proposed new house will continue these characteristics of local distinctiveness.*

The site is prominently located within the village of Leavening at the junction of Main Street as it heads towards Leavening Brow, Beck Lane and The Rise. The site will be seen from several different public roads, the design solution has therefore been conceived in such a way that the visual impression from the different positions within the village has been considered.

#### *The Effect of the Proposals on the site and Context*

The west boundary of the site is at the lower topography of Beck Lane and the Main Street junction, the site slopes up towards its east boundary, it is intended to form a cutting across the site in order to reduce the scale of the building on the site and enable level access from Beck Lane. This lowering of the scale will ensure there is *no resultant loss of, or any material adverse effect upon, the character or appearance of the visually important areas of adjacent open countryside or open spaces of, and rural views from the village.* Setting the proposed house at this lower site level will visually assimilate it with the village landscape and older stone built cottages of Gannow, Brook Cottage and Lowburn which also are sited at this lower topography. It is recognised that the site is relatively small and the proposed building is therefore designed to be appropriately compact.

#### *Proposed Site Layout and Landscaping*

Refer to drawing WTL 02

To the north of the site is the road leading to Leavening Brow, beyond this is open farm land and to the north-west the single storey 1960's development of Wold View. To the west is the junction of the Rise with Main Street, the site looks beyond this down Dam Lane. To the South is Beck Lane, beyond this the property of No. 1 the Rise. To the east is the neighbouring property of No.1 Wold Terrace, this is set on rising ground, this plot has approximately 8.0m of open garden space between the existing building of No.1 Wold Terrace and the proposed site east boundary.

The proposed building has been positioned centrally on the site and towards the east boundary, this together with the landscaping will ensure the development maximises the available private amenity space whilst also enhancing public amenity with respect to its appearance within the landscape and setting of the village.

The south side of the site is used for safe pedestrian, vehicular and emergency access from Beck Lane, the quietest of the three roads that bound the site. The area of gravel hard standing off Beck Lane will form an open safe entrance that enables vehicles to turn within the site. The property of Damson Cottage further up Beck Lane has a similar open gravel hard standing.

The west area of the site is intended to be more visually open with only a low boundary hedge; this reflects the open gardens of The Rise and will visually assimilate the proposal with this development. It is proposed that a small garden tree would be planted to the North West corner of the site; this will provide a visual foil to the building and add to the village street scene.

The north side of the site is developed as a private secluded enclosed garden; the north boundary wall is to be in stone and is a continuation of the existing stone wall of the shed. The north garden area is cut into the site increasing the appearance of privacy for both the proposed new house and No. 1 Wold Terrace.

The east boundary will be formed of a stone faced retaining wall with timber boarded fence above, this will enable the site garden and building level to be cut lower than the property of No.1 Wold Terrace reducing the scale and visual impact of the development.

The internal rooms are arranged to take the best advantage of the garden spaces and sun path whilst ensuring the privacy of the adjacent property of Wold Terrace. (Refer to drawing WTL 03)

The proposal does not significantly affect features of biodiversity or geological conservation interest. Rev. A Aug 14

4.2 ARCHITECTURAL DESIGN refer to drawings WTL 04,05,06 & 07

#### Architectural character

The architectural character of the proposal, which is informed by the context and site appraisals, is to be that of a small rural village cottage. This has informed the site layout, the scale, appearance, materials and detail.

#### Scale, building shape and proportion

The size and shape of the building has been designed with respect to its scale to fit the size of the site. The 'L' shape of the building enables the scaling down and proportioning of different aspects of the building, such as gables which are kept to a traditional narrow width, roof spans are kept short, the reduction in ridge height of the south side with a low cat-slide roof to the west. This ensures the bulk of the building is not overpowering or out of context with the adjacent older cottages, the overall intention has been to ensure a low-key cottage scale and character is achieved. The height of the building has been kept low by cutting into the site by 0.8m at the east boundary; the scale has also been reduced by utilising the roof space for the first floor accommodation over the garage. The low ridge and eaves roof lines ensures views from the village are not obscured, the design is assimilated with the older cottages of the village, there is no overshadowing to the

adjoining property, the characteristic stepping of groups of houses within the village is maintained through the design of the proposals.

