

# Summerhouse

## Swallows Nest cottage, Newholm, Whitby, YO213QR

### Description

The proposed structure is a detached single storey wooden summerhouse with a footprint of 4m x 3 m. The summerhouse would be wooden framed with wooden cladding in a log bow design

The summerhouse will sit on a timber frame, secured to the ground

The height of the timber framed roof would be 2.4m at its apex and finished with a torch on heavy duty felt.



(Design1 )



Summerhouse  
2-yallows Nest cottage, Newholm, Whitby, YO213DP



The proposed summerhouse will have two long glass panels at either side of the main doors and one standard size window to the right-hand side.

**Site**

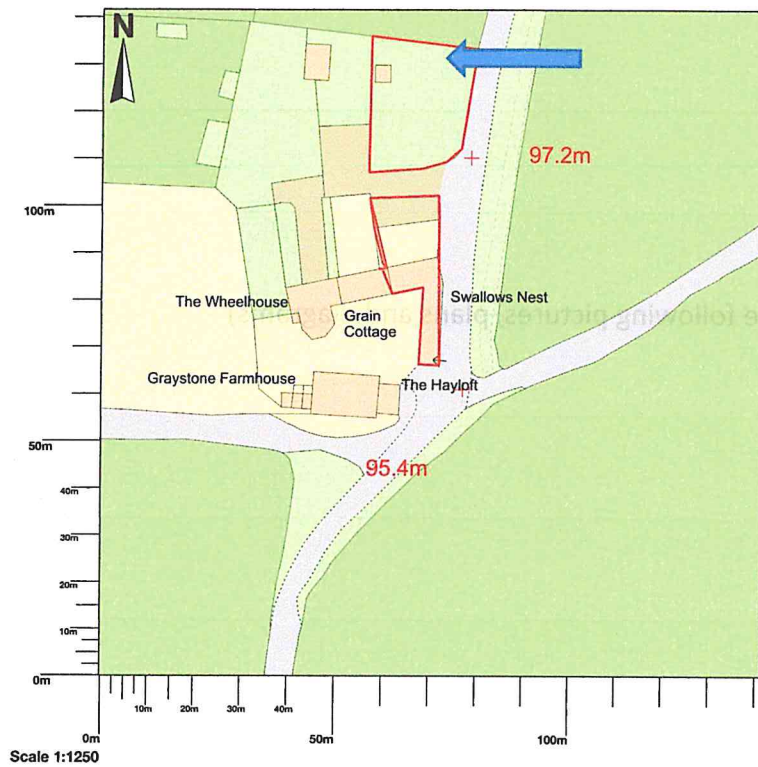
The Summerhouse would be located in the top right corner of the plot (indicated by blue arrow on planning map below)

