

Proposed New Country House at
Musley Bank
Malton for
Mrs J. Brisby and Family



Addendum to Design and Access /
Planning Statement : May 2018

This **Addendum** has been produced following receipt of the Yorkshire Design Review Panel's (YDRP) third report on this proposed development (dated March 2018) and accompanies the submission of the following revised house and landscape plans amended in accordance with the Panel's recommendations: -

17 2192-12	130.12 Rev F
17 2192-13	130.18
17 2192-14	130.19 Rev A
17 2192-15	
17 2192-16A	
17 2192-17A	
17 2192-18A	

1. Wider Landscape:

- 1.1 Paragraph 55 of the NPPF requires new development in the open countryside to be sensitive to the defining characteristics of the area.
- 1.2 The YDRP's third report concluded that this requirement is satisfied by the proposed development, which, in the words of the report itself, provides "more balance" to the landscape.
- 1.3 The YDRP has no concerns about the effects of the proposed development on the Howardian Hills Area of Outstanding Natural Beauty (AONB).

2. Local Landscape:

- 2.1 Paragraph 55 of the NPPF requires that schemes to be approved under its provisions should "enhance the immediate setting" of the site.
- 2.2 The YDRP's third report concluded that the proposed development would not erode the quality of the local landscape and that the area of the site around the existing pond would be significantly improved.
- 2.3 The Panel recommended that the area at the rear of the proposed house be re-designed to provide a more sensitive setting to both the existing and proposed dwellings.
- 2.4 The design team has addressed this issue in consultation with the applicant and her family, and is of the opinion that a satisfactory solution has been achieved in the revised plans providing the new

dwelling with privacy and a slightly larger area of useable space at the rear whilst respecting the historic context of Musley Bank House.

3. Architecture:

- 3.1 Paragraph 55 requires that proposals achieve the highest architectural standards if they are to be approved under its provisions.
- 3.2 The YDRP's third report made various recommendations for further improving the design and appearance of the proposed dwelling, all of which have been taken on board by the design team.
- 3.3 The Ashlar stone dressing has been reduced in size and regularized to reinforce the domestic appearance of the proposed dwelling and the central section of the property has been recessed to create the impression of "two linked pavilions" as recommended by the YDRP.
- 3.4 This amendment has the additional benefit of ensuring that the technology utilized in the scheme is more likely to be transferable to smaller properties, as suggested by the YDRP.

4. Innovative Design:

- 4.1 Paragraph 55 of the NPPF allows for new dwellings in the open countryside to be given planning permission on either the grounds of architectural and landscape quality or innovative design.
- 4.2 As stated above (reinforcing the case made in the original DAS) the design team (with support from the YDRP) is of the opinion that the revised proposals justify the granting of planning permission on the grounds of design quality alone.
- 4.3 It is noted, however, that the YDRP are satisfied that the proposed development incorporates sufficient innovation in its design, exhibiting what is described as "unique technology" in the YDRP's third report, to also justify the granting of planning permission under this separate heading.
- 4.4 The YDRP also concluded that the proposed scheme has the capacity to raise design standards generally in the area, and that the innovative technology to be utilized would be transferable to other schemes, thereby giving further credence to the applicant's case under Paragraph 55 of the NPPF.

5. Conclusion

- 5.1 The applicant and the project design team are convinced that the amended scheme as now submitted fully satisfies the requirements of Paragraph 55 of the NPPF and are supported in that view by the Yorkshire Design Review Panel.

- 5.2 Consequently, it is considered that the policies of the Ryedale Local Plan seeking to restrict the development of new houses in the open countryside should be set aside, and that planning permission should be granted subject to the imposition of appropriately worded planning conditions.