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# Design and Access Statement

for proposed works at:  
East Farm,  
Lease Rigg Lane,  
Grosmont,  
Whitby,  
YO22 5BE

client:  
Mr & Mrs Krenn

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### **THE PROPOSAL**

This proposal is for the erection of a two storey, side extension to the house together with various minor alterations. Additionally, a single storey extension is proposed for the detached garage.

### **ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT**

- **Use –**  
The site is in private residential use under Use Classes Order C3(c) including an annex used as two self contained holiday letting cottages.
- **Character –**  
The subject buildings were first built as a two storey, mid-nineteenth century farmhouse with a small range of single storey outbuildings to the north-eastern side. There have been various alterations over time including the erection of a single storey front extension linking the original house with the outbuildings.

The house design is simple with well proportioned door and window openings set off with stone lintels and flush, cant stone cills, dormers set flush with the front and rear walls at first floor level, natural stone walls and a natural slate, pitched roof covering.

The walls include a stone plinth at ground level, stone corbelling beneath the first floor guttering and stone copings at the gables which together suggest the building was intended as a principal farmhouse rather than as a worker's house. The two stone chimney stacks are well detailed.

There are stone clad dormers to the front and rear taken up from the main external walls with gabled roofs finished in stone copings.

The outbuildings have a similar wall facing material but the roof is covered in clay pantiles. Several new door and window openings have been added to complement the late twentieth century change of use into a service flat and then into two holiday letting cottages (as currently used).

Land and associated barns have long since been sold off leaving the house and cottages standing in approximately 0.40 hectares of grassland and garden.

- **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 are largely open fields with far reaching views in each direction. The general topography is such that the site stands atop a rise dividing the Esk Valley from the Murk Esk valley.  
Approximately 0.1 hectare of private amenity space is situated to the west of the house with a backdrop of mature trees which are away from the proposed works.
- **Access routes –**

The site takes vehicular and pedestrian access directly from Lease Rigg Lane which is a narrow (at times single track) surfaced highway without footways serving as a link between various farmsteads along the Esk Valley. The lane drops steeply downwards to the north where it passes through a ford and joins the Grosmont to Egton road.  
The lane links with the Goathland to Egton road towards the west.
- **Access to services/transportation –**

There are no public service transport options close to the site and the access lane is unsuitable for larger vehicles with little option for turning. However, the lane leads to Grosmont (approximately 2 miles) where there are links to the public bus service and main line train service.  
There are no footways attached to the surrounding adopted roads, therefore, while pedestrians can access the site via the highway and marked various footpaths, caution must be exercised.

**ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT**

- **Uses –**  
The proposal will not alter the existing C3(c) use of the site.
  
- **Character -**  
The proposed extension is designed to reflect the style and appearance of the existing house in a clearly subservient manner. Proposed facing materials will match those used on the existing building and details such as cills, lintels, copings and dormers are based wholly on existing details.  
The proposed works to the house will, therefore, retain and even add to the existing character.  
The proposed garage extension is again simple in approach maintaining the same materials and outline as the existing building. Noting that the garage is a much more recent addition to the group of buildings.
  
- **Spaces –**  
Existing spaces around the house will remain as existing. The slight loss of space in the private amenity area as a result of the proposed house extension can be tolerated bearing in mind the overall extent of space available.
  
- **Archaeology –**  
Based on a walk-over of the site in and around the buildings there is no visible evidence of archaeological remains.  
If, during the course of construction items of interest are found the Applicant will record the findings and notify the local Archaeology Advisory Service inviting their interest.
  
- **Contamination –**  
Based on a walk-over of the site there is no visible evidence of contamination. 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 will remain as existing. Similarly, access around the site and up to the various entrances will remain as existing with necessary repairs and levelling of the footpaths.  
Access within the house will be as existing with each floor of the proposed extension running through level with existing floors.
  
- **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 unaffected y the proposed changes to the house and garage.

- **Impact on Existing Trees –**  
There are no trees on site, or nearby, within influence of the proposal.
- **Topography/gradients –**  
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 encompassing much needed improvement works to the fabric and services. The proposed works to the garage will provide adequate car parking for two cars with additional space for bicycles and items of garden equipment.
- **Over-looking/over-shadowing –**  
There is no potential for overlooking or overshadowing of other properties from the site.
- **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:  
CO17 - 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 Local Plan insofar as the recommendations contained in CO17 together with Supplementary Planning Document Design Guide for house extensions 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**  
Policy CO17 – Householder Development requires that:-

*Development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where:*

*1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;*

*2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and*

*3. The development reflects the principles outlined in the Authority's Design Guide.*

*In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:*

*a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and*

*b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.*

*Where permission is granted, future extensions may be controlled by the removal of permitted development rights.*

*In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:*

*i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;*

*ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;*

*iii. New outbuildings should be located in close proximity to existing buildings;*

*iv. If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and*

*v. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.*

*All proposals for residential annexes should also meet the requirements of Policy CO18 Residential Annexes.*

The proposal for the house extension is designed to reflect the character of the host building with a continuation of detailing, scale and use of materials. The proposed extension is designed to be clearly subservient to the main building.

Similarly, the garage extension is designed to continue the character and style of the existing building. As the existing garage is relatively small in area and of insufficient depth to accommodate a modern car with the main vehicle door being located on the east elevation, the proposal is to re-orientate the parking space by moving the vehicle entrance to the north elevation allowing for tandem parking of two cars. The resultant building will be long and narrow reflecting the general style of ancillary buildings in 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 proportionate, two storey, side extension to an existing house together with a linear, single storey extension of an ancillary garage building. Both proposals are in scale and of a design which does not over-burden the original buildings.
- **Layout** –  
The proposal does not adversely impact upon the current layout of the house or the area in general.
- **Scale** –  
The scale of the proposed house extension reflects the style and character of the host building while remaining clearly 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 sympathetic and 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 aspects have been taken into account:

- 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**