

Proposed Loft Conversion and Gable Dormer Window

Selly Hill Bungalow, Guisborough Road, Whitby, YO21 1SF

For

Mr. D. Hayes & Ms. S. Curtis

Planning, Design & Access Statement



imaginative architecture + engineering design

TM**bhd**
partnership

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1.0 Introduction

- 1.1 The existing bungalow is thought to have been built at some point during the 1950's or 1960's as a dwelling for the manager or army officer in charge of the site which housed and maintained army vehicles.

This became redundant and was purchased by a local farming family of hauliers (Hoggarths of Glaisdale), where they kept their fleet of milk tankers serving the local dairy farms in the area.

The bungalow was the family home for the owner at that time.

Armstrong Richardson & Co of Stokesley then bought the premises and let the bungalow for a number of years until recently purchased by the applicants.

- 1.2 Selly Hill Bungalow is a detached three-bedroom dwelling, adjacent to some commercial premises off Guisborough Road, the A171, approximately 1.5 miles outside of Whitby, known as Millbry Hill, incorporating a number of other smaller businesses.

- 1.3 The applicants propose to convert the existing roof space to provide an additional bedroom with a small en-suite shower room, which will result in the smaller bedroom at ground floor being used as a home/office.

An extension to the roof space will form a gable dormer window facing west to obtain additional light and space.

2.0 Location

The detached bungalow is located at the bottom of Selly Hill, which rises to the west and is approximately 40 metres away from Guisborough Road and the A171 to the south.

The commercial/light industrial buildings are to the north and east, with the closest being approximately 8 metres to the north and the larger buildings being 25 and 40 metres away to the north east.

Heather Cottage is approximately 50 metres away to the south east and is positioned directly alongside Guisborough Road and The Cottage being 62 metres further to the east opposite the junction with Aislaby Lane.

Whilst Selly Hill Bungalow faces east to the access road and is surrounded by a timber boarded fence, it has traditional hedging and a timber post and rail fence on its western boundary, with the addition of trees and shrubs to the boundary as it heads south along with the southern end of the garden and as it returns east.

As a result, the property is generally well screened, although open farm land is directly behind the rear of the bungalow, along with rising ground and woodland and the sea in the distance.

The property is around a mile or so from Newholm village to the north and Aislaby 1.5 miles to the south west, with the larger village of Sleights and town of Whitby within a similar distance.

3.0 Existing Dwelling

- 3.1 The existing bungalow is built of mid red/brown brickwork and has dark red rosemary concrete tiles on the original hipped roof. The windows and doors are of white upvc.
- 3.2 A flat roofed element to the south has enlarged the lounge and this has a grey felted finish. A conservatory to the rear facing west consists of white upvc windows and doors on brick dwarf walls and a mono-pitch roof of translucent sheets.
- 3.3 The floor plan is "L" shaped with the lounge at the front and kitchen/dining room at the rear with access into the conservatory.

The bedrooms are all on the north side of the dwelling.

- 3.4 The roof construction is of traditional timbers forming the hips plus purlins and timber rafters, so the roof space is open and forms a storage space as well as housing the water tank and plumbing. It is accessed via a loft ladder located within the ceiling of the hall below.
- 3.5 Gardens are to the south and north ends of the property extending from east to west, with parking and access to the front on the east side of the bungalow.

4.0 Proposed alterations and gable style dormer

- 4.1 The proposed loft conversion to form a double bedroom and small ensuite shower is to be accessed by means of a timber staircase located in the hall at ground floor level and also using part of the existing smaller bedroom 3 to the north.

This provides access into the open roof space which is approximately 4.6 metres long x 2 metres wide at a height of 2 metres increasing to 3.15 metres at the ridge.

- 4.2 In order to obtain an increase in floor space it is proposed to construct a gable wall and pitched roof on the south elevation which would be in the region of 2.7 metres high, providing a space some 2 metres long x 1 metre wide at 2 metres high.

This creates a total space 11.2m² in area at 2 metres high and more plus the decreasing height around these spaces for furniture and storage.

- 4.3 The existing roof tiles are in poor condition and these are to be replaced using Marley 20/20 clay flat interlocking tiles in antique grey, along with the proposed gable dormer roofs. The proposed rooflights will be 550mm wide, 1180mm high with dark grey frames to each side plus a glazed door and side lights in the centre, along with a glazed Juliet balcony for natural light and ventilation.

The gable walls to each side and the small area above will consist of a mid-grey cladding board fixed to a cavity wall.

The gable dormer will have a roof pitch to match the bungalow and the ridge will be approximately 450mm lower than the main dwelling.

