

## **DESIGN & ACCESS STATEMENT**

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To accompany

### **HOUSEHOLDER PLANNING APPLICATION:**

**Proposal: REAR & SIDE EXTENSION TO EXISTING DWELLING**

**At: ORCHARD COTTAGE, BURYTHORPE, MALTON, YO17 9LJ**

### **PROPOSAL.**

Mrs Pang and her family have lived at Orchard Cottage for many years. Very recently Mrs Pang's father has had a stroke and this has caused Mrs Pang to seek to modify her home so that he can move in and be cared for by his daughter. All the changes proposed are to make this amalgamation possible as he is unable to continue living independently.

The end of terrace property is not listed and is within the village development limits for Burythorpe. All the works are to the private rear of the property where a small cottage garden is accessed from the rear and to the blank gable elevation. To the rear a two storey cat slide extension is proposed to replace the existing lean-to extension. To the side a subservient two storey gable extension is proposed.

### **PLANNING HISTORY.**

There is no planning history relating to the property but an approval for a new dwelling at the rear (on land outlined in blue on the site map) was obtained recently. This approval (10/00457/FUL – 15 July 2010) has now lapsed.

### **POLICY BACKGROUND.**

The recently adopted Local Plan Strategy forms the policy background to the proposed scheme. Policy SP 16 (Design) which requires that extensions to existing buildings should respect local distinctiveness and that the materials, details and form of the development should respect the context of the surroundings. Policy SP 20 - Generic Development Management Issues – restates these requirements. All the various parts of these policies have been considered in generating the proposals.

### **USE.**

The use of the proposed development is to remain a single unencumbered dwelling.

### **AMOUNT OF DEVELOPMENT.**

The existing footprint of the dwelling is 70 square metres. The gross floor area on two floors is 120 square metres. It is proposed to demolish 14 square metres of existing footprint at the rear and add a two storey rear extension with a footprint of 18 square metres. To the side an addition footprint of 14 square metres. The revised footprint increases to 88 square metres and the overall floor area increases from 171 square metres. The site area remains unchanged at approximately 490 square metres, the increase in footprint still leaves a substantial rear garden which also contains the domestic paraphernalia - oil tank etc., the bins are located in a new bunker at the front of the house.

### **SCALE PARAMETERS.**

The existing dwelling has an eaves height of 4.3 metres and an apex height of 7 metres. The side extension is indented on the front wall and whilst the eaves height remains the same the apex is 100mm lower. The kneeler and water tabling are retained. At the rear of the side extension the water tabling is removed and a small dormer gives light to the upper room at this point. The rear extension follows the roof line of the attached house next door and this slopes down to an eaves height of 3.3 metres. There are no first floor windows at this point, the upper rooms being lit by velux roof lights.

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**LAYOUT & DESIGN.**

The existing dwelling forms part of an informal terrace with a uniform street elevation. At the rear of the terrace all the dwellings have been altered and have different formats presenting a much less formal elevation when viewed from the private rear gardens. The neighbouring cottage to the south has a rear extension of similar scale to the one proposed here. The property is of conventional design with living rooms at ground floor level and bedrooms at first floor level. A ground floor bedroom is proposed for the applicants father. The kitchen is enlarged removing an inner wall and the rear wall of the house is opened up to light this space. A new door at the front allows the bins to be easily accessed in a tidy and workman like manner. A new utility room and rear lobby make for a practical solution for the intensification of use which is an inevitable consequence of the additional bedroom. Upstairs the existing bathroom is relocated in the new extension together with a sewing room – the existing bathroom becomes a access way to the first floor study for the applicants father. The number of bedrooms increase by one to three .

**APPEARANCE.**

The existing rear of the dwelling is finished in stonework laid to course under a pantile roof. The new work is finished in stone to match the existing under a pantile roof. Matching timber windows are used in the extension. The overall appearance of the dwelling is traditional following in the local vernacular tradition.

**ACCESS.**

The means of access to the site remains unaltered.

**CONTEXT & LANDSCAPE.**

All the proposed new works are subservient to the existing bulk of the original cottage. No trees are removed or planted.

**ECOLOGY, ENVIRONMENTAL & FLOODING.**

There are no ecology issues associated with the proposed development. The foul waste connects to the main. The proposed dwelling will continue to be heated by oil but a solar thermal collector is located on the new rear roof slope to help heat the hot water.

David Ward.

22 JULY 2015.