

DESIGN & ACCESS STATEMENT

To accompany

FULL PLANNING APPLICATION:

PROPOSED REAR EXTENSION AND INTERNAL ALTERATIONS TO EXISTING HOUSE AND ATTACHED EXISTING HOLIDAY COTTAGE.

AT: EAST HOUSE, SCHOOL LANE NAWTON, HELMSLEY, YORK, YO62 7SF

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EXISTING SITUATION & PLANNING HISTORY.

East House is a traditional stone built dwelling within the development limits of Beadlam and Nawton. The property is not listed nor is it within a Conservation Area. The property is set to the north of School Lane and is attached to the property to the west. The property is on the immediate road side and has large gardens to the rear (north) beyond which is open countryside. The garden is surrounded by well-established boundaries and contains several large trees. None of these established features are affected by the proposals. To the east of the property an existing drop kerb gives access to the rear garden (currently un-used). The existing property consists of a two storey two bedroom dwelling in the main part of the building with an attached one bedroom two storey self-contained holiday cottage to the east. Further to the east and attached to the holiday cottage is a small range of stone built sheds. On the south side of the lane the holding also includes a two storey barn and lock-up. There is no relevant planning history pertaining to the site.

PROPOSAL.

This application seeks to form an extension to the existing house at ground floor level and provide an additional bedroom at first floor level. In addition it is proposed to extend the holiday cottage at first floor level. A new drive onto the site is proposed to a parking and turning area at the rear for the shared use of the dwelling and holiday cottage (currently the applicant parks his 2 vehicles on the road side). A double garage and workshop are also proposed to the rear of the garden.

POLICY BACKGROUND.

The Local Plan Strategy forms the policy background to the proposed scheme. Policy SP8 – Tourism is relevant. Policy SP16 – Design - requires that new extensions should respect local distinctiveness and that the materials, details and form of the development should respect the context of the surroundings. Policy SP20 - Generic Development Management Issues – re-states these requirements. All the various relevant parts of these policies have been considered in generating the proposals.

USE.

The use of the proposed development is to be a single unencumbered 3 bedroomed dwelling with a single 2 bedroom holiday cottage attached both with shared on-site parking.

AMOUNT OF DEVELOPMENT.

The existing whole site extends to 1.720 square metres. the existing 2 bedroom dwelling on two floors runs to 118 square metres. In addition the 1 bedroom holiday cottage annex totals 55 square metres. The sheds to the east amount to 23 square metres.

It is proposed to demolish the existing kitchen lean-to area of the dwelling and construct a new part single part two storey extension to the rear. An additional 29 square metres of ground floor area is created to the rear and the first floor rear extension accommodating the additional bedroom amounts to 18 square metres. The house area increases from 118 to 165 square metres.

The holiday cottage ground floor area remains unaltered at 35 square metres but a new first floor rear extension increases the first floor area from 20 to 34 square metres. The overall area of the cottage increases from 55 to 69 square metres.

The new vehicular access into the rear garden accommodates 4 vehicles – 2 in a proposed open fronted double garage (59 square metres including a workshop annex) and 2 additional hardstanding parking spaces.

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SCALE PERAMETERS.

Both the rear two storey extensions are subservient to the existing host building. The holiday cottage extension is built off existing ground floor walls, the house two storey extension replaces the existing kitchen lean-to rear extension. This extends 3.8 metres from the rear wall of the host structure. These two rear extensions have pitch roofs perpendicular to the main house roof with apexes 1.2 metres lower and eaves 0.5 metres lower than the ridge and eaves of the host building. Between these two 2 storey extensions a mono pitch single storey ground floor extension completes the external changes. The garage is a simple 10.6 x 6.1 metre timber building 2.2 metres to eaves and 4.4 metres to the apex set in amongst the existing mature landscape.

APPEARANCE, LAYOUT & DESIGN.

The existing building is of dressed stone with timber VSS windows, and finished with clay French and plain pantiles. The detailing is simple and robust. When viewed from the road frontage there is no discernible change to the appearance of the building. To the rear the two new first floor extensions flank the new single storey ground floor extension. The roof pitch of the two storey extensions is similar to the existing main roof pitch and that of the single storey is similar to the existing single storey kitchen extension (being limited by the first floor windows above) Existing windows are re-used where possible and the detailing matched that of the host dwelling. The holiday cottage gets a new entrance from the rear side and a new external sunken external patio is created as part of the new entrance to the house. The layout of both parts is traditional with living rooms at ground floor level and bedrooms above. The external amenity space for the dwelling is not compromised by the changes to the holiday cottage and the large garden allows generous space for both without overlooking between the to or onto or from the site onto neighbouring plots. The scale and design are modest and in keeping with both the host building and the wider local vernacular.

ACCESS.

The means of vehicular access to the site via a new drive using an existing drop kerb onto the highway. Within the site parking and turning are positioned to the rear of the site. Both house and cottage have level entrance thresholds. The proposed on-site parking and turning will improve the overcrowded on-street parking currently experienced on School Lane

CONTEXT & LANDSCAPE.

All the existing landscape features on the site are retained. No tree are removed or planted and the existing boundaries are retained. There are no overlooking or privacy issues within the site or to the adjacent dwellings on either side.

ECOLOGY, ENVIRONMENTAL & FLOODING.

There are no ecology issues associated with the proposed development. The site is well above the flood risk area. All services are connected to the mains in School Lane.