

10 DECEMBER 2018



DESIGN AND ACCESS STATEMENT

CHANGE OF USE OF DOMESTIC OUTBUILDINGS TO 4 NO. APARTMENTS AT
CARPENTERS COURT, ASHTREE HOUSE, NAWTON

FOR: MR & MRS J S FEATHERSTONE

Mr & Mrs J S Featherstone
Carpenters Court, Ashtree House, Newton

Cheryl Ward Planning
MSc MRTPI

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Table of revisions

Rev/version no.	Date	Amendment details	Revision prepared by
02	22/11/18	Wording amends (client req.)	CWP
03	10/12/2018	Full application	CWP

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1. Introduction

- 1.2 Cheryl Ward Planning has been instructed to submit a planning application in relation to the area outlined in red on the attached location plan at land Carpenters Court, Ashtree House, Nawton, YO62 7TT.
- 1.3 The client has instructed the conversion of a range of underused domestic outbuildings to 3 no. 2 bed and 1 no. 1 bed apartments with parking spaces and amenity areas at the rear of Ashtree House. Each apartment having amenity space and parking facilities commensurate with their size.
- 1.4 The accompanying plans identify the site and its relationship to other properties.
- 1.5 The application is a full application to allow the change of use of the outbuildings which were formerly conditioned to be utilised for domestic purposes only, in connection with Ashtree House.
- 1.6 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute practising within the RTPI's Code of Conduct.

2. Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3. Planning History

- 3.1 A search of Ryedale District Council's online planning records has revealed the sites relevant planning history associated with the site.

18/0898/FUL – Reinstatement of former first floor opening to include fitting of door and installation of guard rail to existing external steps on the south west elevation at The Flat, Ashtree House, Nawton – Approve.

11/00564/FUL – Change of use and alteration of outbuildings to form 3 no. two bedroom dwellings, ancillary domestic accommodation and domestic outbuildings with parking spaces and amenity areas to include demolition of cottage to allow widening of vehicular access at Outbuildings at Ashtree House, High Street, Nawton – Approve.

14/01292/73A - Variation of Condition 04 by replacement of drawing Reference 0610103 Amendment B by drawing no. PL/156/03, Variation of Condition 12 by replacement of drawing 0610103 Amendment B by drawing nos PL/156/03 and PL/156/01 and Variation of Condition 13 to list the following approved plan(s): drawing nos. 0610102 Amendment A, PL/156/01, PL/156/02 and PL/156/03 amendment to Ashtree House south elevation at Outbuildings At Ashtree House, High Street, Nawton - Approve

4. The Site

Site context and surroundings

- 4.1 The application site is located on High Street, Nawton village near Helmsley, to the north of the A170 main Helmsley To Scarborough road.
- 4.2 Ashtree House is a large detached property which fronts High Street. Beyond this the road turns east onto Chapel Street and the road splits, north onto Highfield Lane or continues to School Lane. High Street and Chapel Street form a loop road which returns to the A170 i.e. a loop road.
- 4.3 High Street is a publicly maintained highway which gives access to several residential and business premises and Nawton primary school in what is a predominantly residential area.
- 4.4 The application site itself comprises the main house and an adjoining flat together with a terrace of 3 no. two bed dwellings and a number of domestic outbuildings.
- 4.5 The applicant maintains ownership over all the site and dwelling units which are occupied as long term lets.
- 4.6 The demand for lettable units in the locality is high based on a recent marketing exercise carried out by the applicant.
- 4.7 For planning purposes, the site is located within the development limits for Nawton as defined in the Ryedale Local Plan Strategy (2013).
- 4.8 Nawton/Beadlam is classified as a 'Service Village' due in part because of the fact that one of the Districts four secondary schools is located there.
- 4.9 Within 'Service Villages' limited small-scale housing growth is predicted to take place, together with protecting and enhancing local community facilities and supporting the delivery of projects identified within local Parish Plans.

Community Facilities

4.10 Community facilities in Nawton/Beadlam comprise

- St. Hilda’s Church
- Village Hall
- Nursing home
- 2 no. Guest house/B&B
- Indian Restaurant
- Fish and Chip Shop
- Public House
- Primary School
- Secondary School
- Car sales garage
- Calverts Carpets
- Caravan and camping park
- Sport and recreation field

4.11 Arriva North East and East Yorkshire bus services operate a frequent bus service between Pickering and Helmsley on a daily basis and at peak times – see table below. This lessens the reliance and the need to travel by car. In turn it means that future occupiers of the Apartments have the choice to leave their vehicle at home and travel by sustainable means.