#### Appearance

The new house has been designed so that the appearance of its external built form relates through scale, shape, elevation design, proportion and materials to the surrounding character of the village.

**West Elevation:** drawing WTL 04. The west elevation is the most prominent when viewed from Main Street and Dam Lane. The principal gable is deliberately kept to a narrow traditional width, the windows are traditionally proportioned and a ground floor bay window will act as a focus on this prominent elevation. The brick chimney is centred within the roof. To the south of this elevation is the cat-slide roof which reduces the scale of the building to Beck Lane. The boundary wall to the east can be seen on this elevation, this is a stone faced retaining wall with timber fence between piers above. A small garden wall is proposed off the north-west corner of the house to create the private garden. The proposed garden tree is also seen.

This drawing also shows the position of No. 1 The Rise which is sited on higher ground.

**North Elevation:** drawing WTL 05. The north elevation has been designed to have a very simple appearance which reflects the simplicity of the 1930's style semi-detached houses of Wold Terrace. The drawing illustrates the cutting of the proposed site to reduce the scale and continue the stepping pattern of the group of buildings down Wold Hill. The door is from the family kitchen and leads into the private garden.

The existing tree to No. 1 Wold Terrace which visually separates the adjoining sites is indicated, as is the proposed new tree to the west. A dashed line on the drawing indicates the position of the stone boundary wall to the north.

**South Elevation:** drawing WTL 06. The south elevation has been designed to have an informal cottage character to Beck Lane. The covered porch to the front door is designed to be within the overall shape and will be easily seen from Beck Lane.

The scale of the south elevation is kept low so that the building does not have an adverse overbearing effect on the adjacent property of No. 1 Wold Terrace; the gap of 8.9m between houses together with the existing tree are illustrated.

The cutting of Beck Lane is shown on the drawing; the proposed cutting of the site relates the new house to the old established road, from which level access is achieved.

**East Elevation:** drawing WTL 07. The east elevation is deliberately kept very simple with minimal window openings (all with obscured glass) and a low scale to the eaves, ridges and gable to ensure there is no over bearing or loss of privacy to No. 1 Wold Terrace. This is achieved through the siting of the

new building at a lower ground level through cutting into the site as well as through the architectural composition of internal spaces and windows.

The drawing illustrates how the stepping of the new building from the building line of Wold Terrace will help to create a complimentary visual relationship; this is a characteristic of the village of Leavening which is an important aspect of local distinctiveness. It is considered that as the new house will be the western most house in the group of Wold Terrace, that it is appropriate for it to step from the building line to complete the visual appearance of the group.

#### Materials and detail

The older more visually pleasing cottages of the village of Leavening are generally constructed of random coursed local sandstone, this has a warm sandy yellow appearance, and the roofs are covered in a mellow weathered orange clay pantile. External joinery is generally painted white and tends to be to a traditional pattern with simple glazing bars and smaller pane sizes to windows and plain batten boarded doors. It is proposed to continue the use of this range of materials in the new house together with traditional detailing and proportions in order to assimilate the design into the distinctive character of the village. The walls are to be random coursed sandstone rubble with lime pointing, windows are to be painted timber and to a Yorkshire sliding sash pattern and proportion, the roof is to be in weathered clay pantile.

#### Accessibility

The proposal will enable all users to have equal and convenient access to and from the building to local facilities and transport networks.

Careful siting and provision of safe and adequate vehicle and pedestrian access off Beck Lane will optimise the future flexibility of the development so that it might adapt to the changing user needs. Access for emergency vehicles will be off Beck Lane, access can be gained to all sides of the building for fire safety.

The proposed house includes level access to the ground floor, together with the availability of a ground level toilet for use by ambulant disabled persons.

*The vehicle handstanding is sufficient for one accessible parking space; plus a further car park. Rev. A Aug 14*

#### 5.0 INFORMAL PRE-APPLICATION CONSULTATION WITH THE AUTHORITY

An informal pre-application consultation was held with Mr Hunter of the Planning Authority on 28 September 2006, a preliminary scheme was tabled at this meeting for discussion and comment. Following the very helpful informal advice given by Mr Hunter a number of important amendments were made to the initial proposals. The amendments reduced the scale of the proposed house on the site by cutting the building into the sloping ground and also reduced the ridge and eaves height of the south roof removing the potential for an over-bearing appearance on the east boundary to No1 Wold

Terrace. The amendments also included repositioning the new house on the site moving it south-west to further remove the potential for over-bearing on the neighbouring property of No1 Wold Terrace. These amendments will ensure the application will not cause extensive over shadowing in the neighbouring garden and will not block out daylight or obscure views from the windows of habitable rooms of adjacent properties.

