

## **Proposed One and two Storey Extensions to Low Profile Cottage, Ampleforth**

### **Design Statement**

#### **The Buildings and Site**

Low Profile Cottage is a semi detached two storey 2 bedroom dwelling located on the south side of East End in Ampleforth.

It has a large garden to the west and vehicular access from East End.

There is a modern upvc conservatory on the west elevation and a number of timber sheds within the garden.

The property is constructed from coursed stone with a pantile roof and has white upvc windows and doors. There is a flat roofed modern single storey extension to the south which has been built off a single storey lean-to.

The property has a single aspect as the eastern wall forms the boundary with Hambleton – the property to the east.

Currently the only bathroom in the property is located within the single storey extension on the ground floor.

#### **Flood Risk**

The site and buildings are located in Flood Zone 1 and the site has no history of flooding. For this reason no further flood risk assessment has been submitted as part of this application.

#### **Current Proposals**

A pre application advice request was submitted in September 2019 to gauge whether a two storey side extension was likely to receive support and the general advice that was received was positive.(ref 19/01079/PREAPP)

My client has recently purchased the property with the intention of making it their long term home.

The proposals include the removal of the later single storey additions to the south and replacement with a traditional two storey stone and pantile extension built up to the same line as the existing single storey extension. This leaves approx 1500mm to the southern boundary where there is currently a timber shed.

The two storey extension will be stepped down at the eaves and ridge and will be constructed from matching stone and pantiles.

The existing white upvc windows will be replaced with traditional painted timber horizontal sliding sash windows.

The two storey extension will allow for a third bedroom and to house the bathroom on the first floor.

At ground floor level, the upvc conservatory will be replaced with a more contemporary stone and glass garden room which will be constructed with a flat roof with a weathered zinc fascia and grey aluminium sliding doors. The ground floor part of the side extension will house a new entrance/utility and an open plan kitchen/dining room.

The approach in terms of design has been to respect and retain where possible the historic and traditional character and details of the existing house and replace modern non traditional windows with new traditional timber sliding sashes. The new side extension will step down at eaves and ridge to remain subservient to the existing property and the replacement garden room will create a subtle contrast to the traditional stone.

There will be no impact to the neighbours to the north and west and the garden area mostly used by the property to the east is located on a raised terrace immediately to the south of the house, so the proposed extension will have no impact in terms of loss of light and sunshine.

In preparing the design and application, the following planning policies have been considered.

### **SP12 Heritage**

Distinctive elements of Ryedale's historic environment will be conserved and where appropriate, enhanced. The potential of heritage assets to contribute towards the economy, tourism, education and community identity will be exploited including:

- The nationally significant prehistoric archaeological landscapes of the Yorkshire Wolds and the Vale of Pickering
- The individual and distinctive character and appearance of Ryedale's Market Towns and villages
- Large country houses and associated estates and estate villages, with Castle Howard being of international importance
- The unique distribution of Saxon churches on the fringe of the Vale of Pickering and the North York Moors, including Kirkdale and Stonegrave Minsters
- Victorian churches throughout the Yorkshire Wolds
- Medieval features including relatively large numbers of deserted medieval villages, moated manorial sites and granges, such as Kirkham Priory and notable castle sites, including Sheriff Hutton and Bossall Hall, Pickering and Helmsley
- The network of historic field systems across the District and in particular, the historic field patterns around Pickering and other settlements on the northern side of the Vale of Pickering
- The Roman Derventio site at Malton

To assist in protecting the District's historic assets and features, the Council will:

- Encourage the sensitive re-use and adaptation of historic buildings and will, where appropriate, support flexible solutions to the re-use of those historic buildings identified as at risk where this would remove a building from English Heritage's At Risk Register or local records of buildings at risk.
- Seek to ensure the sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of the historic character and value within their built up areas, including Visually Important Undeveloped Areas\*, as well as surrounding historic landscape character and setting of individual settlements

- Consider ways in which planning obligations can be used in conjunction with the allocation of sites at the Service Villages in the Vale of Pickering to secure increased protection, management and/or understanding of archaeological assets
- Work with North Yorkshire County Highways, Town and Parish Councils to provide highway improvements and street furniture that are appropriate to the historic context of individual towns and villages
- Work with partners and landowners to encourage sensitive land management in the Vale of Pickering and the Wolds
- Work with and support local estates to identify appropriate ways in which to manage their historic landscapes, features and buildings
- Support, in principle, the small scale extraction of local building stone that would enable the repair and restoration of high grade or recognised heritage assets and features

### **SP13 Landscapes**

The quality, character and value of Ryedale's diverse landscapes will be protected and enhanced by;

Encouraging new development and land management practises which reinforce the distinctive elements of landscape character within the District's broad landscape character areas of:

North Yorkshire Moors and Cleveland Hills  
 Vale of Pickering  
 Yorkshire Wolds  
 Howardian Hills  
 Vale of York

Protecting the special qualities, scenic and natural beauty of the Howardian Hills Area of Outstanding Natural Beauty, the setting of the Area of Outstanding Natural Beauty and the setting of the North York Moors National Park.

**Landscape Character** Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- The distribution and form of settlements and buildings in their landscape setting
- The character of individual settlements, including building styles and materials
- The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)
- Visually sensitive skylines, hill and valley sides
- The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure

The Council will work with landowners and statutory agencies to encourage land management practises that will protect and reinforce landscape character across the District and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

## **SP 16 Design**

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

Reinforce local distinctiveness

Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated

Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

Topography and landform that shape the form and structure of settlements in the landscape

The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale

The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings

The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUA"s) or further VIUA"s which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan.

Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement

Views, vistas and skylines that are provided and framed by the above and/ or influenced by the position of key historic or landmark buildings and structures

The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail

The design of new development will also be expected to:

Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and /or space

Contribute to a safe and well connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and wayfinding; creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking

Reduce crime and the fear of crime through the careful design of buildings and spaces

Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces.

Make efficient use of land and to be built at a density which is appropriate to its surrounding context. In general new housing development should not be built below

an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context

Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated

Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials and in considering proposals for the alteration, re-use or extension of individual historic buildings the Council will seek to ensure that:

A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character

Proposed extensions and alterations, considered acceptable in principle, that are of an architectural style which complements the traditional character of the main building

Appropriate materials and traditional construction methods and techniques are used

## **SP20 Generic Development Management Issues**

### **Character**

New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses

The cumulative impact of new development on the character of an area will also be considered

### **Design**

The design of new development will follow the principles established in Policy SP16.

Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials

### **Amenity and Safety**

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence

Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise

New development proposals which will result in an unacceptable risk to human life, health and safety or unacceptable risk to property will be resisted.

Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance

All sensitive receptors will be protected from land and other contamination.

Developers will be expected to assess the risks/ potential risks

posed by contamination in accordance with recognised national and international standards and guidance

We feel that the use of good quality materials and the simplicity of the design are essential elements in terms of achieving a high quality development that will stand the test of time.

Combining traditional materials and construction methods with more contemporary but controlled elements will serve to create a high quality development that reflects the local character and identity whilst also creating a distinctive and creative piece of architecture.

In addition to the above local plan strategy policies, the following chapters from the National Planning Policy Framework have also been considered.

**Chapter 6 Delivering a wide choice of high quality homes**

**Chapter 7 Requiring good design**

Taking all of the above policies into account, we feel that the proposed extensions to the house would result in a design that would enhance the existing building and the wider context within the conservation area.

For the above reasons we feel that the proposals should be granted planning consent.