

NYMNPA

30/06/2020

Richard Green

Architectural Technician



33 Hall Garth Lane, West Ayton, SCARBOROUGH YO13 9JA

25th June. 2020.

MR + MRS M. PARRY,
CROSS KEAD COTTAGE
WHITBY ROAD,
ROBIN HOODS BAY.

DESIGN AND ACCESS STATEMENT.

DEAR SIR/S. RE: PROPOSED SINGLE STOREY GARDEN ROOM EXTENSION TO SIDE.
AT CROSS KEAD COTTAGE. WHITBY ROAD. ROBIN HOODS BAY YO22 4PE.

MY CLIENTS GREATLY APPRECIATE THE PRE-APPLICATION ADVICE THEY HAVE RECEIVED.

THE SUBMITTED PLANS SHOW AN EXTENSION WITH A FRONT WALL SET-BACK, AND WITH A LOWER RIDGE HEIGHT TO THE EXISTING HOUSE GABLE.

MY CLIENTS UNDERSTAND THE SUGGESTION OF A FURTHER REDUCTION IN SIZE, BUT THE NEW ROOM FRONT TO REAR SIZE IS ALREADY VERY LIMITED.

DUE TO THE GARDEN / ROAD LEVELS AND EXISTING SCREENING, THE EXTENSION WILL BE DIFFICULT TO SEE, LET ALONE HEAD-ON. THE EXISTING HOUSE, DUE TO SIZE AND SHAPE WILL REMAIN FAR MORE PROMINENT.

MY CLIENTS INTEND TO LOCATE THE BEST WALLING STONE AND ROOF TILES, TO COMPLEMENT THE SCHEME.

NO DETRIMENTAL NEIGHBOUR OUTCOMES ARE ENVISAGED.

YOURS

Richard Green.