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**From:** Planning  
**Sent:** 03 June 2021 09:01  
**To:** Ailsa Teasdale  
**Subject:** ADDITIONAL INFO TO ACTION - NYM/2021/0266/FL

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**From:** Tony Clarke  
**Sent:** 02 June 2021 14:19  
**To:** Planning <[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)>  
**Cc:** Elizabeth Anne Russell  
**Subject:** Re: NYM/2021/0266/FL

**For the Attention of Mrs Ailsa Teasdale - Senior Planning Officer.**

Further to your email and attached letter, dated 20 May 2021, please now find attached a further copy of the submitted drawing (Drawing Reference: CR/002) which has additional floor area calculations added as requested. These floor area calculations are shown in the right hand notes column of the drawing.

The gross internal floor area of the original farmhouse has been calculated to be 196.68m<sup>2</sup>.

The 30% additional floor area allowance will therefore be **59m<sup>2</sup>**.

The gross internal floor area of the 3 existing extensions has been calculated to be 65.554m<sup>2</sup>.

The additional extension floor area created by replacing the existing side attached games room extension with the proposed garden room will be 10.916m<sup>2</sup> - Resulting in a gross extension internal floor area of **76.47m<sup>2</sup>**.

However, the existing side attached games room extension is considered to be an extremely old addition to the original farmhouse construction and could well have been built pre-1940's based on its visual appearance.

If the floor area of this very old side extension were to be included within the farmhouse floor area then the 'original' building gross internal floor area could be increased from 196.68 to 213.594m<sup>2</sup> - say 213.6m<sup>2</sup>

The 30% additional floor area allowance would then increase to **64.08m<sup>2</sup>**.

The total area of the extensions would then be:-

Floor area of the side attached conservatory - 10.25m<sup>2</sup>

Floor area of the recently constructed 'L'-shaped rear extension - 38.39m<sup>2</sup>

Additional floor area of the proposed games room over the floor area of the existing games room - 10.916m<sup>2</sup>.

Giving a total area of **59.556m<sup>2</sup>**.

This would then give a total floor area increase of less than the 30% increased floor area allowance - but only if the existing side attached games room extension could be considered to be a part of the main farmhouse original build floor area.

I look forward to receiving your comments on the floor area calculations that have been prepared.

Kind regards

Tony Clarke

On 20 May 2021 at 16:03 [planning@northyorkmoors.org.uk](mailto: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***

Chris France  
Director of Planning  
North York Moors National Park Authority  
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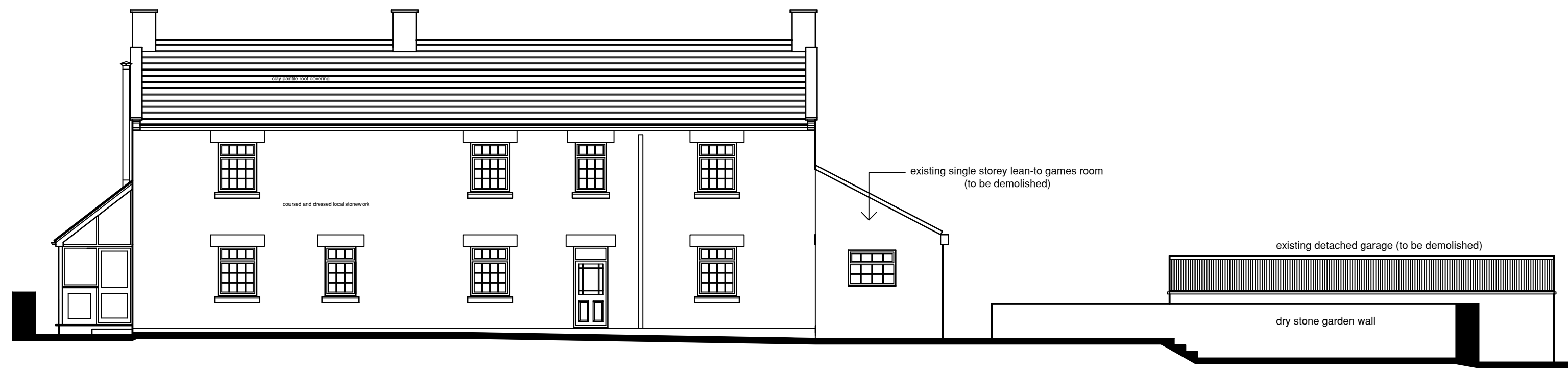
**North York Moors**  
National Park