## 6.0 SUMMARY

6.1 This development meets the main Policy Objectives 5.2 of the Local Plan in that it:

1. Provides housing that is within 5 minutes walking distance of the applicants place of work and amenities of the village, it therefore helps to secure the prosperity of the local community and enhances the environmental quality.
2. The village and site are able to accommodate this proposal without environmental damage
3. The design proposal is of the highest standard and reflects the local distinctiveness whilst maintaining the open spaces and countryside views from the village.
4. This development will provide an affordable way for Mr L Milner and family to obtain their own home and in doing so will contribute to the sustainability of the community by meeting the needs of local people.
5. The proposal provides inclusive design with respect to a broad range of accessibility considerations.

6.2 *The application proposal will not result in the loss of, or have any material adverse effect upon the character or appearance of the visually important areas of adjacent open countryside or open spaces of, and rural views from the village.*

6.3 *The street-scene and character of this area of the village are not adversely affected by the application proposal, which is not out of keeping with the nearby properties in terms of its architectural character, height, bulk, proportions, fenestration and materials. The proposal would provide an appropriate quality that reflects the local distinctiveness with respect to site layout, the size of site and proportion of building development on the site. The proposal would positively enhance the character of the existing village.*

6.4 *The proposed development will provide a quality residential environment that reflects the local distinctiveness in terms of location, scale, proportions, layout, materials, design, relationship to the street and plot size and would enhance the character of the village whilst making efficient use of the land.*

6.5 *The application proposal will not result in any of the neighbouring properties being overlooked and there will be no loss of privacy for the occupants. New boundary fences, hedges and walls are to be erected. The application would not have an adverse effect on the amenity of the adjoining properties; the potential for over-bearing of the proposed house has been mitigated through the design of the position, shape and height of the proposed new house. A gap between No. 1 Wold Terrace and the proposed new house of 8.9m will be maintained.*



6.6 Adequate space exists on the site for the amenity of the proposed house, including; vehicle hard standing and vehicle turning, private amenity space and discreet refuse storage. The proposal does not represent over development of the site.

6.7 The proposal is in accordance with the Council's design guidance and is consistent with the Local Plan.

#### 7.0 SCHEDULE OF BUILDING MATERIALS

Walls: natural random coursed sandstone rubble with lime mortar pointing, natural lime render, brick chimney stack.

Windows: timber painted

Rainwater goods: black upvc

Roof: weather clay pantiles

Highway access entry: tarmac to County Highways Specification

Drive hard-standing: gravel and pavers

#### 8.0 SCHEDULE OF ACCOMMODATION

Site Areas:

Existing site area (within red-line boundary) 272sq.m

Site footprint of proposed building 76sq.m

Area of proposed garden and amenity space 196sq.m

Building:

Ground floor 63sq.m

Living room; kitchen/dining; hall/stair; cloakroom; lobby; garage.

First floor 65 sq.m

Bedrooms1 (double) with en-suite; bedroom 2 (double); bedroom 3 (single); house bathroom; linen cupboard.

#### 9.0 SCHEDULE OF APPLICATION DRAWINGS

WTL 01	EXISTING SITE LOCATION/PROPOSED SITE	1.1250	
WTL 02	PROPOSED SITE PLAN & ROOF PLAN	1.200	
WTL 03 A	PROPOSED FLOOR PLANS	1.100	Rev A Aug14
WTL 04	PROPOSED WEST ELEVATION	1.100	
WTL 05	PROPOSED NORTH ELEVATION	1.100	
WTL 06	PROPOSED SOUTH ELEVATION	1.100	
WTL 07 A	PROPOSED EAST ELEVATION	1.100	Rev. A Aug14
WTL 08	PHOTOGRAPHS OF THE SITE	NTS	