

RYEDALE DM

22 APR 2016

DEVELOPMENT  
MANAGEMENT

16/00785/FUL

**DESIGN AND ACCESS STATEMENT**

**FULL PLANNING APPLICATION FOR PROPOSED SINGLE STOREY 3 BEDROOMED DWELLING  
ON LAND AT MANOR VIEW RILLINGTON FOR MR & MRS BELLFIELD.**

The site is located to the north of Manor View, Rillington and currently forms part of the rear garden of 52 Low Moorgate. Land to the north of the application site is currently subject of a planning application for residential development. The site is within the village development limits. Rillington is designated as a Service Village in the Ryedale Plan - Local Plan Strategy.

We are proposing the construction of a detached single storey dwelling with an attached garage wing. The site area is approximately 0.0746 HA in area.

The proposed dwelling will have a footprint area of 156m<sup>2</sup>, an eaves height of 2.3m and a ridge height of 5.4m. The siting has been chosen to accord with the neighbouring property to the south and the proposed development to the north. The proportions and roof span of the proposed dwelling have been designed to reflect those of the majority of existing modern and traditional buildings in the vicinity. We believe that the design is appropriate for this site and will allow the new building to sit in context with the existing surrounding buildings in terms of scale and massing. It is proposed to construct the dwelling in brickwork with a red clay pantiled roof. Doors will be of timber construction and window frames in Upvc set in 75mm deep external reveals.

Vehicular and pedestrian access to the site will be via Manor View to the south of the property and it is proposed to create two new parking spaces as well as garaging for use in association with the new dwelling. 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 with the addition of new 1.8m high close boarded fencing and brick walling as shown on the submitted site plan. We are proposing retention of an existing Silver Birch tree on the proposed west boundary and a Holly tree to the north east of the proposed dwelling.

The following planning policies are 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

Ryedale Plan – Local Plan Strategy

SP1 – General Location of Development and Settlement Hierarchy

SP2 – Delivery and Distribution of New Housing

SP16 - Design

SP19 – Presumption in Favour of Sustainable Development

SP20 – Generic Development Management Issues

SP21- Occupancy restrictions

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

Peter Rayment design Ltd

April 2016