

17/00719/FUL
RYEDALE DM

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DEVELOPMENT
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**Planning and
Design and Access Statement**

**Proposed house adjacent to
8 Valley View, Ampleforth**

**Revised scheme following
withdrawal of application
17/00256/FUL**

June 2017

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BACKGROUND

The Valley View/Geldgate development lies towards the southern edge of Ampleforth and dates from the mid 20th century. It is largely made up of terraced and semi-detached brick built two storey houses. A later development of bungalows, St Benedict's Close, has been built of the western end of Valley View. Many of the properties have been altered and extended and several have had forecourt parking areas created within their front gardens.

8 Valley View is a semi-detached house situated on a larger than average corner plot at the western end of the cul-de-sac. Immediately to the west is a block of four lock-up garages.

The house was originally built with a detached, concrete flat-roofed outbuilding incorporating a utility room, outside toilet and fuel store. A roof of corrugated sheeting has been added, attaching the outbuilding to the gable of the house. At some time a flat-roofed brick double garage has been built in the rear garden.

AMOUNT OF DEVELOPMENT

The scheme includes the demolition of the outbuilding and garage and the construction of a three bedroom house on the western half of the garden forming the curtilage of 8 Valley View.

The gardens of both the existing and proposed houses would remain in keeping with the general scale and character of others in the Valley View/Geldgate development.

LAYOUT

The new house would have the same orientation as its neighbour to minimise any overlooking/loss of amenity.

Following a site meeting, the original position for the house has been amended. It has been moved further forward, now being slightly set back from the front of the adjacent house. This will then line through with the frontages of numbers 5 and 6 Valley View which are set back similarly from the front elevations of numbers 3 and 4 to the east and 7 and 8 to the west.

It will therefore be wholly in keeping with the general layout of houses in the part of Valley View.

SCALE

From advice given at the site meeting the scale of the proposed house has been amended slightly. It will now have the same eaves height – including the brick corbelling detail – ridge height, and depth as its neighbour, 8 Valley View.

The architectural detailing of the building has been modified to reflect the underlying scale and character of the adjacent houses.

APPEARANCE

The design of the building has been amended slightly from the previously submitted scheme. Based on advice received at the site meeting, the new house will now more closely match the scale and detailing of the adjacent building.

It will be fitted with simple casement windows in white uPVC, and a composite panelled front door. A bay feature window has been incorporated into the design to match those in other houses. This will be roofed in clay plain tiles.

Roofs will be of natural clay pantiles finished with flush verges. There will be narrow white fascias and soffit boards fitted, again to match detailing of the adjacent houses. Gutters and pipework will be in black uPVC.

Brickwork will be matched as closely as is possible to that of the other houses in Valley View.

The existing brick perimeter garden wall will be retained except where directly affected by access and parking requirements.

A brick stack will be fitted at the western end of the roof ridge.

GENERAL

It has been agreed that in principle it is acceptable to build a two storey house on this site. The matters for consideration are the position of the new house, the formation of the off road parking space, and the scale and design of the building.

Following on from the site meeting last month, the original scheme has been amended as required.

The position of the house has been amended so that it follows more closely the general disposition of houses along this section of Valley View.

The off street parking area has been moved to the rear of the house.

The scale and design of the building has been modified so that it more closely resembles the character and appearance of the original houses in the development.

The proposal offers an opportunity to create an extra house on this good-sized plot of garden land. It has been positioned on site and designed so as not to have any detrimental impact on any neighbouring property.

The scheme is generally in line with both National and Local planning policies and guidance. There is currently a recognised national need for new housing.

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