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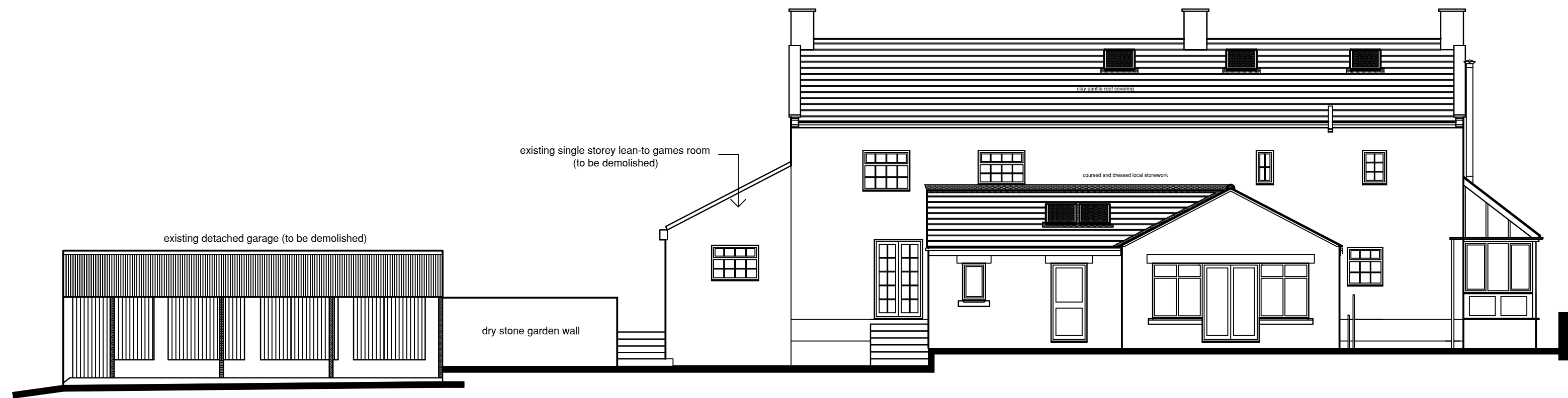
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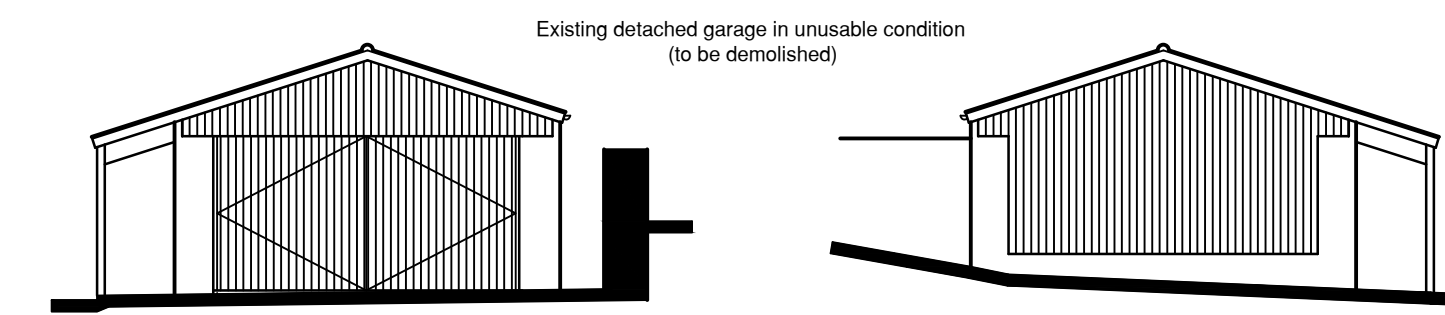
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATIONS ON DETACHED GARAGE