5.0 NYMNPA Planning Policy regarding 30% maximum increase in floor area

5.1 Existing ground floor area of the dwelling: -

$$6.5 \times 12.5\text{m} = 81.25\text{m}^2 \text{ plus } 4.0 \times 2.4\text{m} = 9.6\text{m}^2$$

$$\text{Total} \quad 90.85\text{m}^2$$

(Not including conservatory)

(Omit flat roof extension $6.5 \times 3.1 = 20.15\text{m}^2$)

$$\text{Reduced floor area} = 70.7\text{m}^2$$

5.2 30% of $70.7\text{m}^2 = 21.21\text{m}^2$

5.3 Proposed Loft conversion – Area @ 2m high. $4.6 \times 2\text{m} = 9.2\text{m}^2$

Proposed Gable dormer – Area @ 2m high. $2 \times 1\text{m} = 2\text{m}^2$

$$\text{Total proposed area } 11.2\text{m}^2$$

5.4 11.2m^2 increase in floor area is less than the 30% of floor area allowed at 21.21m^2 and amounts to approximately 15% of the existing floor area of the dwelling based on an area of 70.7m^2

Therefore, the proposal is within the 30% maximum increase in floor area and complies with the NYMNPA Planning Policy.

6.0 Compliance with Planning Policies

The proposed loft conversion and gable dormer extension are considered to comply with the following policies within the NYMNPA Local Plan 2020.

- Strategic Policy A – Achieving National Park Purposes and Sustainable Development.
- Strategic Policy C – Quality and Design of Development.
- Policy ENV 8 – Renewable Energy by installing high levels of insulation and reduction in energy consumption.
- Policy CO 17 – Householder Development.
 1. The scale, height, form and design of the development do not detract from the character and form of the original dwelling or its setting in the landscape.
 2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.
 3. The development reflects the principles outlined in the Authority’s Design Guide.
- Design Guide Part 2 – Alterations and Extensions to dwellings.

7.0 Conclusion

The proposals for which planning consent is requested, involves a single detached dwelling which does not have residential neighbours nearby.

The proposed gable dormer is at the rear of the property faces west over adjacent farmland and therefore will not impact on neighbours in anyway.

The proposal including the loft conversion and gable dormer, falls within the NYMNPA policy of maximum 30% increase in floor area and is approximately 15% of the floor area of the existing dwelling.

The sustainability and energy consumption will be significantly improved by installation of high levels of insulation in the gable walling and all roofs plus first floors.

