

Please read the notes before completing this form and answer all questions (block capitals)

RECEIVED BY:-
 Yorkshire Dales National Park Authority
 5 FEB 2007

Yoredale
 Bainbridge
 Leyburn
 North Yorkshire
 DL8 3EL
 Tel: 0870 1 666333
 Fax: 01969 652399
 E-mail: planning@yorkshiredales.org.uk

Planning Ref No (for office use): C/33/257 B							
1. Applicant Name MR P.E. AND MRS S.C. BODE Address [REDACTED] [REDACTED] [REDACTED] Tel No E-mail	Agent (if any) to whom correspondence will be sent Name MR. A.B. HOWCROFT Address [REDACTED] [REDACTED] [REDACTED] Tel No E-mail						
2. a) Full address or location of the site to which this application relates and site area, if over 0.1 hectare, indicate the boundary of the site in RED on the plans submitted, which should be based on an up to date Ordnance Survey map 19 STATION ROAD GRASSINGTON RD23 5LS Site Area if over 0.1 hectare							
b) Does the applicant own or control any surrounding land, indicate its boundary in BLUE on the plans submitted in respect of 2 a) <table style="float: right; border: none;"> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: left;">No</td> </tr> <tr> <td style="text-align: right;"><input checked="" type="checkbox"/></td> <td style="text-align: left;"><input type="checkbox"/></td> </tr> </table>		Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Yes	No						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. State applicant's interest in the site, eg owner, tenant, prospective purchaser etc OWNERS.							
4. Please tick to confirm that the application is for full planning permission <input checked="" type="checkbox"/>							
5. Full description of proposed development, including the purpose(s) for which the land and/or buildings are to be used PROPOSED DETACHED DWELLINGS AND GARAGE IN THE GROUNDS OF 19 STATION ROAD GRASSINGTON.							
6. Tick if the proposal involves: <table style="width: 100%; border: none;"> <tr> <td>a) erection of new building(s) <input checked="" type="checkbox"/></td> <td>d) demolition <input type="checkbox"/></td> </tr> <tr> <td>b) alteration of existing building(s) <input type="checkbox"/></td> <td>e) change of use <input type="checkbox"/></td> </tr> <tr> <td>c) extension of existing building <input type="checkbox"/></td> <td></td> </tr> </table>		a) erection of new building(s) <input checked="" type="checkbox"/>	d) demolition <input type="checkbox"/>	b) alteration of existing building(s) <input type="checkbox"/>	e) change of use <input type="checkbox"/>	c) extension of existing building <input type="checkbox"/>	
a) erection of new building(s) <input checked="" type="checkbox"/>	d) demolition <input type="checkbox"/>						
b) alteration of existing building(s) <input type="checkbox"/>	e) change of use <input type="checkbox"/>						
c) extension of existing building <input type="checkbox"/>							
7. If residential development, state number and type of dwelling units proposed, (if known) ie houses, bungalows, flats and also the number of bedrooms each dwelling will have (if known) ONE THREE BEDROOM HOUSE							
8. State the type, colour and texture of materials to be used externally in the construction of the walls and roof Walls NATURAL LOCAL SANDSTONE Roof GREYS NATURAL WEATHERED STONE SLATES.							

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9. New or Existing

a) How will surface water be disposed of? *To EXISTING MAINS DRAIN* is this: New Existing

b) How will foul sewage be dealt with? *To EXISTING MAINS DRAIN* is this: New Existing

c) How will water be supplied? *NEW MAINS SUPPLY* is this: New Existing

10. Does the proposal involve:

	Yes	No
a) construction of a new vehicular access to a highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) alteration of an existing vehicular access to a highway?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c) car parking spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

indicate number of car parking spaces: *NONE* (existing) *3* (additional) *3* (total)

If the means of access and/or car parking is to be considered indicate the position of the new access on the submitted plans

11. Tick if the proposal involves:

	Yes	No
a) felling trees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) planting trees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) removal of hedging?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any "yes" boxes ticked, indicate positions on the plan

12.

a) Present use of buildings/land *GARDEN TO DWELLING HOUSE*

b) If presently a building plot or vacant:

i. what was the last use (if known)?

ii. when was the last use discontinued (if known)?