PROPOSED FRONT ELEVATION

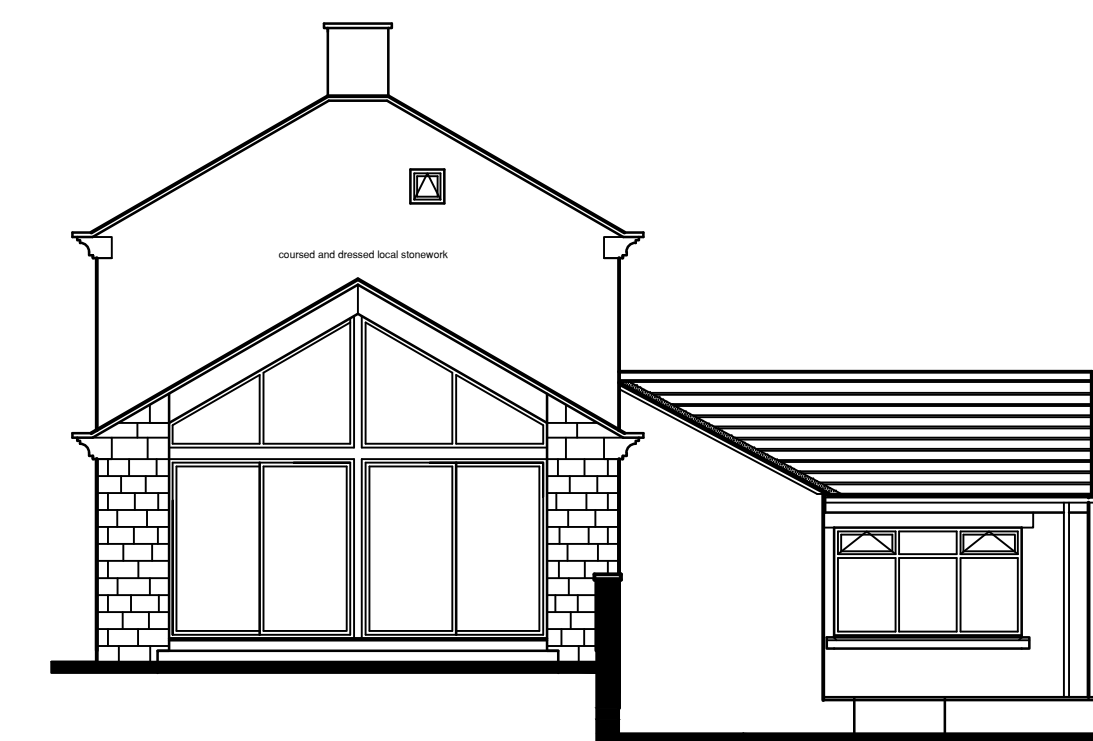
**Proposed garden room & garage roof coverings.**  
To be natural clay pantiles to match the existing pantile roof coverings to the main house.

**Proposed garden room and garage external walls.**  
To be constructed in coursed and dressed local stone to match, as closely as possible, the existing main house stonework walling.

**Rainwater goods.**  
To be 110mm wide profiled black plastic rainwater guttering to match the existing rainwater guttering in all respects with 68mm dia. black plastic rainwater pipes.

**Window frames and glazed screens.**  
To be purpose-made white plastic double glazed frames to detailing as indicated on the proposed elevation drawings.

