

**DESIGN AND ACCESS STATEMENT to accompany....**

**FULL PLANNING APPLICATION:**

**PROPOSED DEVELOPMENT OF A DETACHED ONE & A HALF STOREY  
THREE BEDROOM DWELLING with DETACHED DOUBLE GARAGE.**

**On LAND TO THE REAR OF GILLROSS, 67 MIDDLECAVE ROAD  
MALTON, YO17 7NQ – REVISED DETAILS**

**For DR GORDON MALAN & MRS HEATHER THORNES**

**PROPOSAL:** This site has been the subject of several applications and appeals and is now in the process of being sold to the current applicants who wish to make some minor alterations to the latest approved scheme to meet their specific requirements. These include the provision of a detached double garage and alterations to the fenestration of the dwelling, the footprint of the dwelling does not change.

**POLICY BACKGROUND:** Policies SP16 and SP20 of the Ryedale Local Plan Strategy are the relevant policies to this application. The use of large back gardens for development of this type is generally encouraged where the external amenity of the existing properties is not affected. The site is outside the conservation area.

**PLANNING HISTORY:** The first application on site 10/00414/FUL – 05 August 2010 was refused despite being recommended for approval. Again this scheme for two dwellings was dismissed at appeal APP/Y2736/A/10/2134097 – 17 February 2011. A subsequent planning application for a single dwelling with a revised access from Middlecave Close (11/00500/FUL – 01 September 2011) was this time not recommended for approval by Planning Officers, subsequently refused at Committee then passed at appeal (APP/Y2736/A/11/2164940 – 27 February 2012). Having secured the permission a subsequent application 12/00438/FUL was approved and work completed on the foundation with Building Control involvement kept the permission alive as the time limit condition was pressing – the materials conditions were also discharged. The site is now in the process of being sold to the current applicants we are seeking to make some minor changes to the scheme and, as PD rights are removed, this results in the current application. The revised scheme now submitted picks up on the specific points mentioned by the Inspector in the second appeal decision. The dwelling is positioned on the site further away from the surrounding properties particularly on Middlecave Close. This also positions it at a point where the dividing hedge between the site and the properties along Middlecave Drive includes individual trees and is higher thus rendering the proposed new dwelling less obtrusive from this side.

The effective shift in the centre of gravity of the site to the north will also decrease the on-site vehicular noise disturbance as the separation distances are greater to Middlecave Close and, with the proposed detached garage further masking any potential noise disturbance from the properties along Middlecave Drive.

**USE:** The use of the proposed development is as a single unencumbered detached storey and a half dwelling house set to the north of the large 1130 square metre plot. The current use of the area which forms the site is part of the garden of 'Gillross' 67 Middlecave Road. The curtilage of 67 Middlecave Road, a six bedroom three storey detached dwelling with detached garaging, is reduced from 3,240 square metres to 2110 square metres as a consequence of the proposed development.

## **DESIGN AND ACCESS STATEMENT ..... cont.**

**AMOUNT OF DEVELOPMENT:** Within the 1,130 square metres of the overall site the proposed dwelling is set in a position which affords most screening from the retained high beech hedges thus maintaining the leafy openness of the site. The proposed dwelling footprint is 142 square metres (which now incorporates the former attached 17 square metre garage as part of the residential accommodation. A new detached 52 square metre double garage and garden equipment store is also proposed in the south west corner of the site. The modest 3 bedroom dwelling is contained within a single storey structure with rooms in the roof space.

**SCALE PARAMETERS:** The proposed dwelling is 2.6 – 3.3 metres to the eaves and 6.3 metres to the ridge. The first floor accommodation is lit by a window in the south gable and by dormers facing north and south. There are no first floor windows facing the rear of the properties along Middlecave Drive (which are more than 25 metres away at the nearest point) and two first floor windows facing the rear of No1 Middlecave Close which is more than 33 metres away. The general appearance of the building is of a single storey dwelling. Only the roofs of the proposed property will be seen by the surrounding dwellings due to the 3.5 meter high mature existing hedges surrounding the site which are unaffected by the proposed development.

**CONTEXT & LANDSCAPE:** Great care has been taken to ensure that the proposed development should not affect the existing natural mature boundaries of the site. The dwelling is modest in size and fits comfortably within the large site. The orientation of the proposed dwelling and its position of the site has been arranged minimize overlooking onto the surrounding properties. The separation distances to existing neighbours are far greater than those between existing surrounding properties and these are shown on the proposed ground floor plan. The proposed elevations also show the surrounding properties and the existing high beech boundary hedges in context. There is a generous provision of external amenity space and the external amenity space of the neighbouring properties is not compromised by the proposed development. The existing mature perimeter hedges render the building almost invisible to neighbours and maintain the leafy openness of the area. The roof of the proposed detached garage has part hipped gables to minimise the visual intrusion for neighbouring properties

**LAYOUT:** The development is all of residential use and there are therefore no zones within the site of different uses. The layout of the dwelling is conventional with living rooms at ground floor and sleeping accommodation at ground and first floor level. The layout is designed to achieve maximum privacy for the dwelling and its neighbours.

**APPEARANCE:** The appearance of the proposed new dwelling is traditional in format with pitched roofs overhanging eaves and chimney stacks. The modest bulk of the development is disguised by the irregular outline. The already approved materials are brick and clay pantiles with timber framed side hung casement windows set in reveals with brick sills and heads.

**ACCESS:** No change are proposed to the already approved private drive to the site from Middlecave Close North Yorkshire highways have visited the site and have been consulted with regard to the suitability of the drive, which has a minimum width between the existing fences of 3.1 metres, to serve the dwelling and to provide emergency vehicle access to the site if required. A generous on site turning area is provided to enable vehicles to arrive and depart in forward gear. Three car parking spaces are provided. A level entry threshold is provided to the main front door of the dwelling. A separate bin store is proposed as part of the site threshold arrangements.

**ECOLOGICAL ISSUES:** There are no wildlife issues relating to the application.