

PDA

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DESIGN AND ACCESS STATEMENT

26nd November 2018. Ref EMM-391-01-DAS

Temporary (2 Year) Change of Use from Residential to Short Term Holiday Let at St Hilda's House, Main Street, Cawton, Helmsley, York YO62 4LW.



Front South Facing Elevation of St Hilda's House.

INTRODUCTION

This statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow the 4-stage process advocated by the CABE Guide to Good Practice.

This application is for the Temporary (2 Year) Change of Use from Residential to Short Term Holiday Let at St Hilda's House, Main Street, Cawton, Helmsley YO62 4LW.

The dwelling was completed in 2015 with the intention of being sold, but a dip in the housing market resulted very little interest and no purchasers came forward.

The applicant sought to let the house to generate some income, but this also proved unsatisfactory with difficulties involving the first few tenancies.

USE

St Hilda's House is a large seven bedroomed detached stone dwelling facing South onto Main Street, with a detached triple garage and private patio and garden to the rear.

It was granted planning permission Ref 11/00453 in July 2011.

In order to improve the rental income, the applicant decided to try short term holiday lets, and this has proved to be the most beneficial use for the large family dwelling. The proposed change of use application is only sought for a two-year period while the owners decide whether to retain it as a dwelling for their own use or to sell.

The applicant now occasionally lives in the house during periods between tenants.

The dwelling has been built to a high standard and is ideally suited to extended families.

The applicant is aware of potential issues with noise from the holiday let use and has taken all the appropriate measures to minimise any impact on the neighbouring dwellings. These include the advertising literature stating, "This is not a party House" and this is repeated several times during the reservation and booking process.

The music system has been removed.

The importance of being a quiet and considerate is stressed again at the "Meet and Greet" appointment, and again in the "House Bible".

The hot tub has clear instruction not to be used beyond 10 pm.

A notice adjacent to the patio doors remind guests to be quiet and considerate.

No additional visitors are permitted at the house during a holiday let.

AMOUNT

The total area of the plot is 1,320 m² and the dwelling has a footprint of 228 m².

The internal accommodation is spread over three floors and totals 449 m².

The seven bedrooms all have dedicated ensuite bathrooms, except those in the loft which share a generous house bathroom.

The dwelling is set back from the highway with a 15 m deep south facing front garden and to the rear the rear, a more private patio area along with the triple garage and turning area, amounting to 17 m deep.



Aerial View of the Site.

LAYOUT

The plot and internal layout of the dwelling will be retained and are equally well suited to either residential or holiday let use.

The adjoining dwellings are of a similar size and share the same building line with generous gardens to the rear. It is not anticipated that the change of use will have significant effect on the privacy, overlooking or noise due to the separation distances and good level of natural screening.



View of 5 m Tall Eastern Boundary Hedge.

SCALE

The change of use will have no effect on the scale of the development.

LANDSCAPING

The existing boundary treatments and surface finishes will be retained and maintained as they are currently.

APPEARANCE

St Hilda's House has been built to sit comfortably on the street scene within the conservation area of the Village, utilising traditional materials and details which include coursed stone walls, clay pantile roof, vertical sliding sash windows with stone heads and cills and stone capped gable parapets.

The change of use will have no effect on the appearance of the development.

ACCESS

Cawton does not have its own regular bus service, although the nearby Village of Hovingham does, approximately 1.6 miles to the south east.

The rail network is available at the regional shopping centres of Malton, York and Scarborough.

POLICY

The Ryedale Local Plan Strategy describes the following policies which support this application.

SP8 Tourism.

Encouraging sustainable tourism which minimises its environmental impact on the district.

The provision of quality tourist accommodation

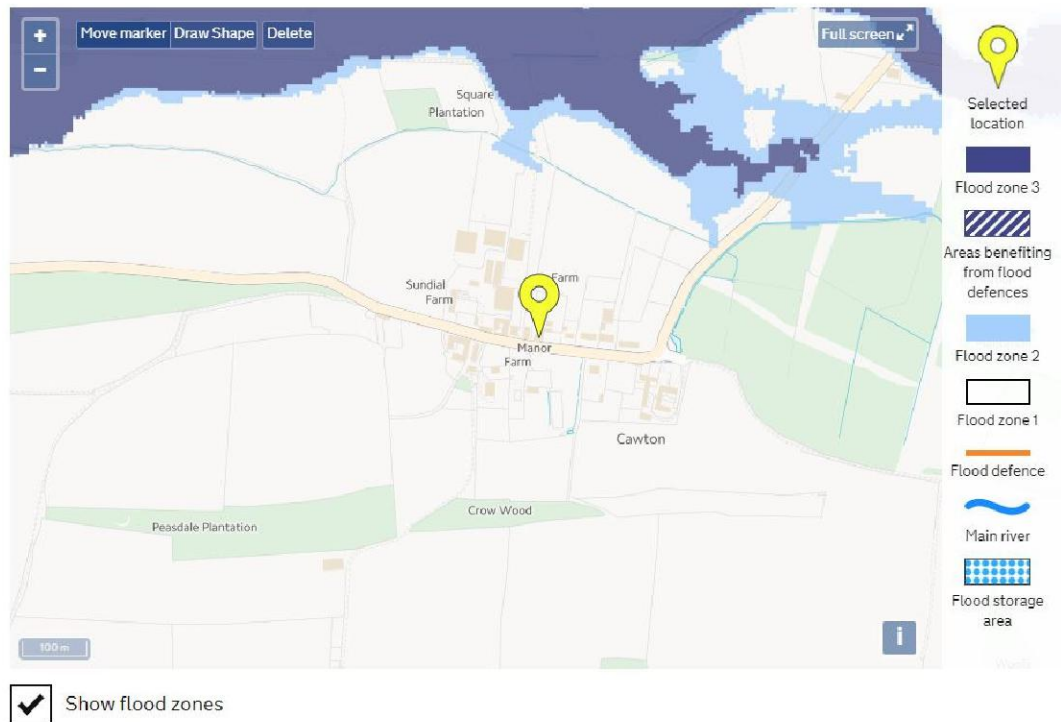
Encouragement of all year-round tourism.

The expansion of Holiday Let accommodation.

SP7 Economy.

The vitality, viability and attractiveness of Ryedale's Town Centres will be achieved and supported through encouraging tourism. The holiday let visitors will support local and surrounding shops, restaurants, public houses, and tourist attractions, all to the benefit of the local economy.

FLOOD RISK



Environment Agency Flood Risk Maps Showing the flood zones in Cawton

As can be seen from the map above, the area is in Flood Zone 1 with a low probability of flooding and no further action is required.

SUMMARY

The change of use is intended to have very little impact on the neighbouring dwellings or the Village and will allow the applicant to use the dwelling in an economically viable manner until able to decide whether to retain or sell the property.

The applicant will continue to carefully select Clients who will respect the local character and follow the house rules and it is not anticipated that there will be any issues with the temporary (2 year) change of use.