

TITLE Design Statement
PROJECT Construction of two semi-detached cottages
at land at Church Lane, Sinnington, York.
CLIENT Taylor Built

VERSION 1.0 **DATE** 29 01 2019 **DRAWING NO's** 190 129 01 to 03

OVERVIEW

The site is situated to the east side of Church Lane between Victoria Gardens and Church Lane Cottage and is 0.058 hectares in area. The site is within the village development limits and conservation area as defined by The Ryedale Local plan. We are proposing the construction of a pair of semi-detached cottages and a single detached garage.

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

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The proposed cottages will be subject to local needs occupancy restrictions.

IMAGES



Site views from Church Lane



DESIGN

The overall design of the proposed cottages will be in keeping with the surrounding development pattern and style of Sinnington. It is proposed to construct the cottages in natural coursed stone walling. The roofs will be covered in natural red clay pantiles. Painted timber window frames and doors will be used and each cottage will have a traditional front entrance porch.

It is considered that the proposed development will enhance the conservation area in this part of Sinnington and will provide two modest traditionally styled dwelling for local occupants.

ACCESS & BOUNDARIES

Vehicular and pedestrian access to the site will be via new driveways from Church Lane and the existing verge and footpath crossing will be constructed to comply with North Yorkshire County Council specification.

The site boundary to Church Lane will remain as a dry stone wall. Other boundaries will maintained as existing or formed with timber fencing.

TREES

Two small unidentified trees within the site marked as T2 and T3 will be removed to allow for access.