

TITLE OUTLINE PLANNING APPLICATION
PROJECT DEMOLITION OF COMMERCIAL UNITS,
ERECTION OF 8 NO. OPEN MARKET
RESIDENTIAL DWELLING
CLIENT A & D Sturdy

VERSION 1.0 DATE 17.07.20 DRAWING No 171221-01

OVERVIEW

This document accompanies our application for outline planning permission for the change of use of the land from commercial offices, workshops and storage and erection of 8 No. open market dwellings.

The site is currently used as a storage yard, workshops, and offices for local building contractor. The company currently employs 14 full time staff of which 3 are based at the site. It is proposed that new more appropriate premises are sought for the business, and it is hopeful to see the employment numbers rise.

Site Constraints

Conservation Area – Site falls out with.
Development Limits – Site falls within.
Flood Zone – none

Listed buildings – No.
Parish – Rillington.
PROW – None

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SITE LOCATION AND HISTORY

The site is located in the village of Rillington. Rillington is one of Ryedale's largest service villages and sits at the foot of an area of high landscape value – The Yorkshire Wolds. The area surrounding the village is predominately farmland and neighbouring Villages.

The site some 0.29Ha, is located on the south side of Scarborough Road and access is via the entrance, located to the east of Andrew Ketley Motor Services. The site also retains a right of access from St Andrews Court.

Fig.1: Overview of the site for illustrative purposes:



The site's entrance is a shared entrance with the neighbouring commercial garage to the west and the domestic dwelling to the east of the access. This entrance is used by both staff and visitors. The current site owner is a well-established business that is currently looking for premises that is better suited to their current requirements.

The site is in a predominately suburban area of the village and is bordered by housing to the east west and south. The site in its location and is well screened by neighbouring buildings and established vegetation to the south.

IMAGES

Image 1: Entrance from Scarborough Road



Image 2: existing entrance into St Andrews Court



Image 3: Proposed Entrance from St Andrews Court.



Image 4: current offices



Image 5: view north towards the A64



Image 5: entrance to yard showing workshops



DESIGN

The site layout included with this application demonstrates the possibility of creating 8 open market dwellings with ample amenity space and access. The Design would be in keeping with the neighboring and surrounding properties.

The proposal would create:

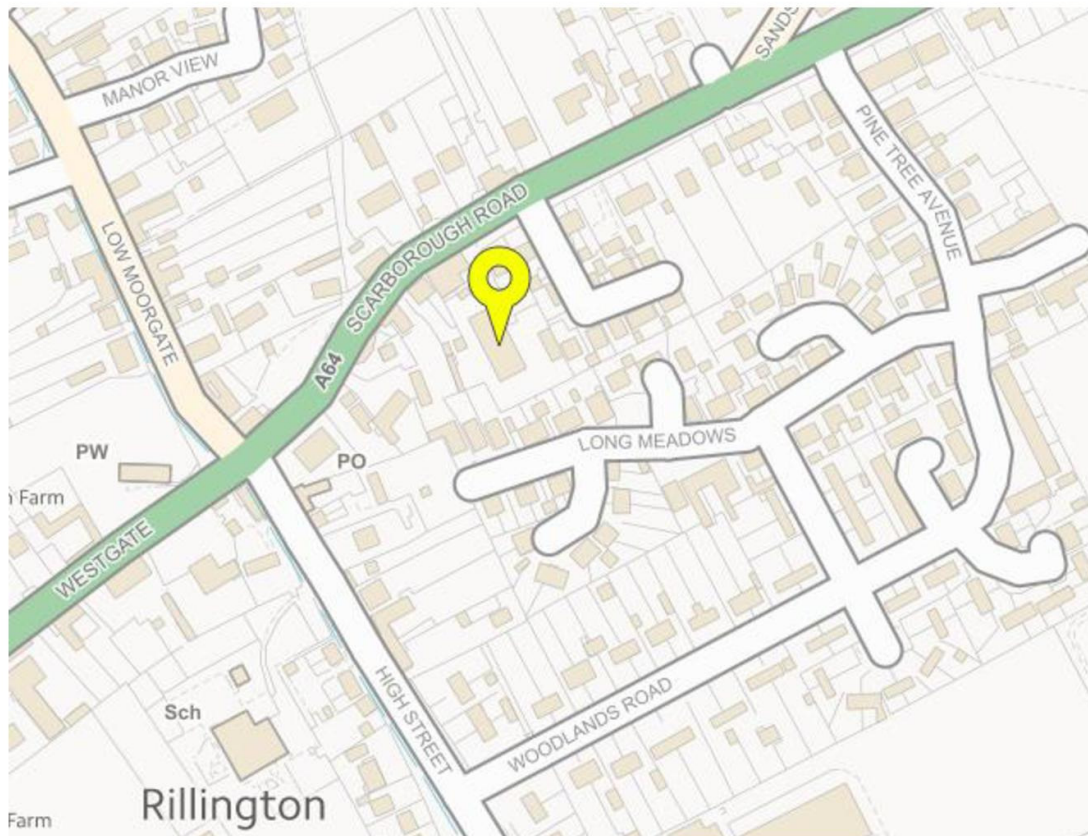
- 2 No. 3 bedroom 2-storey houses
- 2 No. 2 Bedroom 2-storey houses
- 1 No. 3 bedroom bungalow
- 3 No. 3 bedroom 1½ Storey

It is likely the units would be constructed in traditional materials to reflect the local vernacular.

FLOOD RISK

The land is not within a flood zone as per the environment agency guidelines.

Fig.2: flood zone map



PLANNING POLICIES

The Following planning policies are relevant to the application:

- SP2** Delivery & Distribution of new Housing
- SP4** Type and mix of new Housing
- SP16** Design

APPENDIX

The following drawings and documentation are included with the application:

- 171121-01 proposed site layout
- 10020-103_2DT existing site layout
- 171121-LP location plan