
From: Tony Clarke
Sent: 19 April 2021 10:38
To: Planning
Subject: Re: NYM/2021/0266/FL

Good Morning,

Further to your email acknowledging receipt of the Householder Planning Application please now find attached the prepared Design & Access Statement which is being submitted in support of the current application.

If you require any photographs of the application site buildings please let me know.

Kind regards

Tony Clarke (Agent)

On 16 April 2021 at 11:10 planning@northyorkmoors.org.uk wrote:

Reference: NYM/2021/0266/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

Chris France

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North York Moors
National Park

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Design and Access Statement

for

Proposed single storey side attached garden room extension and the construction of a replacement detached 3-car domestic garage

at

Wind Hill House, Glaisdale, Whitby, YO21 2QY

The Application.

This is a Householder Planning Application for domestic development proposals comprising of two elements:-

1. The construction of a single storey side attached garden room extension to replace an existing lean-to games room extension that is structurally unsound;
2. The construction of a new detached 3-car domestic garage to replace an existing detached garage that is no longer usable due to its very poor condition.

The application site lies within the boundaries of the North York Moors National Park.

The requirement for Development.

The applicants, being the owners of the property, have been aware for some time now that the existing lean-to games room, attached to the Eastern gable end wall of the farmhouse, has been progressively subsiding and the extension itself is now clearly moving away from the original gable end wall to which it is connected.

For structural reasons, this existing single storey games room extension really needs to be completely demolished and re-constructed. The available internal dimensions of the existing room have meant that the room has had only limited use to the applicants and consequently is rarely used.

As this room needs to be re-constructed the applicants are anxious that the new room will have satisfactory internal dimensions to allow for much more regular use by the family on a daily basis. In order to take advantage of the available views over the superb natural landscapes to both the East and to the North the applicants would like to have as much open aspect glazing as possible in the new room to fully appreciate these views when the room is occupied.

With regard to the existing detached garage, it is now entirely unusable due to its semi-derelict condition and the external envelope of the garage is considered to be beyond practical repair.

The applicants now wish to demolish this existing garage and replace it with a new 3-car detached garage to provide secure parking for their private cars that are currently parked on the open gravel hardstanding area to the rear of the house as they cannot be garaged.

Appearance.

Single storey side attached games room extension.

The existing private dwelling house was originally constructed as a traditional style dales farmhouse with a clay pantile roof covering and an external envelope in coursed and dressed local stone.

The existing lean-to games room extension that will be demolished is of traditional dales style with a pantile roof covering and coursed and dressed stone external walls.

As the proposed extension will now have a 5.0m projection outwards from the original farmhouse East facing gable end wall it is not possible to achieve a matching lean-to roof detail as the available roof pitch would be far too shallow.

It has been proposed instead to create a dual-pitched pantile covered roof solution to this extension which will match and align with the dual-pitched main farmhouse pantile covered roof slopes. The proposed single storey extension will have a new traditional clay pantile roof covering which will be laid at a pitch of 30 degrees to match the roof pitch of the main house.

The pantile roof coverings will be enclosed by the gable end upstands finished with dressed stone water tabling and with dressed moulded projecting eaves corbel stones.

Rainwater goods will be a black plastic system to match the existing rainwater goods to the main farmhouse in all respects.

The proposed purpose-made window frames and glazed screens will be manufactured in white plastic. Although not a traditional material for windows and doors the proposal to use white plastic window frames and glazed panel doors in the proposed extensions matches the white plastic replacement window frames in the main farmhouse. Therefore it is considered that the new windows and doors will not appear out of context with the overall appearance of the existing farmhouse fenestration.

The detached garage.

As stated beforehand, the existing detached garage is considered to be not suitable for extensive renovation and the only practical option is to demolish the existing structure and to construct a new replacement garage.

The proposed roof tiles and rainwater goods to the garage will match those materials proposed for the garden room extension. The gable end walls and roof eaves detailing will also match the dressed stone water tabling and projecting and moulded dressed stone eaves corbel stones.

It is proposed to incorporate three identical metal roller shutter garage doors into the garage. These door systems will have a factory applied, powder-coated paint finish in `Juniper Green` - a widespread colour used in agricultural buildings.

The garage structure will also sit at a lower level than the existing farmhouse as indicated on the submitted drawings.

Scale.

The proposed single storey side attached garden room extension will be viewed from any public vantage point as a subservient addition to the existing two storey building.

Likewise, the proposed detached garage sitting as it will at a lower level, will also be viewed from any public vantage point as a subservient detached structure.

The application site curtilage is quite extensive and lies in the open countryside of Glaisdale. The additional residential footprint created by the proposed garden room extension together with the adjacent detached garage footprint is considered to result in a minimal erosion of open space around the existing house.

It is considered that the scale of the proposed development is satisfactory in the context of the existing built form to which the garden room extension is attached and the detached garage is will not be seen as a prominent alien feature in its immediate surroundings.

For comparison, the gross footprint area of the existing games room extension that will be demolished is 22.80 m². The gross footprint of the proposed replacement garden room extension will be 34.55 m² – an increase over the existing of just 11.75 m².

The gross footprint of the existing detached garage (below the asbestos / cement roof sheeting area) is 62.10 m². The gross footprint of the proposed replacement detached garage will be 83.07 m² – an increase over the existing of 21 m².

Access.

The existing access arrangements onto the main public highway will be unaffected by the proposals.

A. Clarke

07 April 2021