

Design, Justification & Access Statement

Construction of single storey rear extension and modifications to existing side conservatory

28 Summerfield Lane
Stainsacre
Whitby
North Yorkshire
YO22 4NU

For
Mr C Thompson
12th April 2022

1.0) Historical Information

Number 28 Stainsacre Lane is a typical bungalow of the period and the village of Stainsacre. The proposals will enhance the living accommodation and though of a modest increase in floorspace will provide a more acceptable style of modern living.

2.0) Existing site and surrounding area

The premises are located fronting one of the main access roads into Stainsacre and is one of many such properties, found in the area.

The location though semi-rural provides for an open aspect but is very close to all the amenities of Whitby

3.0) Proposed Description and Planning Policies

The proposed development consists of adding a small rear single storey extension with a large glazed set of sliding doors that will give an open view over the surrounding area

4.0) Design Principles

The proposals retain the traditional character of the existing premises and of the general properties within the village and will have very little visual change to the property.

5.0) Construction and Appearance

The proposed development will be constructed from block with K Render which will be used throughout the existing external walls of the bungalow all under a pantiled roof.

6.0) Access and Environmental impact

The access to the properties will be retained the work should have no environmental impact to the area

7.0) Justification

It is felt that the proposals will enhance the living arrangements giving much needed natural light to areas of the house that will benefit from the addition.