*200' x 100' plot of land with 10' wide road to the rear*

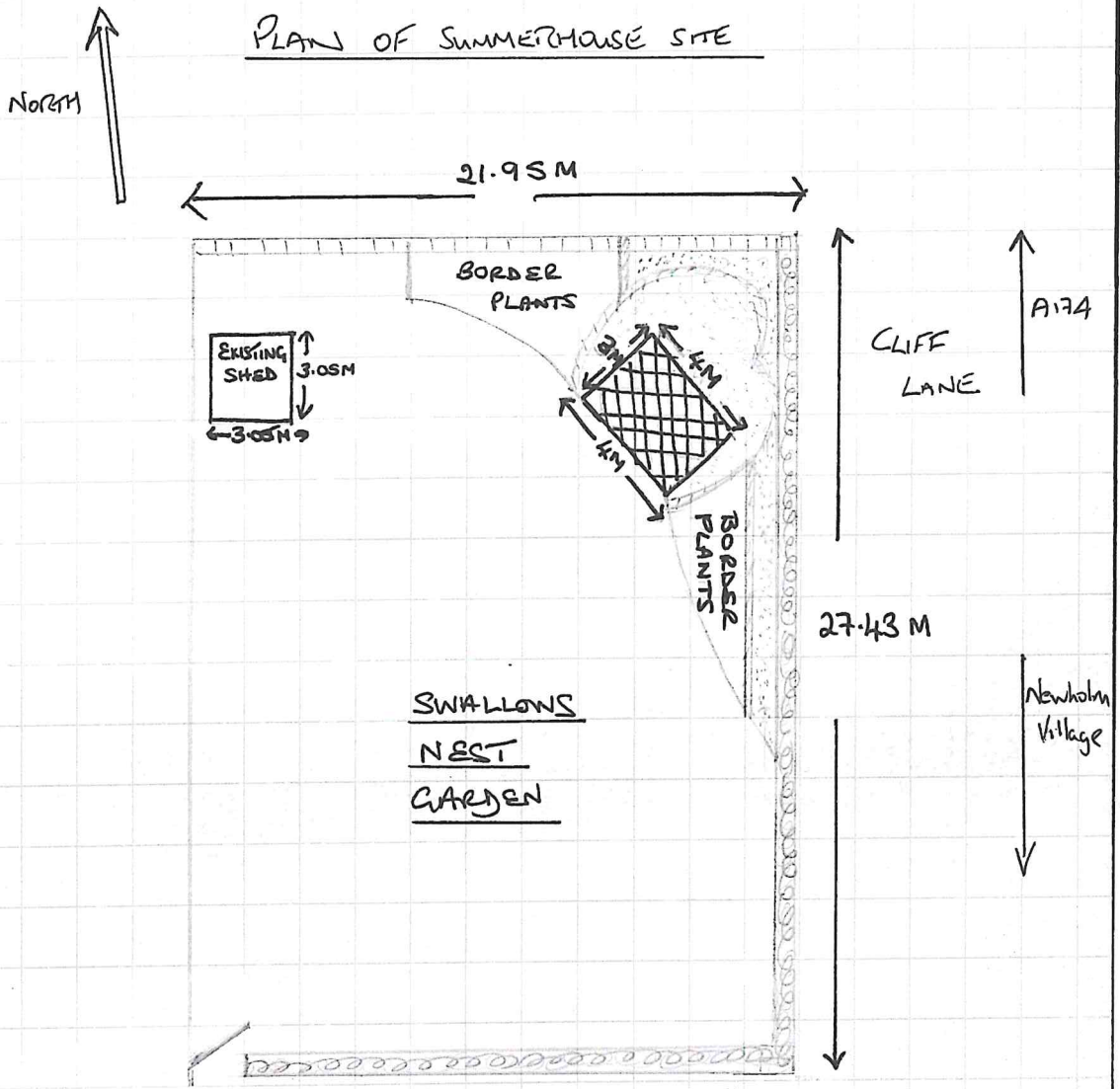
Currently this is a gravelled area with a small ornamental wall to the rear and used as a seating area.


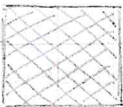


(Please refer to the following pictures, plans and diagrams)

## Swallows Nest Cottage, Newholm, Whitby, YO21 3QR



Map area bounded by: 486922,510766 487064,510908. Produced on 16 September 2020 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2020. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/508089/688788



SCALE	<u>SCALE (1:200)</u>	<u>KEY: 1</u>
	25 mm = 5000 mm (5M)	 = GRAVEL AREA
	 = PROPOSED = SUMMERHOUSE 4M x 3M x 2.4	 = HEDGEROW
		 = DRYSTONE WALL