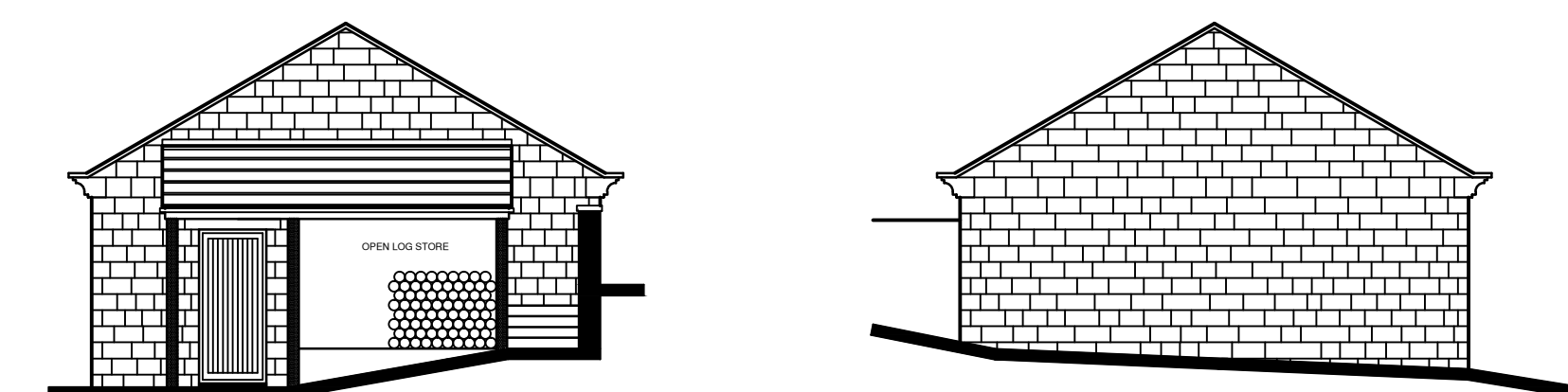
**Garage doors.**  
To be 3 nr. identical purpose-made metal roller shutter doors with a factory applied powder-coated paint finish in 'Juniper Green'.



PROPOSED SIDE ELEVATION ON GARDEN ROOM EXTENSION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATIONS ON DETACHED GARAGE

**FLOOR AREA CALCULATIONS:**  
**MAIN FARMHOUSE - GROUND FLOOR LEVEL**  
INTERNAL WIDTH - 5.91m x INTERNAL OVERALL LENGTH - 16.64m  
= 98.34m<sup>2</sup>  
**MAIN FARMHOUSE - FIRST FLOOR LEVEL**  
SAME AS GROUND FLOOR LEVEL - 98.34m<sup>2</sup>  
**TOTAL INTERNAL FLOOR AREA OF THE ORIGINAL TWO STOREY FARMHOUSE**  
= 196.68m<sup>2</sup>  
**THE 30% ALLOWANCE OF 196.68m<sup>2</sup> = 58.90m<sup>2</sup>**  
**EXISTING ADDITIONAL EXTENSION FLOOR AREAS:**  
**SIDE ATTACHED CONSERVATORY:**  
INTERNAL WIDTH - 1.98m x INTERNAL LENGTH - 5.57m  
= 10.95m<sup>2</sup>  
**REAR L-SHAPED SINGLE STOREY GARDEN ROOM / LOBBY / SHOWER ROOM EXTENSION:**  
INTERNAL DIMENSIONS OF 3.51m x 4.06m (17.41m<sup>2</sup>) PLUS 2.09m x 10.04m (20.96m<sup>2</sup>)  
= 38.37m<sup>2</sup>  
**SIDE ATTACHED GAMES ROOM EXTENSION:**  
INTERNAL WIDTH - 2.80m x INTERNAL LENGTH - 6.03m  
= 16.88m<sup>2</sup>  
**TOTAL INTERNAL FLOOR AREA OF ALL 3 EXTENSIONS = 66.20m<sup>2</sup>**  
**BASED ON THE ABOVE, THE INTERNAL FLOOR AREA OF THE RECENTLY CONSTRUCTED L-SHAPED REAR SINGLE STOREY EXTENSION WOULD JUST HAVE EXCEEDED THE 30% ADDITIONAL FLOOR AREA POLICY.**  
**THE ADDITIONAL INTERNAL FLOOR AREA CREATED BY THE PROPOSED SIDE ATTACHED SINGLE STOREY GARDEN ROOM EXTENSION WILL BE:**  
INTERNAL WIDTH - 4.57m x INTERNAL LENGTH - 6.09m = 27.63m<sup>2</sup>  
**LESS THE INTERNAL FLOOR AREA OF THE EXISTING GAMES ROOM (16.91m<sup>2</sup>):**  
**10.72m<sup>2</sup> INCREASE.**

NYMNP  
 02/06/2021



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 MR & MRS RUSSELL

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DRAWING TITLE:  
 PROPOSED SINGLE STOREY SIDE GARDEN ROOM  
 EXTENSION AND A DETACHED 3-CAR GARAGE

SCALE: 1:100 at A1	DATE: 19 MARCH 2021
DWG NO: CR/002	REV: