

## **DESIGN AND ACCESS STATEMENT**

### **FULL PLANNING APPLICATION FOR PROPOSED SINGLE STOREY 2 BEDROOMED DWELLING ON LAND AT WESTFIELD HOUSE, 1 FIRTHLAND ROAD, PICKERING FOR MR & MRS GILBANK**

The site is currently within the curtilage of Westfield House and historically would likely have been used as a vegetable garden. More recently the site has been used as general utility space and parking. The site is within the town development limits and adjacent to, but excluded from, the conservation area.

The proposed dwelling will have a footprint area of 86.5m<sup>2</sup>, an eaves height of 2.4m and due to its narrow span and low slated roof, a ridge height of just 4.4m. The siting has been chosen to maximise the south facing garden area whilst retaining privacy for Westfield House and the substantial garden area to be retained with Westfield House. The long, low main body of the dwelling and arrangement of openings will replicate the form of traditional outbuildings whilst the projecting glazed gable is intended to be representative of a greenhouse type structure, all of which is appropriate for this site and will allow the new building to sit in context with the existing dwelling whilst remaining subservient in scale and massing. It is proposed to construct the dwelling in natural stone with a natural slate roof. Doors and window frames will be of timber construction.

Vehicular and pedestrian access to the site will be via the existing no through road to the east of the property and it is proposed to create a new parking area for Westfield House by removing a 6m section of east boundary walling, forming a hard surfaced area and constructing a new 1800 high wall to separate the new parking area from the existing garden. The access to the site and into the property will comply with Part M of the building regulations covering access and facilities for disabled and semi ambulant persons.

Existing site boundaries of hedges, fences and walls will remain as existing.

Pre-application officer advice revealed that the following policies are most relevant to this development.

#### **National Planning Policy Framework NPPF (2012)-**

- Section 6 – Delivering a Wide Choice of High Quality Homes
- Section 7 – Requiring Good Design
- Section 11 – Conserving and Enhancing the Natural Environment
- Section 12 - Conserving and Enhancing the Historic Environment

#### **Ryedale Plan – Local Plan Strategy**

- SP1 – General Location of Development and Settlement Hierarchy
- SP2 – Delivery and Distribution of New Housing
- SP3 – Affordable Housing
- SP11 - Community Facilities and Services (Public Open Space)
- SP12 - Heritage
- SP16 - Design
- SP19 – Presumption in Favour of Sustainable Development
- SP20 – Generic Development Management Issues

We consider that the proposed dwelling is of good design and will provide a quality home in a conveniently sited town location and its size, scale and appearance will enhance the historic and natural environment.

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30 MAR 2015  
DEVELOPMENT  
MANAGEMENT