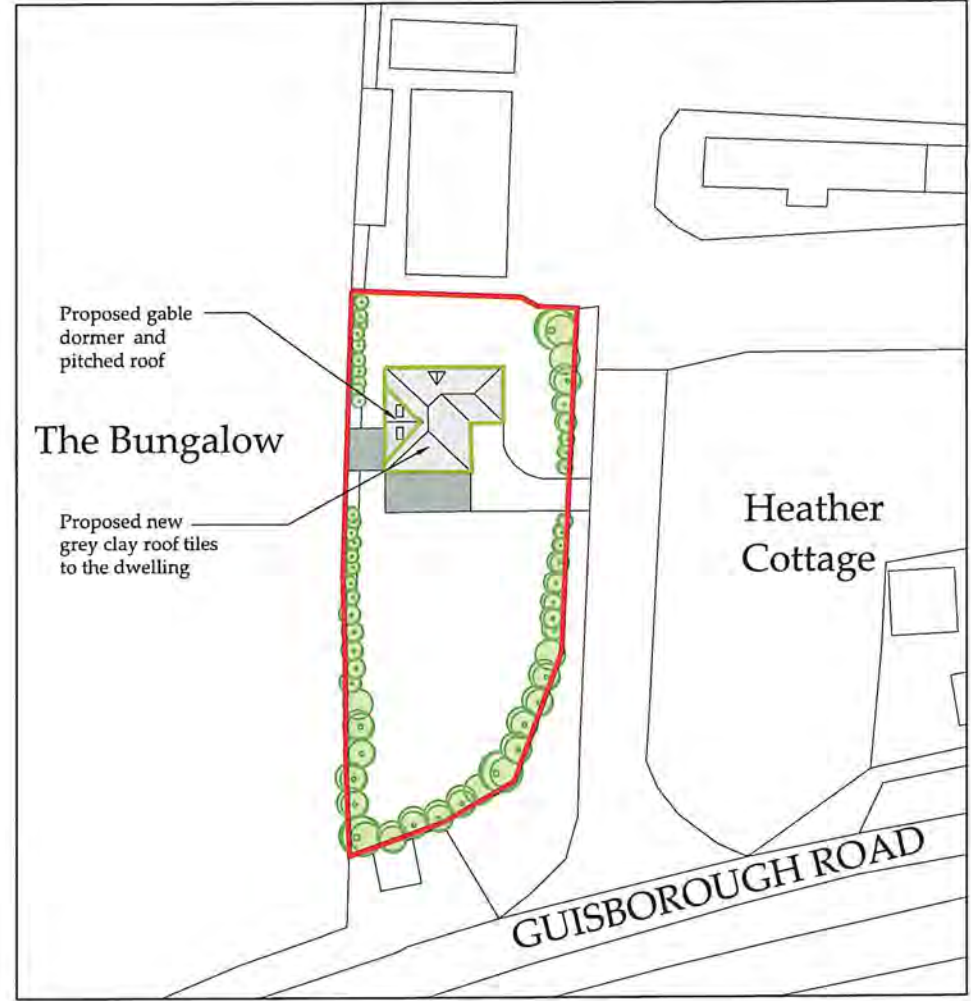
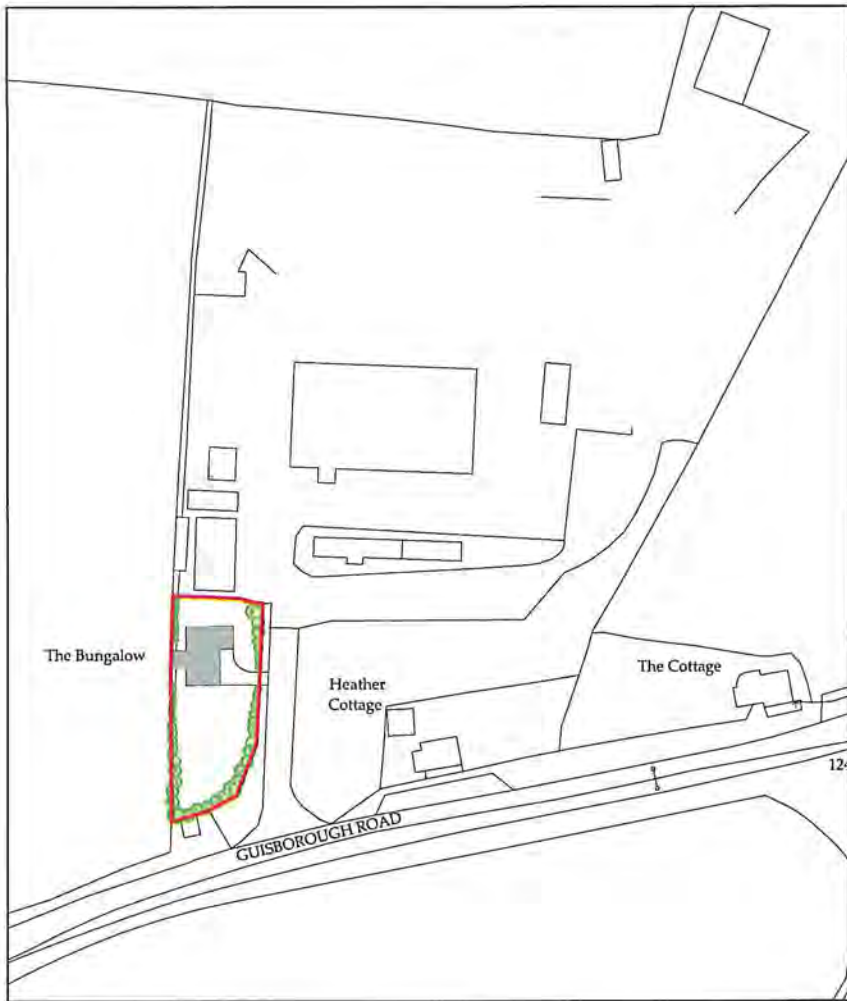
The proposal is considered to comply with the Planning policies referred to in section 6 and therefore it is respectfully requested that this application be considered for approval.