13. Tick if the application is for industrial, office, warehousing, storage or shopping purposes (if ticked complete part 2 of this form on page 4)

<p>14. I have calculated the required fee as follows:</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Type of Development</th> <th style="text-align: left;">Fee</th> </tr> </thead> <tbody> <tr> <td>Extensions or alteration to a dwelling</td> <td>.....</td> </tr> <tr> <td>Residential development (Full)</td> <td><i>£265.00</i></td> </tr> <tr> <td>Erection of other buildings (Full)</td> <td>.....</td> </tr> <tr> <td>Engineering or other operation</td> <td>.....</td> </tr> <tr> <td>Other applications</td> <td>.....</td> </tr> </tbody> </table>	Type of Development	Fee	Extensions or alteration to a dwelling	Residential development (Full)	<i>£265.00</i>	Erection of other buildings (Full)	Engineering or other operation	Other applications	<p>15.</p> <p>I enclose herewith the sum of £ <i>265.00</i> as payment of the fee for the determination of the accompanying application (cheques to be made payable to Yorkshire Dales National Park Authority)</p>
Type of Development	Fee												
Extensions or alteration to a dwelling												
Residential development (Full)	<i>£265.00</i>												
Erection of other buildings (Full)												
Engineering or other operation												
Other applications												

I CONFIRM THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE


SIGNED  DATE *29/JANUARY/2007*

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
 Certificates under Article 7

Under Article 7 of the Order, an appropriate ownership certificate must accompany this application. This is necessary to confirm that anyone who has a material interest in the property has been notified of the application. It is an offence to knowingly provide false information.

PLEASE COMPLETE AND SIGN THE DECLARATION

DECLARATION – PLEASE TICK ONE BOX AND SIGN WHERE APPROPRIATE

None of the land which the application relates forms part of an agricultural tenancy.
 Signed  Date 29/JANUARY/2007

The requisite notice has been given to every person, who 21 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:
 Signed Date

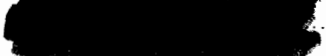
Name(s) of Tenant(s)	Address	Date of Service of Notice
.....
.....
.....

PLEASE COMPLETE AND SIGN ONE RELEVANT CERTIFICATE A, B, C OR D

CERTIFICATE A (If you are a **freehold owner** of all the land to which the application relates).

I hereby certify that:

- No person other than the applicant was an owner [note (1) below] of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

Signed  Date 29/JANUARY/2007

On behalf of MR. P. G. AND MRS. S. C. BOBE
 (insert applicant's name if signed by agent).

CERTIFICATE B (If you **do not own all** of the land to which the application relates).

I hereby certify that:

- The requisite notice has been given to all persons who, 21 days before the date of this application, were owners [note (1) below] of any part of the land to which the application relates.

Name of Owner	Address	Date of Service of Notice
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.....

Signed Date

On behalf of

CERTIFICATE C: If you cannot complete Certificate B because you cannot trace all the owners of the land to which the application relates.

CERTIFICATE D: If you cannot complete Certificate B because you cannot trace **any** of the owners of the land to which the application relates.

NB: Certificates C and D obtainable from the National Park Authority on request.

NOTE (1): "owner" means a person having a freehold or a leasehold interest, the unexpired term of which is not less than 7 years.

RECEIVED BY:-
Yorkshire Dales National Park Authority
5 FEB 2007

YORKSHIRE DALES NATIONAL PARK AUTHORITY

DESIGN AND ACCESS STATEMENT TO ACCOMPANY APPLICATIONS FOR PLANNING PERMISSION AND LISTED BUILDING CONSENT

INTRODUCTION

Please see separate "Design and Access Statement Guidance Note".

The design and access statement should cover both the design principles and concepts that have been applied to the proposed development, and how issues relating to access have been dealt with.

It should explain the design principles and aspects and concepts that have been applied to particular aspects of the proposal (the amount, scale, landscaping and appearance of the development, and access to it).