Beadlam, opp Nawton Garage	07:40	09:50	14:50	16:15	16:10	17:10	18:10	19:10
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Table 1. Bus service timetable

Local Landscape and Topography

- 4.12 High Street runs in a north/south orientation with some 3 storey properties on the west side in a terrace format. Properties are often double/triple fronted and are traditionally built of coursed stone with pantile roofs, set back from the pavement edge with small front curtilage enclosures.
- 4.13 Railings, low privy hedges and walls are a key feature of the locality together with white painted timber multi-paned windows. Properties on the east side are well screened behind high hedging despite being built up due to land levels. Middle Farm House is set well back with some mature trees to the site frontage.
- 4.14 The topography can be described as changeable on the east and west side of High Street and further to the north where it changes to Chapel Street.
- 4.15 In summary, the application site lies at the top of High Street and relates to a range of outbuildings at the rear of Ashtree House. The site is bordered to the north and west by important open space and a public right of way, to the south by residential gardens and to the east by existing residential properties.

5. Geographic Information

- 5.1 A thorough check of Magic Map has revealed there is no presence within the site edged in red or within close proximity to any known ecological (habitat and/or species), archaeological, landscape classification that would have a bearing on the application.

Biodiversity

- 5.2 With the last use of the buildings being in domestic use/storage and where adjoining uses are residential the potential for bat and bird usage is minimal.
- 5.3 Whilst biodiversity enhancements such as bat/bird boxes can be conditioned as part of an approval it is not considered that an ecological survey is necessary in this instance.

6. Flood Risk

- 6.1 The Governments long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water (including drains) and reservoirs.
- 6.2 A flood risk assessment is not deemed to be necessary in this instance.

7. Heritage Assets

- 7.1 The application site does not fall within a designated area including a conservation area and is not deemed to comprise a designated or undesignated heritage asset. Neither are there any listed buildings near the site.



Fig 1. – Ashtree House and associated buildings

8. The Proposal

- 8.1 The proposal seeks full planning permission to allow the outbuildings to the west of the site to be converted to residential use. The buildings have been underused for some time.

Existing Use

- 8.2 The buildings were formerly used as a builders/joiner's yard and workshop however since the adjoining buildings were converted (2012) they are becoming used less and less and are now virtually redundant. The applicant no longer operates a business from the premises.
- 8.3 Permission is therefore sought for the conversion of the western range of buildings. They run in a north/south orientation to the existing dwellings on the site to the immediate rear of Ashtree House.
- 8.4 The buildings are two storey and would easily be adapted to accommodate 3 no. 2 bed apartments and 1 no. 1 bed apartment over ground and first floors.
- 8.5 On the approach (north east) elevation all the existing openings are to be utilised with the addition of 2 no. windows at first floor level.
- 8.6 The NE elevation will provide access to Apartments 7 (ground floor) and 6 (first floor), No.7 being a one bed ground floor unit and No. 6, a first floor two bed unit.
- 8.7 Units 4 and 5 are accessed through the archway on the south west elevation. Steps are required due to a rise in land levels over this part of the application site.
- 8.8 All of the existing openings are to be utilised together with 1 no. ground and 3 no. new first floor openings.
- 8.9 Apartments 4 and 5 are two bed units.
- 8.10 The buildings are of sound construction and the majority of work is required to take place inside the existing building footprint to install the necessary accommodation. Externally the buildings will virtually remain the same.
- 8.11 The buildings are structurally sound and capable of conversion without any form of rebuilding.

Amenity

- 8.12 Each building is designed with garden and amenity space on the west side of the building together with a designated parking space and bin storage.
- 8.13 A total of seven car parking spaces will serve the development, six spaces to the west of the buildings and one to the east adjoining the existing spaces serving dwellings 1 – 3 already in situ. Overflow parking is available on the site.

Access

- 8.14 The main access will continue to be used and no changes are planned.
- 8.15 The access is already formed and made up to the highway standards. A minimal increase in usage is not considered to be harmful to the site.
- 8.16 New areas of hard surfacing will be made up of a continuation of existing materials within the site with provision to deal with surface water via soakaways.



Fig 2. – Looking west towards the redundant outbuilding. Existing properties to right



Fig 3. – Looking east – rear of the buildings to be converted



Fig 4. – Front of redundant outbuildings



Fig 5. – Rear of Ashtree House and existing outbuilding to be used maintained for domestic storage

9. Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 9.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 9.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise. The determination of planning proposals must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF) (2018)

- 9.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2018 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 9.4 Paragraph 7 of the recently published NPPF states that ‘at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’.
- 9.5 Paragraph 8 of the NPPF states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) an economic objective
 - b) a social objective
 - c) an environmental objective’
- 9.6 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies, or the policies which are most important for determining application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 9.7 Paragraph 68 of the NPPF supports small and medium sizes which it advises can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly.

The Ryedale Plan — Local Plan Strategy (2013)

- 9.8 The Ryedale District Council Local Plan Strategy covers the whole of the administrative area of Ryedale District (excl. the NYM National Park). Ryedale District Council adopted its Core Strategy with modifications in September 2013 and together with the saved policies of the Ryedale Local Plan (2002) and the 2002 proposals maps form the Development Plan in force for the application. The most relevant policies in this instance are:

SP1 – General Location of Development and Settlement Hierarchy

SP2 – Delivery and Distribution of New Housing

SP4 – Type and mix of new housing

SP14 - Biodiversity

SP16 – Design

SP19 – Presumption in Favour of Sustainable Development

SP20 – Generic Development Management Issues

- 9.9 Within the 2002 Local Plan Policy H7 deals with residential developments within settlements and is supportive of sites for single dwellings and small-scale housing schemes including conversions to residential use.
- 9.10 This remains part of the Development Plan and is a material consideration in the determination process.