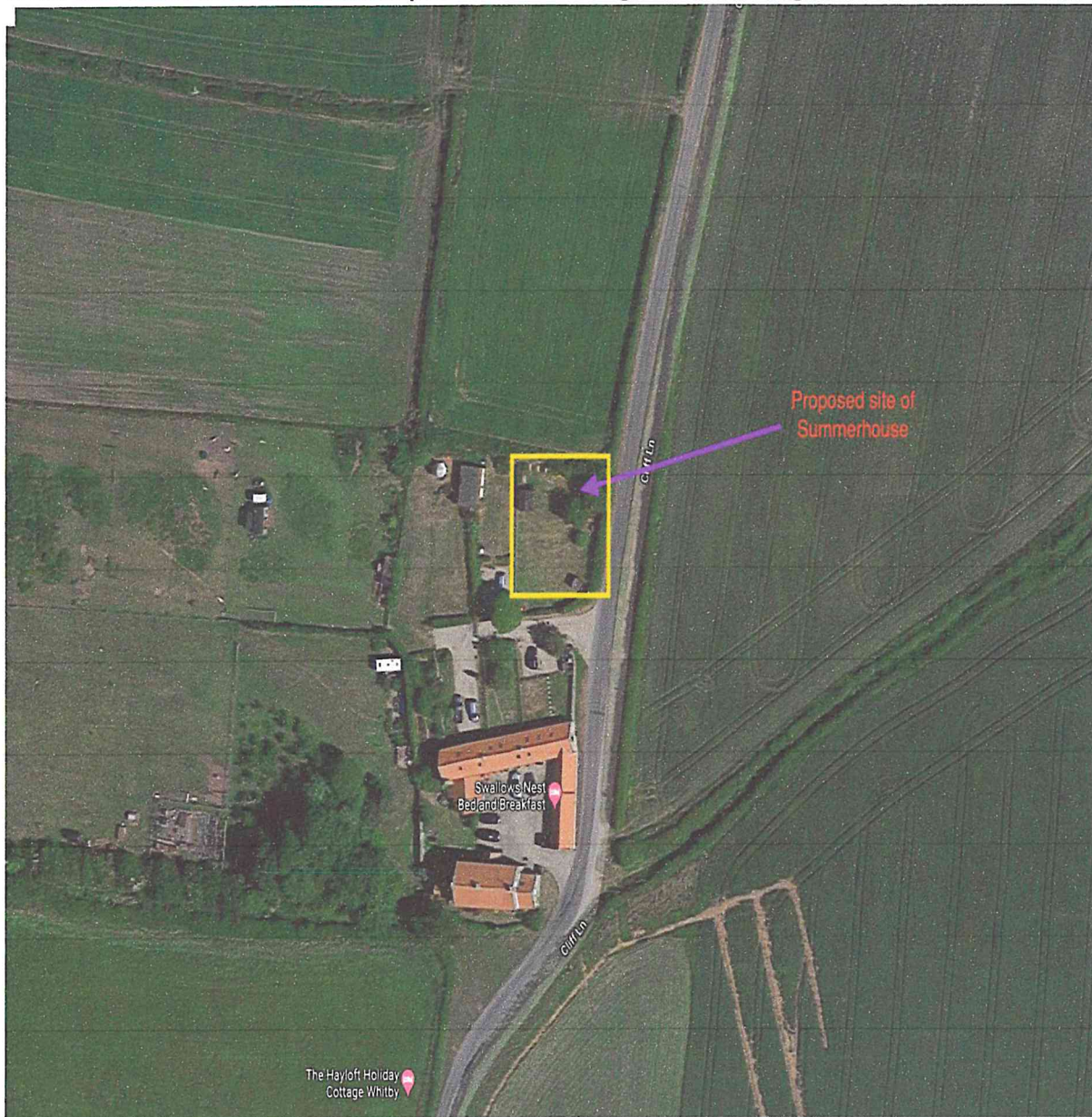
**(1:200 Scale Plan of Area)**



**(Proposed Area)**

**This location minimises any visual impact on the site and due to the existing tree and hedge screening will not be visible from the road. The Summerhouse will fit the existing footprint of the gravelled area and is partially concealed by the existing trees and hedging. It is set back at the rear end of the garden so is not intrusive.**

It will therefore have minimum impact on the setting of the existing location.





**(View of Cliff Lane towards the A174 showing existing hedge and tree screening)**

**None of the windows directly overlook neighbouring land.**

**No additional vehicle or pedestrian access is required.**

**The neighbouring garden is in fact part of a holiday let.**





(View from bottom right of garden towards shed and neighbouring building)

Given the proposed site of the summerhouse; the size of the existing building and summerhouse in the adjoining garden, this would not be over-bearing; out of scale or out of character. There would be little or no impact on existing views either from neighbouring gardens or from the village of Newholm.



(View from proposed site towards the village of Newholm and Dunsley)



(View from proposed site towards Swallows Nest Cottage)

The size, design and site of the summerhouse compliment and make best use of the garden. The established landscaping and existing boundary features provide effective screening. The visual impact, given the size, location and construction, will be modest and unlikely to be detrimental to the public enjoyment of the special qualities of the landscape and National Park.



(Entrance to Swallows Nest)

### Sustainability Statement

Principle purpose of the summerhouse is to provide current residents an increase in their enjoyment of their garden, throughout the year.

The summerhouse will be constructed from timber, reducing the environmental impact of the structure. The orientation and windows maximise the use of natural lighting. A water butt will be connected to the roof drainage in order to harvest rainwater for use in the garden.

Martin Milburn  
17<sup>th</sup> September 2020