

NYMNPA

28/08/2020

Technical Services

Selebia House
3 Bondgate Selby. YO8 3LS.

Thursday, August 27, 2020

Design and access statement

Side Extension



Policy

Under Class A (A.1(e)(i)), Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 that planning permission is required for the demolition of existing and new kitchen side extension

New kitchen side extension Class E (E.1 (c)), Part 1 of the Town and Country Planning (General Permitted Development) (England) Order planning The relevant policies contained within the NYM Core Strategy and Development Policy Document (CSDPD) to consider in the assessment of an application for a replacement garage are Development Policy 3 (Design) and Development Policy 19 (Householder Development). These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host

dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

The draft Local Plan is not yet adopted but following the Examination in Public in November 2019, it is worth bearing in mind and having regard to the likely requirements of the emerging policies which are anticipated to become adopted in June 2020. Draft Policy CO17 (Householder Development) has very similar requirements to the current DP19 in terms of scale, height, design and general amenity considerations. However, in order to achieve a subservient extension, the policy proposes that the new development does not increase habitable floorspace by more than 30%. Total habitable floorspace should be calculated excluding existing extensions (unless built before 01 July 1948), garages, conservatories and outbuildings. The purpose of this limit is not only to respect the character and proportions of the host property but also to retain a mix of dwelling types to sustain balanced communities and avoid the loss of smaller, more affordable dwellings in the National Park.

Design Statement

Taking into account the requirements of the above policies construction will sympathetic to the area by adapting natural material which will blend in with the surroundings

1. The new side extension will replace an existing porch , built original with the house
2. The size will be subservient to the host building
3. APPEARANCE
4. The new kitchen side extension the bricks of the existing brick building are not easily matched and it is considered that a clad building where the cladding will be allowed to age colour to natural colours will be more in keeping.
5. LAYOUT: and LANDSCAPING The proposed layout location is dictated by the land gradient , making use of the plateau area without falsely make up of ground.
- 6.

Access Statement

The Site location requires vehicle ownership for most trips away from the property and this work allows off road parking and a turning circle within the site taking parking off the street for public transport there will be the need to walk the length of Hood Lane to reach a point where there is access public transport. There is therefore no reason to suggest that the proposed use would increase private car usage.

Conclusion

It is considered that the careful use of material and screening and land scape attention will much improve and be in keeping with the national park and recommend be approval of these changes