



4008/LA/PS

Proposal for the Restoration of Hutton Bros Garage, Railway Street Slingsby, YO62 4AH to re-form 2 Dwellings

Planning Statement

The submitted proposals are made in the context of pre planning advice ref 14/00612 PREAPP noting that this advice referred to a development approach that included the backland area of the larger site whereas the submission is for the frontage portion only.

The Frontage development as submitted was one welcomed in form and approach by the Pre App assessment.

The Proposals - related to the Local Plan Strategy

The proposal is to restore the frontage buildings to residential use making use of some of the existing curtilage outbuildings to the rear as garaging to Plot 1

This approach is one that directly responds to the SP2 sources of supply that are deemed applicable to the site – in particular the conversion and redevelopment of ‘Previously Developed Land’ and buildings within ‘Development Limits’. It is also an ‘Infill development’

In relation to SP3 and the supply of affordable housing – the proposed development is for 2 dwellings so being below 5 is subject to an affordable housing (off site) contribution negotiated on the basis of 9% of the private sales revenue of a scheme subject to viability.

The proposed dwellings are a restoration so deliver to the available footprint – Plot 1 provides a potential 5B/7P dwelling – Plot 2 a 2B/4P dwelling providing a balanced provision for housing demand.

As an infill and restoration development the proposal strengthens the value of the conservation area and respects the heritage and form of the village.