

NYMNPA

19/12/2019

Design and Access Statement

for proposed works at:
3 Ings Terrace,
Grosmont,
Whitby,
YO22 5PG

client:
Mr & Mrs Brown

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THE PROPOSAL

This proposal is for the erection of a two storey, rear extension.

ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**
The site is in private residential use under Use Class Order C3(A) within a residential area.

- **Character –**
The property is one of four pairs of similar, two storey dwellings approximately 80 years old originally built by the local authority on the eastern side of Grosmont. The dwelling is elevated from the highway on generally rising land. The dwelling consists of an original two storey building with a later single storey offshoot at the rear.
The dwelling is clad in traditional materials consisting of a pantile roof covering over a hipped roof pitched at approximately 33°. The upper external walls are clad in rendered masonry and the lower walls in facing brickwork. The original window frames have been replaced with modern uPVC frames.

- **Special designation –**
The site is not situated within a designated Conservation Area.
The site is not within an Article 4 Direction area.
There are no tree preservation orders attached to the site.
There are no listed buildings within the site or within influence of the site.
There are no landmark buildings of interest within the site or within influence of the site.

- **Spaces –**
The immediate surroundings contain similar houses taking access off a highway. There are open fields beyond the site to the east and west. The general topography is one of steeply rising land from west to east.

- **Access routes –**
The site takes vehicular and pedestrian access directly from Ings Terrace which is a dead end off Front Street (the main route through Grosmont).

- **Access to services/transportation –**
All access routes surrounding the site are surfaced providing access to local transport services all of which are within a short walking distance.
Public bus and train services are available within 300 metres.

ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Uses –**
The proposal will not alter the existing C3 use on the site in particular or the area in general.
- **Character -**
The public elevation (front) of the house will not change following implementation of the proposals. The proposed two storey extension is small in scale and located entirely at the rear. External roof and wall materials shall match and align with existing materials and the style of design matches that of the existing dwelling.
- **Spaces –**
The proposed extension makes better use of space at the rear of the dwelling without loss of garden amenity and without reducing the neighbours' enjoyment of their property.
- **Archaeology –**
There is no visible evidence of archaeological remains.
If, during the course of construction of this project, items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service and invite their interest.
- **Contamination –**
There is no visible evidence of contamination on the site. Further and more detailed studies will be undertaken as a matter of course during and throughout construction and appropriate action will be taken in consultation with the appointed Building Control Body should materials of risk be found.
- **Accessibility –**
Access to the site from the public road and transport network will remain as existing.
- **Security –**
Each external door and window being installed shall be fitted with multi-point locking systems designed and installed to PAS24 – 2012 standard.
Natural surveillance will be improved by the introduction of larger areas of glazing on the side and rear elevations.
- **Impact on Existing Trees –**
There are no trees on site or nearby within influence of the proposal.
- **Topography/gradients –**
Other than localised re-grading of the existing steps leading up to the rear garden area there are no changes to land levels proposed.
- **Special designation –**
There is nothing contained in the proposal which could influence the status of the site.

SOCIAL CONTEXT

- **Effect from the proposed works –**
The proposed works to the house will improve living conditions for the occupants and visitors by providing a more modern and light living environment.
- **Over-looking/over-shadowing –**
The proposed extension has been designed to meet the recommended criteria for rear house extension contained in DP19. There are no related over-shadowing or over-looking issues.
The projection of the two storey extension takes account of the adjoining dwelling, number 4 Ings Terrace, remaining behind a line of sight measured at a 45° angle taken from the first floor habitable rooms of number 4 in accordance with good practice in order not to create overshadowing.
The ground floor element of the proposed extension projects further towards the rear to align with the existing single storey offshoot which does not result in increases in overshadowing of number 4.
- **Impact on local services –**
The proposal will be beneficial to local services by ensuring continued occupation of a dwelling in the area.

ECONOMIC CONTEXT

- **Employment –**
Short term employment will be provided throughout the construction period.
- **Effect on attractiveness of area to investors –**
The proposal will improve the attractiveness of the house. The works are therefore seen as positive in this context.

RELEVANT PLANNING POLICIES

- **Local Plan Policies -**
Relevant policies contained in the adopted Local Development Framework are:
DP19 - Householder Development
- **National and Regional Policies –**
National Planning Policy Framework (NPPF).

COMMUNITY INVOLVEMENT

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposals will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

EVALUATION AND SUSTAINABILITY

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses, which this proposal is.
- The proposal meets the aims and objectives of the adopted LDF insofar as the recommendations contained in DP19 have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the house occupiers and visitors to the house.

DESIGN

- **Use Justification –**
The proposed use of the building will not alter and will be improved by virtue of additional space.
- **Local Plan Policies**
DP19 - Householder Development
The adjoining neighbours' enjoyment of their property will not be adversely affected by the proposals.
The proposed extension will not result in overshadowing of the neighbouring property.
There will be no changes to existing car parking arrangements.
The proposals will not be detrimental to the appearance of the house or the character of the area.

- **National Land Use Policies**

NPPF – paragraph 2 states – *‘Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.’*

It is considered this proposal is non-contentious and can be determined within the scope of the Local Plan.

In summary:

- **Amount** –
The proposal is for a small, rear extension to an existing house.
- **Layout** –
The proposal does not adversely impact upon the current layout of the house, neighbouring houses and area in general.
- **Scale** –
The scale of the proposed extension is relatively modest and subservient to the main building.
- **Landscaping** –
Existing landscaping has been retained and it is considered there is no need for additional hard or soft landscaping.
- **Appearance** –
The appearance of the extension is compatible with the house and area.
- **Access** –
Access into and around the site will not be adversely affected by the proposals.

CONCLUDING STATEMENT

This Design and Access Statement has been written in support of a proposal to erect a two storey extension to the rear of the existing house.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the Council should be supportive of the scheme and grant planning permission.

END