

## **Design and Access Statement: Greenview, Page Lane, Wombleton YO62 7SE**

**Works: Single storey extension North Elevation and boundary wall to the East elevation & solar panels on the roof.**  
**Date : 11/08/2014**

The works have already been undertaken. The application is for retrospective planning permission except the solar panels

Site , Location & Description before works: Greenview is located at the corner of Page Lane, to the North is a driveway accessing Rosebud Cottage. The East elevation is the principle elevation facing Page Lane. A strip of outdoor space ran between the drive of Rosebud Cottage and Greenview, this was defined by a low a timber boundary fence. A narrow gap separates Greenview from Rosebud Cottage to the West, which is used for bins and outdoor storage. The South elevation is joined to Keswick House. There is a pantile roof to the front and a flat roof to the rear. The walls are rendered white with a black upstand at the base. The windows and doors are Upvc – white windows and a black front door.

Proposed Works: The works have already been undertaken. The applicant was under the impression the works came under permitted development.

The property was finished in a white render, this has been renewed.

The works comprise of a single storey entrance extension to the North elevation. The extension remains within the boundary of the property replacing some of the outdoor space. It sits back from the front elevation so doesn't detract from the principle elevation or compromise visibility onto the highway. The materials match the existing property, white rendered walls, Upvc white windows and doors. Front door is in black.

A dwarf wall has been constructed to the front (East) elevation along the boundary. It is a render finish matching the property walls, with a black coping top and skirting. The wall was constructed to prevent traffic driving passed the cottage too closely. The road Page Lane turns a corner at this point and is narrow; when traffic builds up it passes very closely to the front elevation, causing potential damage to the property and vehicles. The dwarf wall defines the boundary and creates a clear visual line for users of the highway.

Solar Panels: are proposed on the West elevation; 5 panels in a row on the pitch and 2 rows of 5 laid flat on the flat roof. The data sheet for the panels has been included in this application.

Access: The scheme does not change the parking, the applicant has off road parking remotely, and these arrangements remain in place.

Surface water is taken to the existing surface water drain

Prepared by: Danielle Arkwright



DC Architectural Design Lund Court House Nawton York YO62 7TZ  
T 01751 430932 M 07768 960326 E [info@dcarchitecturaldesign.co.uk](mailto:info@dcarchitecturaldesign.co.uk)  
[www.dcarchitecturaldesign.co.uk](http://www.dcarchitecturaldesign.co.uk)