This form has been designed to assist in meeting the full requirements of Government advice contained in DCLG circular 01/2006 on design and access statements for all developments in England. Some of its contents are not relevant to every application, particularly those for householder, agricultural developments and other developments not intended to be accessible to the public. It may be supplemented with additional information, or the applicant may provide the information in another format, provided that all aspects of the development as set out below are covered where they are relevant. If the form is used and space is insufficient please continue on separate sheets.

In completing the statement particular regard should be paid to the policies of the Yorkshire Dales Local Plan and the guidance set out in the Yorkshire Dales Design Guide.

If you have any difficulty in deciding how much detail is needed for a particular application, please do not hesitate to contact the Yorkshire Dales National Park area planning officer for your area, who will be pleased to offer advice.

1. APPRAISING THE CONTEXT

Not relevant for applications for listed building consent where not accompanied by an application for planning permission.

- (i) Summarise your assessment of the site's immediate and wider context in terms of physical, social and economic characteristics, and relevant planning policies.
HI NEW BUILD HOUSING IN THE KEY SERVICE CENTRES.
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- (ii) Summarise the extent of involvement of both community members and professionals which has been undertaken or planned. Indicate how the findings of any consultation have been taken into account and how this has affected the proposal.
CONSULTATION WITH SENIOR OFFICER SIMON CHAPMAN ON SITE RECEIVED FAVORABLE CONSIDERATION TOGETHER WITH FRANK CROSLY ACCESS APPROVAL BROUGHT ABOUT THIS APPLICATION.

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- (iii) Identify opportunities and constraints in the formulation of design and access principles for the development which have come to light through the evaluation of the information collected on the site's immediate and wider context.

N.A.

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- (iv) Show how the assessment, involvement and evaluation information collected has influenced (or will influence, in the case of outline applications) the detailed design of the development, rather than used retrospectively to justify a pre-determined design.

THE DESIGN OF THE NEW DWELLING HAS REFLECTED THE SITE CONTOURS, THE POSITION OF BRIDGE HOUSE AND BRIDGE END TERRACE

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- (v) Explain how the understanding of the context has been considered in relation to the proposed use(s) of the development. Explain what those uses are, their distributions across the sites, the appropriateness of the accessibility to and between them, and their inter-relationship to uses surrounding the sites

N.A.

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- (vi) Explain how understanding of the context has been considered in relation to the physical characteristics of the proposal, that is the amount, layout, scale, landscaping and appearance of the site (this may be expanded upon in responses in sections 2, 3, 4, 5 and 6 below)

THE STEPS AND SETBACKS IN THE DESIGN HAVE BEEN INTRODUCED TO CAUSE A MINIMUM IMPACT OF THE ADJACENT PROPERTIES.

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2. AMOUNT OF DEVELOPMENT

Not relevant to applications for listed building consent when not accompanied by an application for planning permission

The amount of development is how much is proposed. This cannot be reserved in an outline application.

- (i) If the development includes the creation of residential units, state the number of units

..... *ONE*

- (ii) For all other developments state the proposed floor space for each proposed use;

use floor space

use floor space

use floor space

- (iii) Explain and justify the amount of development proposed for each use, how this will be distributed across the site, how the proposal relates to the site's surroundings and what consideration is being given to ensure that accessibility for users to and between parts of the development is maximised. Where the application specifies a range of floor space for a particular use, the reasons for this should be explained.

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3. LAYOUT

The layout is the way in which buildings, routes and open spaces, both private and public are placed and orientated in relation to each other and buildings and spaces surrounding the development. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission, and its layout is reserved, provide information on the approximate location of the buildings, routes and open spaces proposed, and explain and justify the principles behind the choice of development zones and blocks or building plots proposed, and explain how these principles, including the need for appropriate access, will inform the detailed layout. The use of illustrative diagrams is encouraged.

