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**Plan Drawing Service**

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12 October 2018

Development Management  
Ryedale District Council  
Ryedale House  
Malton

Dear Sir/Madam

**Re: Propose Erection of a Two Bedroom Cottage with a Detached Garage & Storage Shed  
on a Plot to the South East of Ivy Cottage, Stonegrave, York.**

Please find attached a Full Planning application in respect of the above proposal.

The applicants presently live in Ivy Cottage & have resided in Stonegrave now for more than 20 years.

Mr Kitching is about to retire from Military Service so in preparation for their retirement years they are now looking to downsize to a smaller Dwelling & ideally within Stonegrave where they can continue to keep a close bond with long established friends & neighbours & a continued interaction within the village & wider community that is familiar to them.

Availability of suitable property to meet their requirements is limited so they wish to explore the option of erecting a Dwelling on the footprint of an existing Garage & Store which stands to the South East of Ivy Cottage. The Garden & hardstanding area around this structure will also be utilised as amenity areas for the new Dwelling & will accommodate a Detached Garage & a Detached Storage Shed.

The distribution of new housing within the time period of the current 'Ryedale Plan - Local Plan Strategy is outlined in Policy SP2 - Delivery & Distribution of New Housing'.

Stonegrave falls within the grouping of 'other villages'. Within this category 'Infill Development (small open sites in an otherwise continually built up frontage) & restricted to Local needs Occupancy is identified as a form of development that could be viewed as acceptable.

In addition to this conversion & redevelopment of Previously Developed Land & Buildings within Development Limits & again restricted to Local needs occupancy is also mentioned. Ivy Cottage & the Detached Garage & Garden area to the South East all fall within the Development Limits of Stonegrave.

The proposed Dwelling will effectively be the redevelopment of the Detached Garage Site as well as being in the form of 'Infill between Ivy Cottage & the relatively modern Dwelling (Ash Bank) on the opposite side of Carr Lane.

The submitted design is in the form of a relatively simple Cottage style split into two elements & with the streetscene view reflecting the simple design characteristics of the existing Garage. The main element will be built up over the footprint of the Garage & with a more subvariant element being added on the South East side to form a Lounge with a Dressing Room above.

The Dwelling will be built of coursed Natural Stone & will be set under Red Clay Pantile roofs.

The existing vehicle access point is approximately 4.50 metres wide & will be retained to serve both Ivy Cottage & the New Dwelling. Parking & a turning areas will be formed to serve Ivy Cottage & a Detached Garage & turning area will be created to serve the New Dwelling. A stepped stone wall presently forms the main roadside boundary & this will be retained. The site is also well screened from Carr Lane by a mature Yew Hedge. A Beech Tree on the neighbouring property also offers further screening.

Foul drainage will be run to a Packaged Treatment Plant & Surface water will discharge to Soakaways. A renewable energy installation in the form of a Solar Panel array on the Southern Roof Slope of the Garage is also proposed.

It is considered that the proposal will meet the applicant's requirements & that the development will integrate sympathetically into the streetscene.

The applicants appear to meet with the criteria set out in Policy SP21 - 'Occupation Restrictions' & the development would meet with the criteria set out in Policy SP16 – Design & Policy SP20 Generic Development Management issues.

Yours faithfully

M Punchard