

PLANNING STATEMENT

1. Applicant

Mr Peter Johnson, Little Edstone, Kirkbymoorside, North Yorkshire, YO62 6NY

2. Site Location

6 Market Place, Kirkbymoorside, North Yorkshire, YO62 6DB

3. Description of Proposed Development:

Change of use of the rear section of two retail units and an existing outbuilding to form three No. one bedroom apartments. Plus the sub-division of an existing first and second floor four bedroom duplex apartment to form one single bedroom apartment and a second two bedroom apartment. Creation of additional access via Market Place to a newly established communal courtyard with balconies and escape stairs.

4. Use

At present the existing arrangement of buildings at 6 Market Place comprises of two large partially let retail units at ground floor level with two sizeable unlet apartments over. In addition, there is a disused semi derelict outbuilding at the rear with a roof terrace forming a connection between the properties.

It is worthy of note that in August of 2015 the applicant applied for change of use and extension of the existing outbuilding to the rear to form a three bedroom residential dwelling having previously applied for a similar scheme earlier that year which was withdrawn. The aforementioned application, number 15/00935/FUL was refused by delegated decision in October 2015 for the following key reasons: -

- Unacceptable residential environment
- Lack of access
- Inadequate amenity areas
- Adverse impact on neighbouring occupiers

The underlying issue which gave rise to these key objections stemmed from the creation of such a large individual dwelling. The newly proposed scheme seeks to address the inherent problems of the previous application by proposing a number of smaller affordable dwellings. At the same time, the existing retail units will be reduced to an affordable size with the aim of breathing life back into Kirkbymoorside High Street. The creation of a new access route between the two retail units arriving at a communal courtyard to the rear seeks to address the issues of both access and amenity. The applicant hopes to market the properties – both retail and residential – at affordable rents to local residents and businesses. At present, only one of the retail units is let to an Antique Dealer who intends to wind down in 2017. All other existing accommodation – both residential and retail currently stands unoccupied.

The burden of rates alone makes this position untenable for the applicant going forward and the proposed scheme seeks to rejuvenate this once charming collection of historic buildings.

5. Amount and Scale

The existing site which borders Market Place and is confined on the remaining sides by neighbouring property is entirely built up in nature. This combination of buildings sits on a footprint of 233 sqm which is the same as and equal to the area inside the location plan red line. The table below illustrates the total net internal areas of the existing retail units, apartments and outbuilding compared to that of the newly formed scheme.

UNIT	EXISTING	PROPOSED
Retail unit 6A	84.5 sqm	52 sqm
Retail unit 6B	80.5 sqm	30 sqm
Flat 1	140 sqm	39.5 sqm
Flat 2	N/A	40.5 sqm
Flat 3	N/A	41 sqm
Flat 4	55.5 (annex)	57 sqm
Flat 5	63 sqm (store/outbuilding)	45 sqm
Flat 6	N/A	86.5 sqm

The proposed alterations required in this change of use happen entirely within the existing collection of buildings. Moreover, the awkward and unsympathetic northern extension to the rear outbuilding is to be demolished as is the connecting roof terrace. The net result is a reduction in the overall size and scale of No. 6 Market Place reducing its impact on its neighbours' amenity. The applicant has been determined to deliver a fully designed scheme without the need to extend existing buildings or rely on the inclusion of controversial dormers whilst at the same time providing retail and residential space that complies with current building regulations and in particular addresses all concerns around access, egress and means of escape.

6. Heritage

6 Market Place falls within both the commercial limits and conservation area of Kirkbymoorside as set out by the Ryedale District Council Local Plan. The retail units and existing apartments over at the front of the building facing west are prominent and form a key part of the street scene. The proposed scheme renders this prominent elevation unchanged save that a hitherto lost access route from front to rear is to be reinstated via the original central door which sports above it its traditional fan light. As the eye is drawn up the principal elevation eight traditional sliding sash windows are on show topped by two timber glazed dormers at roof level. The entire façade including retail glazing, timber work and fenestration are unaffected by the proposed scheme. To the rear later additions such as the single ply membrane covered roof terrace and outbuilding extension pressed metal sheeting roof will be lost returning the buildings to their former glory. The applicant believes that the proposed scheme addresses the needs of property which falls within the

commercial limits whilst at the same time being empathetic to the heritage asset which is Kirkbymoorside's conservation area.

7. Access

The proposed scheme at 6 Market Place is unable to fully address issues surrounding access and egress for the entirety of the population specifically, the elderly, people with disabilities, pushchair and wheelchair users. That said the inclusion of an additional access and egress route which does not exclusively rely on a means of passage via a storey high staircase seeks to improve the situation. In addition, no existing access points will be lost under the proposed scheme. Whilst limited parking is available immediately outside the retail units there is no exclusive on or off street parking for 6 Market Place. For the avoidance of doubt no rights of way are affected by the planned scheme.

8. Additional Comments

The applicant wishes to stress the size and affordability of the planned residential units and hope that Ryedale District Council can support the application in line with Local Plan Policy SP3 Affordable Housing.