



Planning Service
Yorkshire Dales National Park Authority
Yoredale
Bainbridge, Leyburn
North Yorkshire DL8 3EL

YORKSHIRE DALES
National Park Authority

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

C/02/37 G

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="W Mason & Sons, Low Hall Farm"/>		
Street address:	<input type="text" value="Appletreewick"/>		
Town/City:	<input type="text" value="Skipton"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="BD23 6DD"/>		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	<input type="text" value="404906"/>		
Northing:	<input type="text" value="460190"/>		

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

Yorkshire Stone Slate

Description of *proposed* materials and finishes:

Light grey single ply membrane (house) and timber (garage)

Windows - description:

Description of *existing* materials and finishes:

White Timber

Description of *proposed* materials and finishes:

White Timber to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

L208 and 209

RECEIVED BY:-
Yorkshire Dales National Park Authority
21 SEP 2012

***Low Hall Farm
Masons Campsite
Design and Access Statement***

Prepared by

Taylor Design
30 Manchester Road
Wilmslow
Cheshire
SK9 1BG

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Site Analysis

The application relates to the detached property set within the low hall farm/masons campsite. The site is located on the banks of the river Wharf and ¼ of a mile west of the village of Appletreewick. The site is accessed from Hazler Lane between Appletreewick and Harlington. The site also sits within the boundary of the Yorkshire Dales National Park.

The current site already has the established use of a camp site along with a 2 storey stone building which houses 2no. apartments. Originally the building was 1 single dwelling. A single storey extension is connected to this building which houses a communal wc/shower block for the campsite.

The ground floor apartment is currently occupied by the applicant and his wife whilst the upper floor apartment is rented by the applicant as a short stay holiday let.

The applicant bought the site and business in 2008 with the intention of making a long term commitment to the business and the local area. Whilst the apartment was ok in the short term, the applicant is now looking to start a family. The current use of the split apartments does not suit family life, hence the applicant has instructed Taylor Design Architects to act on their behalf to provide a solution of combining the 2no. apartments to create 1 family home that can support a growing family.

Images below show the existing apartments



Design Principles

The dwelling is currently visible from Hazler Lane leading from Appletreewick and the adjacent valley. With this in mind the design solution will be sympathetic to the existing dwelling, utilising local materials to match the existing stone facade and stone tiled roof. The applicant is also conscious to achieve an energy efficient solution for the design.

The applicant has already undertaken improvement works to the existing communal wc/shower block (under a separate planning permission) where local materials and contractors were used to provide a sympathetic solution for the works. The applicant intends to adopt the same principles for any new development.

Design Solutions

The current apartments are identical in plan. Each apartment has 2no. bedrooms, a separate living/dining space and a small kitchen area with a single bathroom. The design solution is to reduce the impact on the existing dwelling by retaining internal walls and external windows where possible. On the ground floor, a small single storey extension of 26sqm is proposed to allow for an open plan flexible living/dining space along with the addition of a home office. The new extension incorporates a flat roof with stone parapet and orangery style roof light. This has been designed with a flat roof to reduce the impact on the elevation, as a pitched stone tiled roof would extend higher than the existing cill level of the first floor windows resulting in reduction in there openings. The height/scale of the extension is inkeeping with the existing building and does not dominate the rear facade. New stone lintels have been incorporated above all new windows/doors which line through with the windows of the existing building.

On the first floor the existing accommodation will be split into 3 bedrooms and bathroom with the addition of an ensuite from the master bedroom. All existing windows at first floor are to be retained.

Externally to the west elevation are numerous temporary timber structures, which are used as external storage for the camp site business. The applicant wishes to improve this area by replacing the current timber structures with one single timber double garage to house both a vehicle and to act as a storage area. The footprint of the garage replicates the accumulated footprint of the numerous structures constructed at present. The garage will be constructed fully from locally sourced timber. The facade will comprise of horizontal ship lap boards as seen in the image below.



The applicant is also very keen to improve the energy efficiency of the building. This would involve providing additional insulation to the existing external walls/roofs. The new extension will be insulated above the requirement set by building control. The large bi fold doors and roof light to the new extension will provide a large amount of natural light to the dwelling and with the triple glazed units, this will provide excellent thermal efficiency. The extension and existing ground floor will utilise underfloor heating to provide an efficient heating source.

Conclusion

We believe the proposals submitted provides a well balanced environmentally sound design solution to provide the needs of a growing family who wish to remain in the local area both to live and run a successful business. The home office space created in the proposals also provides an example of sustainable development.

The creation of a single dwelling returns the building back to its original state before the building was split into 2 apartments.

The new extension or garage does not dominate the existing building and does not result in the loss of amenity for neighboring properties.