..... *N.R.*

- (ii) If the application is for full planning permission, or outline planning permission where layout has not been reserved, or for "reserved matters", explain and justify the proposed layout in terms of the relationship between buildings and public and private spaces within and around the site, and how these relationships will create safe, vibrant and successful places. An indication should also be given of factors important to accessibility of the site for users, such as travel distances and gradients, and the orientation of blocks and units in relation to any site topography to afford optimum accessibility.

..... *N.R.*

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- (iii) For all applications for planning permission, demonstrate how crime prevention measures have been considered in the design of the proposal, and how the design reflects the attributes of safe, sustainable places set out in “*Safer Places – The Planning System and Crime Prevention* (ODPM/Home Office, 2003)”

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.....*N.A.*.....
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- (iv) For applications for listed building consent explain how the layout has taken account of paragraph 3.5 of *PPG 15 (Planning and the Historic Environment)* and in particular:

- (a) the historic and special architectural importance of the building
- (b) the particular physical features of the building that justify its designation as a listed building
- (c) the building’s setting

.....*N.A.*.....
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4. SCALE

The scale of a development is the height, width and length of the building or buildings in relation to its surroundings. It can be reserved at the outline stage

- (i) If the application is for outline planning permission, and if scale is reserved, indicate parameters for the upper and lower limits of the height, width and length of each building proposed, to establish a three dimensional building envelope within which the detailed design of the building will be constructed. Explain and justify the principles behind these parameters and explain how these will inform the final scale of the building.

.....*N.A.*.....
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- (ii) If the application is for full planning permission, or for outline planning permission where scale has not been reserved, or for “reserved matters”, explain and justify the scale of buildings proposed, including why particular heights have been settled upon, and how these relate to the site’s surroundings and the relevant skyline.

Explain and justify the size of building parts, particularly entrances and facades with regard to how they will relate to human scale

N.A.

(iii) For applications for listed building consent explain how the scale has taken account of paragraph 3.5 of *PPG 15* (Planning and the Historic Environment) and in particular:

- (a) the historic and special architectural importance of the building
- (b) the particular physical features of the building that justify its designation as a listed building
- (c) the building's setting

N.A.

5. LANDSCAPING

Not relevant to applications for listed building consent not accompanied by an application for planning permission.

Landscaping is the treatment of private and public spaces to enhance or protect the amenities of the site and area in which it is situated through hard and soft landscaping measures. It can be reserved at the outline stage.

(i) If the application is for outline planning permission and landscaping is reserved, explain and justify the principle that will inform any future landscaping scheme for the site.

(ii) If the application is for full planning permission, or for outline planning permission where landscaping has not been reserved, or for "reserved matters", explain and justify the proposed landscaping scheme, explain the purpose of landscaping private and public spaces and its relationship to the surrounding area. Provide drawings as appropriate, a schedule of planting and protection measures, and proposed hard landscaping materials to be used. Explain how the landscaping will be maintained.

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6. APPEARANCE

Appearance is the aspect of a place or building that determines the visual impression it makes, including the external build form of the development, its architecture, materials, decoration, lighting colour and texture. It can be reserved at the outline stage.

- (i) If the application is for outline planning permission and appearance is reserved, explain and justify the principles behind the intended appearance, and explain how these will inform the final design of the development.

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- (ii) If the application is for full planning permission, or for outline planning permission where appearance has not been reserved, or for “reserved matters”, explain and justify the appearance character of the development’s surroundings. Explain how the decisions taken about appearance have considered accessibility. Explain the choice of particular materials and textures. Explain the choice of location and level of external lighting

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- (iii) For applications for listed building consent explain how the appearance has taken account of paragraph 3.5 of *PPG 15 (Planning and the Historic Environment)* and in particular:

- (a) the historic and special architectural importance of the building
- (b) the particular physical features of the building that justify its designation as a listed building
- (c) the building’s setting

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7. ACCESS

The access component of the statement relates only to “access to the development” and need not extend to internal aspects of the individual buildings. It should show how access

arrangements will ensure that all users will have equal and convenient access to buildings and spaces and the public transport network. It should address the need for flexibility of the development and how it may adapt to changing needs. It can be reserved at the outline stage.

