

Design and Access Statement

Application for Planning Consent in Respect of the Proposed Erection of a Shed and Greenhouse at 7 Linden Lane, Newholm, Whitby.

Introduction

Linden Lea occupies a plot of approximately 700 square metres and is positioned on the north side of the entrance to Linden Lane, Newholm.

Linden Lea was built prior to the development of the other properties at Linden Lane and was designed to face the sea. As a consequence the elevation which faces, and that is accessed from, Linden Lane is actually the rear elevation.

The property was the subject of a substantial remodelling and refurbishment scheme during 2017-18 arising from planning consent NYM / 2017 / 0380 / FL.

Proposal

This application is for the provision of a new timber shed to provide additional storage for garden tools and for a new aluminium / single glazed greenhouse for amenity purposes.

Planning consent is required because of the proposed location of the greenhouse. The proposed location is, however, screened by established trees and shrubs and it is not considered that the development will have a detrimental impact upon either the property or the surrounding area.

Access

The proposals will have no impact upon access to the property.

Access to both the shed and greenhouse will largely be gained utilising existing garden paths.

Consultation

The proposals have been discussed with neighbouring residents and no objections have been raised.

A pre-planning enquiry was made to the National Park (Enq 16141). The response indicated that the application would receive favourable consideration.

NYMNPA

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