

RYEDALE DM

28 MAY 2015

**DEVELOPMENT
MANAGEMENT**

DESIGN AND ACCESS STATEMENT

PROPOSED EXTENSION AT ORCHARD HOUSE, MIDDLETON, PICKERING

The site lies to the south of the A170 in Middleton and is within the village's development limits. It is also within the Conservation Area.

We are proposing a single storey lean to extension to the rear of the existing dwelling. It will be constructed using natural stone with a red clay pantile covered roof. The overall footprint area of the new building will be 17.3m² with an eaves height of 2.5m and a roof height of 3.2m and is of simple design according with the existing dwelling and surrounding conservation area.

Heritage assets for this site are identified as the existing Conservation Area. The conservation area includes a variety of domestic properties of all ages including the late 20th and early 21st centuries some of which are listed buildings. Orchard House is not listed. The proposed extension is a modest structure and is of similar type and scale to existing surrounding buildings and will not have any significant impact on this site or the locality. There would be no detriment to the heritage asset of the conservation area or the setting of a listed building. The site will be enhanced by the proposal which will provide improved accommodation.

The existing boundary treatment and landscaping of the site will not be affected by the proposals nor will vehicular or pedestrian access to the site be affected.

NPPF12 & SP16 of the Ryedale District Council Ryedale Plan – Local Plan Strategy have been considered in the design of this proposal. The architectural style and materials proposed are appropriate for this location.