

PeteMidgleyDesign

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Mr D Calum ,
Ellerbeck House,
Priestmans Lane,
Thornton le dale
YO18 7RT

NYMNPA
26/05/2021

Design and Access

Site- Ellerbeck house

Ellerbeck House is a detached stone built house under a clay pantile roof to the west of priestmans lane within the conservation area.

The property having access from the from the lane via a bridge over the beck.

The proposal will include;

The proposed application is for a single storey dining room with an area of 26m² to the west elevation . Access will be via the existing garden room.

All materials to be used is to be in keeping with the existing including matching stone walling with a GRP flat roof . Doors and windows to the extension will be traditional timber design with painted finish , stone cill detailing as existing.

The site is mainly laid to grassed areas , planting and paved areas , to the west boundary a tall 2.4m high laurel hedge provides a great deal of privacy .

The existing access will remain unaltered.

The proposed development is both sympathetic and in character with the existing building and in terms of scale and design, an appropriate proposal.



Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> NYMNPA 02/06/2021 </div>

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..

NYMNP

02/06/2021

Applications for Minor Works

For applications for small-scale works of a minor nature a lesser amount of information may be required within a Heritage Statement to understand the impact of the proposed works on the significance of a heritage asset. Examples where a reduced amount of information is required could include the erection of a satellite dish on a Listed Building or within a Conservation Area; the replacement of windows or doors on a non-Listed Building within a Conservation Area; or the replacement of a modern fireplace with a more traditional design in a Listed Building.

In these cases applicants may prefer to submit a Heritage Statement in a table format that incorporates the following headings:

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
IMPORTANT TO PROTECT THE EXISTING HERITAGE ASSET'S INCLUDING BUILDING TYPES, MATERIALS AND CHARACTERISTICS OF THE AREA.	SINGLE STOREY EXTENSION TO PROVIDE DINING ROOM	NO ADVERSE EFFECT	DESIGN OF EXTENSION IS SYMPATHETIC TO THE CHARACTER & APPEARANCE OF THE EXISTING DWELLING

Please note that it is the applicant's responsibility to submit sufficient information with their application to understand the impact of the proposals on the significance of any heritage assets affected. If you are in any doubt about the extent of information that is required and to avoid delays in validating your application please contact the relevant Officers to discuss this prior to submission.

continued overleaf.....