

Project number

Project title

PD351	Proposed single storey, in-fill, extension to the rear of 16 The Mount, Thornton le Dale.
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Assessment carried out by

Date

Richard Webster	23 <sup>rd</sup> August 2021
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## **DESIGN, ACCESS & HERITAGE ASSET STATEMENT**

### **1.0 SITE ANALYSIS**

- 1.1 16 The Mount, Thornton le Dale is a double storey, brick built, mid-terraced property.
- 1.2 Pedestrian and vehicular access to the property is directly off The Mount (Refer to OS site location plan). There is also access to the rear of the properties off Roxby Road
- 1.3 The proposed development lies within the site boundary as identified on both the site block plan and site location plan.
- 1.4 The area of the site is 162m<sup>2</sup>
- 1.5 The site is relatively flat and level.

### **2.0 PROPOSAL AND RATIONAL**

- 2.1 The applicants have recently purchased the property and are keen to maximize its potential and create a modern family home whilst respecting the character of the period property.

### **3.0 DESIGN PRINCIPLES**

- 3.1 The proposal is to extend the property by constructing an infill, single storey extension, to the side of the existing rear outrigger. Several other properties on The Mount have already extended in such a way.
- 3.2 The single storey extension will form a lean-two from the existing garden wall separating numbers 15 & 16 back to the outrigger.
- 3.3 The extension will form a more family friendly kitchen / living space with access out to the retained rear yard. Rooflights in the lean-two roof will maximise the amount of natural light entering the proposed kitchen / living space whilst improving privacy.
- 3.4 The extension is formed with a minimal loss of private amenity space about the dwelling utilising an underused part of the rear yard.
- 3.5 The development improves the levels of amenity to number 15 The Mount removing overlooking issues from both sides.
- 3.6 The materials used on the proposed extension will all match the existing.

#### **4.0 DESIGN SOLUTIONS**

4.1 The following drawings show the Design Solution and form the basis of the Planning Application:

1. PD351-01 OS site location Plan & Existing & Proposed Floor Plans
2. PD351-02 Block Plans and Existing & Proposed Elevations

#### **5.0 SITE ACCESS / CAR PARKING**

5.1 Pedestrian and vehicular access will remain as existing.

#### **6.0 PLANNING POLICY**

The following planning policies have been considered, above, while developing this scheme

##### **North York Moors National Park Authority Local Plan**

Policy CO17 - Householder Development  
Strategic Policy I - The Historic Environment

##### **National Planning Policy Framework (NPPF)**