

NYMNPA

09/08/2021

DESIGN & ACCESS
&
HERITAGE STATEMENT

**22 Summerfield Lane,
Stainsacre,
Whitby.**

Proposed Single Storey Rear Extension.

DATE: July 2021.
SCHEME: Proposed single storey rear extension.
APPLICANT: Mr. & Mrs. Attridge.
PROPOSED USE: Domestic Dwelling.
DESIGNATION: National Parks.

EXISTING PROPERTY

The existing property is a generally standard 3 bedroom bungalow in a residential street with a relatively typical street scene.

The property has had a small single storey extension out to the rear which provides very little benefit to the property overall. Property has no specific dining area and is relatively small in its living areas with small bedrooms. Applicants are finding the property too small for their current use.

Property currently has views out to the rear over agricultural fields and no development is located overlooking the property to the rear of the garden.

THE DESIGN.

The design of the extension allows for a single storey section located to the rear of the

property and this will not alter the front view. The extension has a simple continuation of the existing roof and involves demolishing the smaller extension to the rear.

The extension will create a further larger bedroom with en-suite and a lounge area to the extended section. This will allow space for a dining area and kitchen relocated within the existing area.

Size of the extension has been designed to be the maximum of 30% of the existing floorspace as is required under the North Yorkshire Moors National Parks current planning policy. This size provides a suitable floorspace for the requirement of the applicants.

Current car parking arrangements are suitable on site and the street is suitable for car parking without any obstruction.

Materials used will be to match existing as far as possible.

It is considered that the proposals will conform to the North Yorkshire Moors National Park Planning Policy and will enhance the aesthetics of the rear elevation of the property. Proposals will not affect the street scene and will not detract from the existing aesthetics of the property.