

Date: 25th July 2022 Rev. A: Cedral cladding amended

Ref: 687

Planning Statement

For

Proposed garden room

At

29 Welham Road,
Norton,
North Yorkshire
YO17 9DS

Following on from the preapplication submission (22/00093/PREAPP dated: 19th April 2022) and subsequent advice given by the planning authority, we attach the following statement, in which is detailed the design principles of the proposed extension at 29 Welham Road and it is hoped this report may address the recommendations raised by the case officer.

The proposal constitutes a garden room / home office with the convenience of a toilet and kitchenette given the separation distance from the main house. The proposal is to be used for domestic purposes in connection with the host dwelling.

To address the first recommendation of the aforementioned report, the extension's scale and massing has been revised. It is agreed that given the building's highly visible location any proposed works should appear appropriate and sympathetic to the character and appearance to the host structure. Therefore, we have elected to reduced the overall massing of the extension so as to appear subservient to the existing structure. The stepped approach also fits with the grain of the structures on site, with the existing garage itself being "stepped down" from the host dwelling.

Regarding the appearance and quality of the proposed cladding, the view is taken that the use of a high-quality Cedral Click composite cladding, will appear traditional and express a natural appearance by virtue of its timber effect – whilst not enduring the wear and tear that a natural timber boarding would display after a period of time. A softly muted grey colour will assist in helping the product sit well within its context.

The size and position of the window to the southern elevation has been revised. It is agreed that a full height window may have a negative impact on both the user and public, therefore, we have proposed a reduced panoramic window which sits more comfortably and proportionally on this elevation and still allows the user to enjoy a view of the pond.

Overall, it is hoped that the revisions contained in this application reflect those recommendations the planning authority provided following the aforementioned preapplication submission and are sufficient in that they create an acceptable proposal.

Flood Risk Statement

The site lies within flood zone 1 and so no flood risk assessment will be required.