



Chartered Town Planning Consultants

Plans Processing Unit
Ryedale House
Old Malton Road
YO17 7HH

Our ref: shms.1811.jp.a.nh
Date: 22 November 2018

Dear Sir/Madam,

APPLICATION FOR CHANGE OF USE OF OUTBUILDING TO HOLIDAY COTTAGE AND ALTERATIONS WITH ERECTION OF REPLACEMENT EXTENSION TO MAIN DWELLING, THE OLD FORGE, MAIN STREET, SAND HUTTON YO41 1LB

An application for the above development has been submitted via email today.

The application comprises:

- i. Application form
- ii. This covering letter
- iii. Existing and proposed plans – See Schedule at Annex A
- iv. Planning fee - £462

Background

Planning consent for the conversion of outbuildings to two holiday lets and a replacement extension to the main dwelling was granted in February 2014 (Ref 13/01256/FUL). Works to convert the timber chalet to a one-bed holiday let commenced in February 2014 and the building has been in use as a holiday let since 2015.

Works related to the other two components of the approved scheme (conversion of outbuilding to 3-bed holiday let and replacement domestic extension) have not been undertaken to date.

Since planning consent was granted, the design and scale of the holiday let and domestic extension have been reconsidered with a view to creating a more sympathetic relationship with the existing buildings and enhancing residential amenity for the occupants of the dwelling, who also own and operate the holiday accommodation.

Proposals

This application seeks consent for the change of use and alteration of an outbuilding to form a two bed holiday cottage, including the replacement of the existing asbestos roof and the formation of an outdoor courtyard garden for the holiday let, together with demolition and replacement of the existing single-storey extension to the rear of the main dwelling.

The main differences between the approved and proposed scheme are summarised as follows:

Holiday Let

- The scale has been reduced to 2-bed rather than 3-bed as approved and the manager's office has been omitted as it is no longer deemed necessary. This will enable the family to retain the barn for their personal use and will discourage bookings by larger groups.
- It will feature a dual pitched roof structure instead of the approved monopitch design.
- The design of the external doors has been amended to reflect the character established by the original restored Crittal-style window on the northern elevation of the house.

Residential extension

- The replacement extension has been widened to rationalise the internal layout and enhance residential amenity.
- The walls will feature off-white render and a more contemporary glazing design with grey aluminium framed windows and sliding doors will be used.

Appraisal

The 2014 officer's report for the approved scheme assessed that the conversion of the outbuilding to a holiday let accords with Policies SP8, SPI 2 of the Ryedale Local Plan Strategy in terms of providing self-catering accommodation and rural diversification. No concerns were raised regarding the design or the impact of the conversion on highways or residential amenity.

The approved scheme has been reconsidered in order to achieve a more sympathetic relationship with the existing buildings. The amended design incorporates changes to the roof structure and more contemporary doors and windows inspired by the features of the existing buildings. The amended scheme therefore constitutes an improvement over the approved design.

As the conversion of the single-storey holiday chalet was commenced prior to 1 February 2017, it would still be possible to implement the remaining components of the extant planning consent.

The current proposal will have no impact on the Conservation Area or the setting of nearby listed buildings as the rear of the site is not visible from public land. The reduced scale of the holiday accommodation from the approved scheme will minimise the potential impacts in terms of traffic generation and noise.

The proposed domestic extension is slightly wider than the approved extension but does not extend more than 4m beyond the rear wall of the dwelling as specified under Class A of the General Permitted Development Order (2015). It would not be visible from outside the site and would improve the level of amenity for the occupants of the Old Forge.

I trust this application submission constitutes a valid application. Should you have any queries regarding this application please do not hesitate to contact me.

Yours sincerely

Naomi Heikalo

Annex A

Drawing Schedule

<u>REF</u>	<u>Description</u>	<u>Scale</u>
001	Location Plan	1:1250 @ A3
01-02	Existing Plans and Elevations	1:50 @ A1
005	Comparative Site Layout	1:100 @ A1
007	Proposed Elevations	1:50 @ A1
002	Proposed Ground Floor Plan	1:50 @ A1
003	Proposed First Floor Plan and Section	1:50 @ A1
OF/02	Drainage Plan – Holiday Accommodation	1:50 @ A1
OF/03	Drainage Plan – Proposed Garden Room	1:50 @ A1