



Alteration/Extension and Rear Terrace with External Access to: -

Flushing Meadows, Egton, YO21 1UA



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1.0 Background

A previous application ref. NYM/2021/0063/FL was submitted to the Planning Authority and subsequently approved. It covered “Alterations, construction of single storey extension and first-floor rear terrace with external access.”

During the application process, officers requested that the ‘external access,’ which consisted of a spiral stair, was omitted from the scheme. Comments made by officers expressed concern about the visibility of the glazed balustrading, see NYMNPA letter dated 17/03/2021.

The approved drawings are D12014-01B and D12014-02D. These have the external stair removed.

Whilst Mr and Mrs Shaw are happy with the approval in general and the advice received from officers, both ourselves and the clients feel that the re-introduction of the external access would be positive in terms of the use of the terrace, whilst being neutral in respect of any effect on the general amenity of the area.

2.0 Proposals

This statement has been produced to accompany a revised re-application for the scheme but including the external access stair. It is shown on drawings D12014-01A and D12014-02C.

The only variation to the approved scheme is the reinstatement of the spiral stair positioned on the rear south east corner of the property.

The stair will allow flexibility of use for the terrace, with access immediately adjacent to the property's rear entrance door.

The stair will be black painted steel construction to ensure it does not contrast to the surroundings. It will coincide with a break in the glazed balustrading as approved to allow access to the terrace.

3.0 Mitigation

Concerns of officers were based on the appearance of the works in relation to the host building and general surrounding area.

During the application we did not have enough time to negotiate in respect of this item and therefore we omitted it from the scheme. However, having looked at the situation with the clients, we feel officer concerns may not have been justified and that the introduction of the stair would not impact upon the area in any negative manner.

The property its self is of a modern construction with 'Art stone' walling and pantile roof. Windows and other general detailing are not of traditional style.

The property sits 150m from the start of the main village to the south and 30m from Abbotsford to the north.

The stair will be on the south east corner (rear) of the property. It will not present an obvious visual intrusion to any sight line. The road passing to the front does not present an obvious view and it is not visible from any other road or footpath in the area.

There are 2 small lanes to the (rear) east and south but the roof terrace is not visible from either of these. The land slopes down to this elevation, gently at first, becoming steeper the further away you get. This general topography prevents a direct view.



Photograph 1
Looking south east from the site

When looking back from these lanes towards Flushing Meadows, there is only a glimpse of the roof on the 2 storey element of the house.

The same goes for other properties. Eastwell Cottage being the closest but again only roofs being visible.

It is a very fortunate location which is very difficult to view from any angle.

The closest property, Abbotsford to the north, is separated by a recent double garage which again obscures the view of the stair location.

It is probably because of the above points that there were no adverse comments from neighbours during the first application.

It is hoped that upon reconsidering this element of the proposals you are able to support the application.