10. Planning Assessment

- 10.1 The site is located within the development limits for Nawton as defined in the Ryedale Local Plan (2012). In such locations, planning policies are supportive of small-scale housing scheme including conversions to residential uses.
- 10.2 Paragraph 4.1 (Housing) of the Ryedale Local Plan acknowledges that everyone has a right to a decent home. The provision of a choice of new homes to address a range of housing requirements is centre to the stability and sustainability of local communities and the Districts economy.
- 10.3 Ryedale is an attractive place to live and there is a strong demand for additional homes. In this case the applicant is experiencing a high demand for accommodation from local people. This has come about through a recent marketing exercise carried out for one of the other properties. The exercise was carried out with a local letting agency.
- 10.4 Nawton/Beadlam is classed as a 'Service Village' which has a significant number of service facilities making the village a substantially sustainable place to live due in part to these facilities.
- 10.5 It is important that new housing sites are appropriate to the character and scale of existing places in terms of their size. Therefore, the scheme offers up a small development of 4 no. one and two bed apartments adding an appropriate type, mix and choice of accommodation on the site.
- 10.6 As mentioned above, the demand is led by local need and it is the applicants aim to respond to the changing demographics and the market drivers based on non-speculative evidence and the potential to house future occupiers.
- 10.7 The overarching evidence tells us there is a need for smaller households and people in the District/area with a long-term housing need. It is envisaged that the scheme will offer up an opportunity to address a localised shortfall in house types and one which is able to quickly deliver the stock shortfall. It is for this reason that the applicant has discounted larger properties at the site.
- 10.8 Paragraph 4.5 (Housing) of the Ryedale Local Plan advises that by 2020, one in every four people will be over the age of 65 and it is vitally important that older members of the community are able make choices as to how best to meet their housing requirements as personal circumstances change over time. This Plan supports the provision of a range of accommodation by specialist private sector developers and housing organisations which will be specifically designed to support the needs of an ageing population.
- 10.9 It goes on to confirm that the types of need will vary, and provision will need to be made for (amongst other accommodation):
 - Independent living in one or two bedroom units of various types;

- 10.10 The scheme proposed for Carpenters Yard would meet with Point 1 above in not only providing increased choice for older residents but may also, in turn, release family housing as elderly residents are provided with a greater choice of small-scale accommodation which may better meet their requirements.
- 10.11 In addition, the proposed units may assist people to remain in familiar surroundings.
- 10.12 In total there would be four additional units at Carpenters Yard taking the total to 7 converted lettable units. This is achievable without over dominating the site and where the site is capable of the density proposed.
- 10.13 It is considered that the development meets Ryedale Districts Local Plan housing strategies and policies SP1, SP2 and SP4 in respect of the delivery, distribution, type and mix of housing.
- 10.14 SP14 (Biodiversity) is met in respect that the applicant is willing to consider a condition requiring a net gain in biodiversity enhancement in the form of bat/bird boxes as part of a new development scheme.
- 10.15 SP16 (Design) is an integral part of the scheme. The buildings lend themselves to conversion in respect of:
- principle of development
 - orientation of buildings,
 - plot boundaries,
 - spaces between buildings and density, size and scale – particularly so as not to harm existing residential amenity
 - impact on neighbouring amenity
 - access
- 10.16 In summary, the buildings are worthy of conversion to the use proposed without the need for extension or alterations that would be detrimental to their character or the character and form of the site and site setting.

11. Conclusion

- 11.1 In principle, residential use has been permitted at the site and this has operated without cause for concern over the last few years. The buildings in question are currently underused and in giving them a new use the applicant is willing to offer up 4 small units of residential accommodation to meet local demand.
- 11.2 A modest increase in activity and vehicle movement is not considered to be harmful to the site, existing residents or neighbouring residents, the closest being over 25 metres away (east).
- 11.3 The orientation of the properties (north/south) means there is minimal in the way of overlooking of neighbouring gardens/amenity. Existing screening which uses boundary walls, and trees which are well established are characterful of the locality and will be maintained therefore preserving the character of the area.
- 11.4 Planning law requires development should be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The site is located within the Development Limits of 'Service Villages' Nawton and Beadlam which is supportive of conversion of buildings within those limits.
- 11.5 The design of the apartments is influenced by the nature of the site and existing buildings on it. The site is behind the established properties fronting Main Street and is physically attached to the outbuildings more recently converted to 3 no. dwellings. The proposed apartments punctuate the landscape in the same way traditional farm buildings and barns would have done.
- 11.6 In conclusion, the development is consistent with the existing development in that it retains form, character and appearance. In view of the above character assessment and taking account of nearby residential uses the development is deemed to be in accordance with national and local government housing objectives and should therefore be approved without further delay.

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Ends

Cheryl Ward Planning

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