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Development Management  
Ryedale DC  
Ryedale House  
Malton

Dear Sir/Madam

**Re;- Design & Access Statement in respect of the Proposed Erection  
of a Detached Three Bedroomed Dwelling with a Detached Garage  
on Land North of Yew Tree Cottage, Railway Street, Slingsby.**

Please find attached a Full Planning application in respect of the above proposal. This is effectively a re-submission following the withdrawal of a previous application (16/00323/FUL) for a more bulky structure & which would have been served by a separate vehicular access.

In a letter dated 18<sup>th</sup> April 2016 your department identified elements of that design which were considered to conflict with the character of the Slingsby Conservation Area. This revised application hopefully addresses the points of concern.

In 2015 a pre-application enquiry was submitted to your Department in order to establish if Residential Development on the application site would be viewed favourably. In a letter dated 14<sup>th</sup> May 2015 the Department confirmed that as Slingsby is designated as a Service Village it would be viewed favourably as being a sustainable settlement for new residential development and that the site could be regarded as an 'Infill Plot'.

The key changes to the design are in line with the advice given in the Councils letter dated 18<sup>th</sup> April 2016 & namely;-

- a) The Dwelling will be served by & share the existing vehicular access of Yew Tree Cottage.
- b) The size of the Dwelling has been reduced.
- c) A detached Garage at the rear of the Site is now proposed instead of an attached Garage.
- d) The Council have confirmed that the Site is not within a zone that is at risk of flooding so the height of the Dwelling has been reduced.

The Dwelling will be built of Natural Coursed Stone set under a Roof of Red Clay Pantiles and with Double Glazed Timber Vertical Sliding Sash Windows & Timber Doors. Dormer Windows will feature in the design to reflect Local vernacular.

It is considered that this revised application has addressed the previous points of concern & that the development will meet with the relevant criteria set out in the National Planning policy Framework & the following Policies in the Ryedale Local Plan.

Policy SP1 - General Location of Development & Settlement Hierarchy.

Policy SP2 - Delivery & Distribution of New Housing.

Policy SP16 - Design.

Policy SP20 - Generic Development Management Issues.

Yours faithfully

M Punchard