



STONE + ASSOCIATES

Our Ref: 4569\_D1\_0.1\_DAS and Covering Letter

Development Management  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire  
YO17 7HH

14 December 2020

Dear Sir/Madam

**RE: OUTLINE PLANNING APPLICATION FOR ERECTION OF DETACHED DWELLING, LAND OFF LOW MOORGATE, RILLINGTON**

Stone + Associates are instructed on behalf of the Ryedale Methodist Circuit to submit an outline planning application in respect of the erection of a detached dwelling and associated parking at land off Low Moorgate, Rillington, Malton. This application follows pre-application advice supplied under reference 20/00805/PREAPP.

**The Site and Background**

The Site comprises a plot of land between no.'s 38 and 42 Low Moorgate.

The western boundary of the site fronts onto the adopted footpath and road (Low Moorgate).

No. 38 Low Moorgate is a detached dwelling with its north elevation offset slightly from the southern boundary of the site, only 1 no. window at ground floor level is present to this elevation and this is thought to be serving a non-habitable room.

No. 42 Low Moorgate is a detached dwelling that has been subsequently extended at the rear. There are a series of windows in the extensions southern elevation overlooking the site, some of which appear to be serving habitable rooms. The extension is set back approximately 7 m from the northern boundary of the site. No. 42 Low Moorgate is grade II listed.

The eastern boundary of the site borders a modern housing estate. There is an area of land at the far east of the site which the Applicant has made us aware has a covenant on it, as such no development is shown in this area.

The Applicant ultimately intends to sell the site with the benefit of Outline Planning Permission. It is requested that all matters are reserved.

It is intended that a Reserved Matters application would be submitted by the purchaser of the site.

### **Design and Access**

The proposal is to erect a 3 bedroom 6 person detached two storey dwelling on the site. A proposed site plan accompanies the application which shows the proposed arrangement.

The dwelling has been offset on the site towards the southern boundary so as to maintain distance away from the habitable windows of no. 42 Low Moorgate, no windows are proposed to the north (gable) elevation of the dwelling.

The dwelling follows the building line of No. 38 Low Moorgate and is similar to the other properties along this stretch of Low Moorgate (either being tight onto the back of the footpath or set back slightly).

Parking for 2 no. cars is accommodated to the side of the dwelling between the north elevation and northern boundary.

A street scene elevation showing no. 38 and no. 42 Low Moorgate has been created and accompanies this application. This also includes an outline of the proposed elevation of the new dwelling. This followed advice from the pre-app response in relation to the impact of the proposals on the listed building (no. 42 Low Moorgate).

The street elevation of the new dwelling is proposed to be double fronted and symmetrical about a central entrance door under a pitched roof with parapets to the verges and double chimney stacks. An open porch is also proposed. Materials are to be traditional including facing brickwork similar to that of the two adjacent properties, clay pantiles, painted timber sliding sash windows, painted timber doors and black rainwater goods. The double fronted appearance would be similar in form and style to both adjacent properties, but with brickwork detailing being subservient to the listed building.

### **Case in Support of the Proposals**

#### Policy SP1 General Location of development and Settlement Hierarchy

Rillington is identified as a Local Service Centre where development in principle is acceptable.

#### Policy SP2 Delivery and Distribution of New Housing

It is considered that this site would be classed as an infill residential development within a Service Village; being a small, open site in an otherwise continually built up frontage.

#### Policy SP4 Type and Mix of New Housing

The dwelling is shown adequately accommodated on the site with appropriate and sufficient private, individual amenity space.

#### Policy SP12 Heritage

It is considered that the new dwelling, as demonstrated on the street scene elevation and the description in design and access above, will conserve the listed building (no. 42 Low Moorgate) and its setting and not detract from it.

#### Policy SP16 Design

It is considered that the development will create a high quality durable place, well integrated with its surroundings. The proposed external materials and building form are traditional and respect their locality and distinctiveness. The site is located within easy walking distance of the centre of Rillington with transport links. Good private amenity space has been accommodated behind the

dwelling to promote well-being.

#### Policy SP19 Presumption in Favour of Sustainable Development

Although this application is for Outline Planning Permission only it is envisaged that the dwelling will be constructed to good insulation standards, meeting or exceeding the Building Regulations, along with a high level of airtightness. A robust well designed whole house ventilation system will ensure good air quality within the dwelling. With no natural gas in Rillington, and the general move away from heating and hot water systems using fossil fuels, it is expected that an air source heat pump system would be incorporated.

#### **Pre-application Advice**

The pre-application enquiry made showed 2no. semi-detached dwellings on the site with parking in front of the dwellings. The response received was generally supportive of the development however suggested that the building line be brought forward on the site and parking be re-sited to the side / rear so as to respect the siting and street scene of other buildings along Low Moorgate.

This has been explored and parking to the side or rear cannot be accommodated without an unacceptable reduction in private amenity space. The application is therefore for 1 no. detached dwelling.

Archaeology and the site was mentioned. As the application is for Outline Permission it is requested that any requirements for a Written Scheme of Investigation or such be conditioned on an approval; this would be dealt with by the subsequent Reserved Matters application.

Highways were informally consulted and had no objections in principle. Dwelling numbers have reduced from the pre-app, 2 no. vehicle spaces have been accommodated. Dropped kerbs will be necessary but it is requested that any details of this be conditioned on an approval; this would be dealt with by the subsequent Reserved Matters application.

Amenity of neighbours was highlighted on the pre-app response. It is envisaged that no windows would be located on the north elevation gable, as these would face other habitable room windows on the extension of No. 42 (subject of Reserved Matters application). The proposed dwelling has been brought forward on the site which would help to reduce impact on the ground floor side window to no. 38, although this window appears to serve a non-habitable room.

### **Summary**

In view of the generally positive pre-application response received, we trust the proposal will be considered favourably.

In support of this outline planning application, the following documents are enclosed:

- Completed Application Form
- Drawing: 4569\_EX10\_01\_A\_A4\_Location Plan
- Drawing: 4569\_EX10\_02\_A\_A3\_Existing Site Plan
- Drawing: 4569\_PL10\_01\_A3\_Proposed Block Plan
- Drawing: 4569\_PL50\_01\_A1\_Proposed Site Plan and Street Elevation

The area of the site is 0.05 ha (including covenant area), therefore the fee for the application is £462; this will be paid by the applicant direct.

Yours faithfully

Matth w Peake MCIAT

For and on behalf of  
Stone + Associates  
Encs