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DESIGN AND ACCESS STATEMENT

RYEDALE ^{page 1 of 2} ON

HOUSEHOLDER PLANNING APPLICATION:

PROPOSED TWO STOREY RESIDENTIAL EXTENSION 29 OCT 2013
AT PEAR TREE HOUSE, HELPERTHORPE, YO17 8TQ

EXISTING SITUATION. Pear Tree House, a former farmstead at the eastern edge of Helperthorpe, is a 3 bedroom two storey dwelling. This dwelling has been modified and extended in the recent past (post 1946), the front roof slope has been slackened in a none vernacular manner to facilitate a first floor extension and a utility room added to the rear. The dwelling sits at the front of the site which also includes two holiday cottages (both double storey both with private external amenity space and car parking, one with 1 and the other with 2 bedrooms, these have been converted from attached former agricultural buildings), a caravan club registered certified location (for 5 vans located at the rear of the site), a large and well stocked garden, parking for 5 cars, a range of out buildings including a double garage and a newly approved storage shed and newly approved vehicular access to the whole site (12/01076/FUL - Feb 2013). The entire holding amounts to slightly less than 1 acre. The dwelling is within the village development limits.

PROPOSAL. The implementation of the recently approved works is now almost completed and the position of the new improved access drive (and consequential abandonment of the former drive immediately adjacent to the dwelling gable) has cleared the way for the current application. The applicants, who moved to Pear Tree House and took over the existing enterprise about two years ago, are seeking to extend their home. They are proposing to extend the dwelling through the existing east gable wall where the existing chalk construction makes the existing wall very damp. This will enable them to modify their residential accommodation internally in a simple and appropriate manner, allow the living rooms of the dwelling to take more advantage of the established well stocked garden area (which the current aspect of the dwelling ignores), to overcome the practical issues of the damp gable wall and to address the idiosyncratic appearance of the current road frontage of the dwelling by adopting a more vernacular appearance for the proposed extension (which has heightened importance being the first dwelling in the village approaching from the east).

PLANNING HISTORY. The previous owners of Pear Tree House had made several changes to the property, the dwelling has been modified with a first floor extension and a slight increase to the footprint to accommodate a utility room. The attached rear barns were converted holiday cottages and the rear field was approved for 5 Caravan Club pitches. During all this intensification of use the vehicular access to the site immediately next to the house gable was not altered. This problem was rectified last year when the new applicants obtained consent to move the communal vehicular access to the site and replace a tumbledown range of sheds with a new domestic storage building. The former historic vehicular access to the site suffered from severely restricted visibility and this approval (12/01076/FUL - Feb 2013) has now been implemented in full and a new vehicular access has been created well away from the dwelling.

POLICY BACKGROUND. The recently adopted Local Plan Strategy forms the policy background to the proposed scheme. The relevant parts of policy SP 16 – Design - 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 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 be an extension to an existing three bedroom dwelling. The number of bedrooms remains the same.

AMOUNT OF DEVELOPMENT. The floor area of the existing dwelling is 134 square metres, with a footprint of 67 square metres. The proposed extension has a footprint of 24 square metres and with a first floor extension of 16 square metres the total additional area is 40 square metres, an increase of 27%.

SCALE PERAMETERS. The proposed extension ridge is co-extensive with the existing house ridge and is 5.7 metres above pavement level. The proposed eaves height is 4.0 metres above pavement level, lower than the existing eaves by 600mm. The extension moves the end of the house 3.75 metres beyond the existing gable. The proposed development is lower at the rear with a single storey lean-to sun room with an eaves level of 2.2 metres above pavement level. A new external chimney separates the new and existing parts of the dwelling. This is in keeping with the existing stack to the rear of the property.

LAYOUT & DESIGN. The front elevation of the existing dwelling has been previously modified with a slacker roof pitch (to enable a more practical first floor layout under the higher eaves). It is not appropriate to further extend this idiosyncratic design and therefore an alternative format has been sought to facilitate a gable extension to the dwelling. An additional undesirable feature of the existing layout is the small unusable sunken front yard between the dwelling and the footway. Combined with the damp gable wall already mentioned, the design of the proposed extension seeks to make a more traditional termination of the front elevation and also allow the dwelling to address the existing formal garden area. The new element steps forwards 600mm towards to roadway in front of the existing front elevation (but well clear of the visibility splay for the new vehicular access) and this break allows the roof to be resolved by way of a valley allows the roof to turn the corner at a lower eaves height and a more traditional roof pitch with a part gable facing the road. This new area is used to increase the size of the living room at ground floor level and improve the aspect ratio of the room which is currently long and thin. In addition this main room can now face the garden area and not face onto the busy road. To the rear a lean to element incorporates a sun room and the main entrance to the dwelling which has a canopy roof over giving shelter. The existing front door becomes a window. At first floor level the increase in space allows a reconfiguration to the main bedroom.

APPEARANCE. The materials used in the proposed extension are painted render with brick quoins and chimney stack. The roof is covered in clay pantiles and the windows are opening casement UPVC set in reveals, all matching the existing materials.

ACCESS. The means of access to the site has been moved away from the dwelling to near the eastern boundary as a consequence of implemented approval 12/01076/FUL - Feb 2013. There is no intensification of use as a consequence of the current application. The existing dwelling has a new level entry threshold. A pedestrian and garden entrance is retained in the position of the former vehicular access (already approved).

CONTEXT & LANDSCAPE. The design of this proposed extension intended to be traditional and compliment the village vernacular. As stated above the extension presents a more formal appearance to the first house in the village. It would be unfeasible to change the existing front roof slope but the traditional design of the extension distracts attention from this none traditional feature and the proposed extension forms the focal point of the public frontage. No trees or hedges are removed as a consequence of the scheme.

ECOLOGY, ENVIRONMENTAL & FLOODING. There are no ecology issues associated with the proposed development. The existing treatment plant will continue to deal with the foul waste. The site of the development is on the very edge of the flood risk area as defined on the village map. The site has never been known to flood and it is therefore considered to be at the lowest possible risk. The footprint of the proposed extension is very modest and will therefore have no material effect on the flood area. The proposed ground floor level is no lower than the existing floor level of the host dwelling and the construction is sufficiently robust to deal with the prevailing conditions.