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Plan Drawing Service

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26 July 2019

Development Management
Ryedale District Council
Ryedale House
Malton

Dear Sir/Madam

Re: - Proposed Extension & Alteration work to Greenfields, 83 Ruffa Lane, Pickering.

Please find attached a Householder Planning application in respect of the above proposal.

The property is currently a Detached Bungalow constructed of Rendered Masonry & set under a hipped Concrete tiled roof. Two Bedrooms & a Bathroom are contained within the roof space & served by two Dormer Windows & a Rooflight.

The proposal is to raise the height of the structure to create a 1st floor area over the full footprint of the Dwelling & create rooms within the new roof space. The design will also be changed to a gable ended design. The Bungalow is set between two houses which have gabled roof details so the extended Dwelling will reflect this detailing & will integrate appropriately into the Street Scene.

It is also proposed that part of the front boundary wall will be taken down to improve vehicle access to the front of the property & to facilitate the creation of an additional Parking Space. The verge/footpath in front of the wall is only 760mm wide. A dropped kerb prevents rainwater running into the Site & is of a continuous height across the entrance & the section where the wall will be removed. It would therefore appear that no alterations to the Highway verge & kerbing would be necessary.

Yours faithfully

M Punchard