

PLANNING STATEMENT

PROPOSED NEW DETACHED MANAGERS ACCOMMODATION AT

**THE BAY HORSE, MAIN STREET,
TERRINGTON, YO60 6PP**

INTRODUCTION

The Bay Horse public house has been neglected and empty for many years now and our clients wish to bring this community asset back to life.

Previous planning and listed building applications have been granted for alterations to the existing public house and a new detached managers accommodation building to the car park, application numbers 17/01043/LBC and 17/01327/FUL.

The overall development consist of a complete refurbishment of the ground floor bar area and creation of four en suite letting bedrooms at first floor level. This necessitates the requirement for a new managers accommodation building to the rear car park area.

The previous approval was for a detached building to replace an existing outbuilding creating a one bedroom accommodation with bathroom and living / kitchen.

The new application seeks to obtain consent for a two bedroom accommodation to allow the option of family use for the appointed manager.

THE SITE

The Bay Horse Inn in a Grade II listed building, dating from the late C18 with C19 and C20 additions.

An existing out building at the back of the car park has been demolished following consent of the previous planning and listed building applications. This out building is shown on the accompanying application drawing number 256-02-01A.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295594

Date first listed: 15-Jul-1985

Statutory Address: THE BAY HORSE, MAIN STREET

GV II Two houses of one build, now a public house. Late C18 with C19 and C20 alterations, Hammer dressed limestone and sandstone, C20 pantile roof. 2 storeys, 4 first floor windows. To left: steps to 4-panel door beneath wooden lintel with canted bay window and 3-light Yorkshire sash with shutters and keyed lintel to left and blocked window to right. To right: steps to 4-fielded-panel door with divided overlight flanked by sashes with glazing bars, with shutters and keyed wedge lintels. First

floor: two 3-light Yorkshire sashes and one blocked window all beneath keyed lintels to left. 2 sashes with glazing bars beneath keyed wedge lintels to right. Gable coping, shaped kneelers, end and ridge stacks.

PROPOSED WORKS

The new managers accommodation will be provided within the parking area of the property to replace a recently demolished outbuilding.

A modest single storey structure to form a two bedroom unit designed to complement its surrounding area and echo the scale and form of other dwellings with openings and aspects designed to protect the amenity of neighbours and occupants alike.

The building will be a single storey stone wall and tiled pitched roof building covering 10.8m in length and 6.4m in width to match the previous outbuilding foot print.

The height of the building is limited to 2.5m to eaves level with a low pitched roof of 30 degrees to keep the ridge line to a minimum.

Details of the proposed new building are on the accompanying drawing number 256-02-02A with its location confirmed on the proposed site layout drawing number 256-02-03B.

The new proposal is a slight variation of the previously approved building to create an additional bedroom.

JUSTIFICATION

The previous applications gave consent for the managers accommodation being slightly smaller in width and a one bedroom unit.

The granting of the application allowed the building to be constructed on the same line as the existing outbuilding which has now been demolished as part of the application approvals.

On reflection our clients have considered that the managers accommodation would need to allow for a manager and possible family and a one bedroom unit would limit the single or couple applicants only and would not appeal to managers with children.

The approval of this application and a two bedroom unit would allow the owners to consider all applicants for the managerial position for which the accommodation would appeal.

The positioning of the new building would be in line with that of the previous outbuilding this retaining the vehicle access width that existed before.

The car park would have 6no parking spaces and one disabled space to match what existed before with new landscaping strips to the east and west boundaries which were part of a condition of the previous approval.

CONCLUSION

This is a positive and sensitive approach to a site with all works proposed a minor alteration to a previous approval with key assets retained and not affected.

The proposed changes fully respect these features and will cause no harm to the building's architectural or historic character.

In order for this vital community asset in Terrington to remain and to be able to support itself, modern intervention is required to meet the up to date standards, in

this instance the increased covers and en suite bedroom accommodation maximizes the use of the original public house with on site managers building a detached unit to the rear of the car park a new building to replace what existed and provide a suitable dwelling for a manager and their family.

Once a village pub has gone it is difficult to bring them back, and this is already the case in neighbouring villages who have now lost their focal point and community asset.

We therefore respectfully request that this application be supported.