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Plan Drawing Service

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Development Management
Ryedale District Council
Ryedale House
Malton

Dear Sir/Madam

Re: - Proposed Erection of a Detached Building to form Holiday Accommodation at 1 Snape Hill, Nawton, York & following demolition of existing Outbuildings.

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

The applicants reside at 1 Snape Hill, Nawton which is a Detached Dwelling set on a good-sized plot & which provides generous amenity space, especially on the North East side. In addition to this they also own the access road leading in from the A170 & a strip of land which lies adjacent to it. On the strip of land there are a group of Garages & Outbuildings which have been constructed of timber boarding & with steel sheet roofs.

When the applicants purchased the property they renovated the larger of the Garages & demolished a structure adjacent to it to form a Parking Area. The remaining buildings were then basically repaired & tidied up for use as domestic storage.

These storage buildings will however soon become uneconomical to repair any further & due to the piecemeal way in which they were constructed they will not be adequate for modern day requirements. The applicants therefore propose to demolish & clear away these buildings & replace them with a new Building to form Holiday accommodation.

The proposed building will improve the appearance of the site & offer a source of income for the applicants.

The Local Plan acknowledges that Tourism is an integral & valuable part of the Districts economy. It also states that it will seek to encourage sustainable tourism which minimises its environmental impact on the District.

It is proposed that the new building will be clad with Stained Timber Boarding & will be set under a modern Steel Sheet Roofing System & this will partially reflect what is already on the Site. The Site is well screened on the South West side by a mature Hawthorn hedge & this will be retained & kept cut to its present height of approximately 3.0 metres.

The Site is also well screened from the A170 by a copse of mature trees. These again will be retained apart from the removal of about three non-native species to create the Vehicle Parking area. An area of regularly cut grass lies between the site for the Building & the proposed Parking area. This will be enclosed with a wicket fence to form an amenity area for the Unit & from which there are open views to the North East.

The existing access road will adequately serve the unit & the site is barley 40.0 metres away from the A170. Although the access road serves three other properties (2-4 Snape Hill) the location for the unit is such that it does not overlook any of these properties or their amenity areas. A property know as Red Roof lies to the North East but is set on lower ground & is 50 metres away. The visual part of the property is literally the Red Roof.

The A170 gives easy access to the key visitor destinations of Pickering, Helmsley & Thornton-le-Dale by either private vehicle or the local Bus service. There is more or less direct access to the footpath & a bridleway system of the North York Moors & a system of rural roads that are ideal for cyclists. Also, a Public House, Shops & Restaurant & a Sports field within walking distance of the site.

It is therefore considered that the proposal meets with the criteria set out in the relevant Policies of The Ryedale Local Plan & namely SP8 – Tourism, SP16 – Design & SP20 – Generic Development Management Issues.

Yours faithfully

M Punchard