- (i) For applications for outline planning permission where access has been reserved, indicate the location of points of access to the site. Explain the principles which will be used to inform the access arrangement at all scales from neighbourhood movement patterns, to the treatment of all individual access points to the building.

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- (ii) Applications for full planning permission, or for outline permission where access has not been reserved, or for "reserved matters", explain the policy adopted in relation to access and how relevant policies in the local development documents have been taken into account. Provide information on any consultations undertaken in relation to issues of access and how the outcome of this consultation has informed the development proposals. Explain how access for emergency services has been catered for.

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- (iii) For applications for listed building consent, explain how the access proposals have taken account of paragraph 3.5 of *PPG 15 (Planning and the Historic Environment)* and in particular:

- (a) the historic and special architectural importance of the building
- (b) the particular physical features of the building that justify its designation as a listed building
- (c) the building's setting

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8. SPECIAL HISTORIC AND ARCHITECTURAL IMPORTANCE OF LISTED BUILDINGS

- (i) For applications for listed building consent explain and justify the approach to ensuring that the listed building preserves or enhances its special historic or architectural importance. Where there is potentially an aspect of the design that will impact on this, explain why it is necessary, and what measures within the approach to design have been taken to minimise its impact.

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- (ii) Show how the approach to access has balanced the duties imposed by the Disability Discrimination Act where the proposal is subject to those and the particular historical and architectural significance of the building. Detail any specific issues that arise, particularly with regard to the fact that the building is listed, and the range of options considered. Where inclusive design has not been provided, give an explanation as to why. For applications to alter a listed building where the fabric of the structure restricts the ability to meet minimum levels of accessibility, provide details as well as the solutions that will be put in place to minimise the impact on disabled people and ensure that any services provided within the building are made available in other ways.

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Signed Agent/~~applicant~~ (please specify)

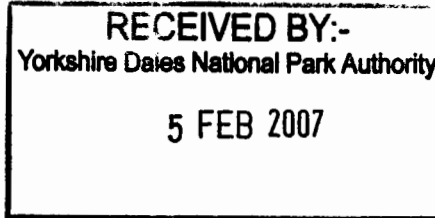
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Date 29 / JANUARY / 2007

ANDREW HOWCROFT

**BUILDING & PLANNING
SOLUTIONS**

[REDACTED]
[REDACTED]
[REDACTED]
Phone: [REDACTED]
[REDACTED]



For: Mr G.P & Mrs S.C. Bode

January 2007

**Proposed new detached dwelling in the grounds
19 Station Road Grassington**

DESIGN STATEMENT

Site Analysis

The application site is a portion of the grounds 'garden' of Bridge House 19 Station Road Grassington.

19 Station Road is a detached house with a dental surgery constructed in more recent years.

The proposed dwelling is sited in the south west corner of the site. There is no vehicular access to the development site at the present time.

Design Principles

The main criterion for the proposal is to reflect the character and proportions of a dwelling to be in character with existing houses on Station Road.

Design Solutions

The design solutions is a result of site analysis and design principles.

The proposed house and garage has a floor area of one hundred and fifty two square metres and has been designed with set - backs and changes in floor levels to reflect the site boundaries and levels.

The roof will be in reconstituted stone slates 'natural weathered greys artstone' which closely reflects those of natural yorkshire stone slates.

The external walling will be in natural local random sandstone brought to courses with large quoin stones introduced at the corners.

Sawn gritstone lintels, sills, jambs and mullions will form window and door openings. Windows and doors will be in natural timber finished with a dark stain. The windows will have 100mm external reveals.

Rainwater goods will be in black aluminium with gutters supported on gutter brackets. No timber will be used to form eaves.

It is considered that the materials chosen reflect those which would be expected in this locality of Grassington.

Access Statement

A new access will be formed onto Station Road which offers satisfactory sight lines.

The new drive and parking spaces will have a tarmacadam finish and appropriate drainage will be provided.

Parking for two cars will be provided off the drive adjacent to the highway with garage and turning facilities at the new dwelling.
Level access will be provided to the porch and dwelling to facilitate wheelchair users.
Access will be satisfactory for the use of the emergency services.