8.0 Appendices









Site Plan
Scale 1:1250

Block Plan
Scale 1:500

Ordnance Survey Licence No. 100002562

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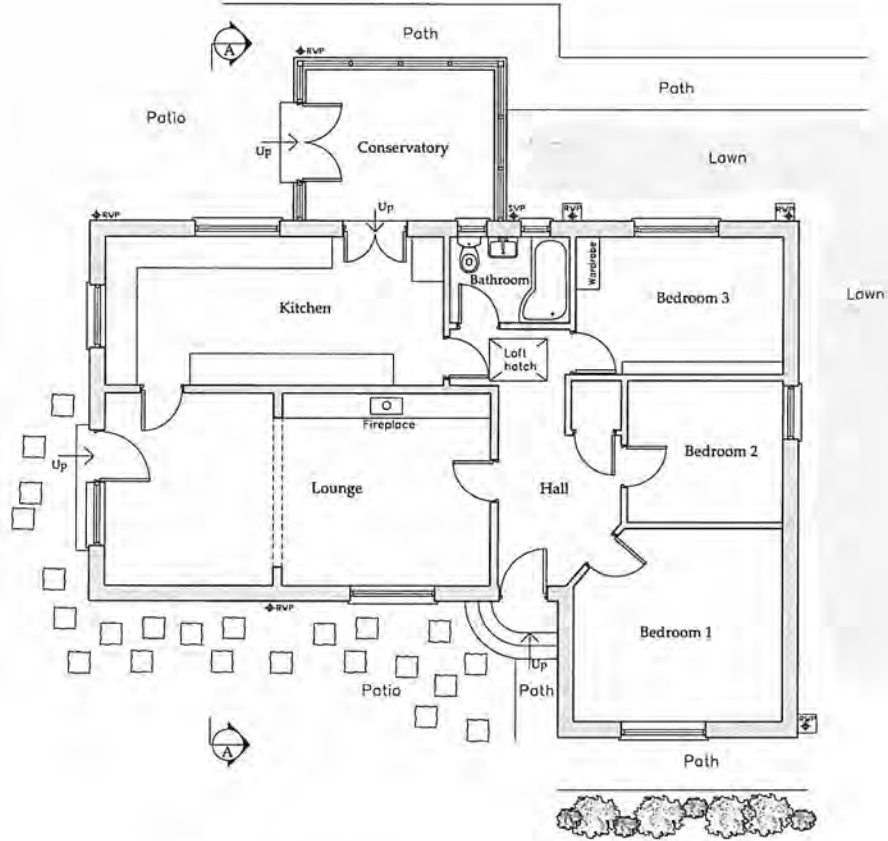
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B	09.05.22	MK	Annotations added	TH	TH
A	25.03.22	MK	First Issue	TH	TH

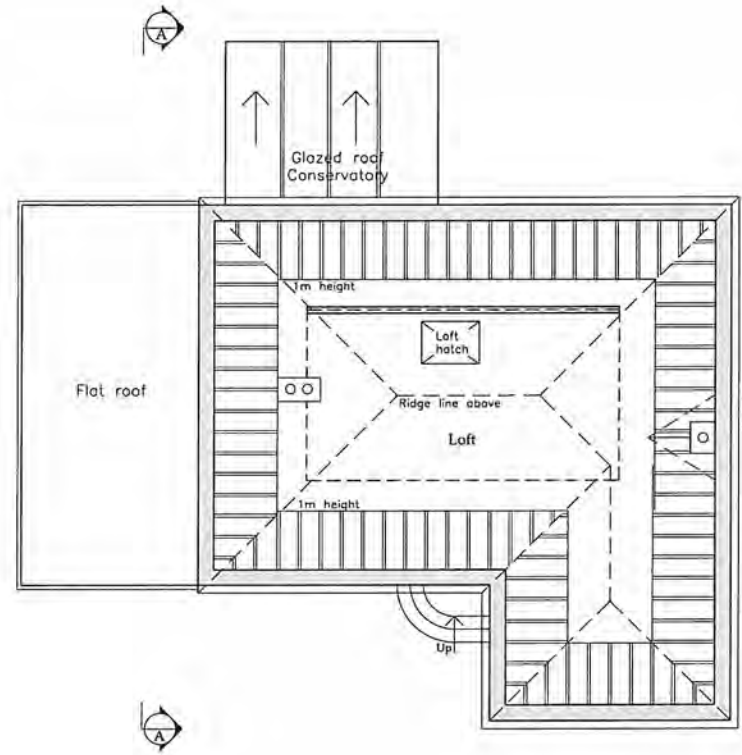
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PROJECT: Selly Hill Bungalow, Guisborough Road, Whitby	
A3	DRN: Marie Kay DATE: 25.03.2022
SCALE: As shown	ISSUE: Preliminary

DRAWING TITLE: Location and Block Plan	
DRAWING NR: D12251-01	REV: B

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Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50



A	18.03.22	HK	First Issue
REV	DATE	BY	DESCRIPTION

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CLIENT: **Steph Curtis and Danny Hayes**

PROJECT: **Selly Hill Bungalow
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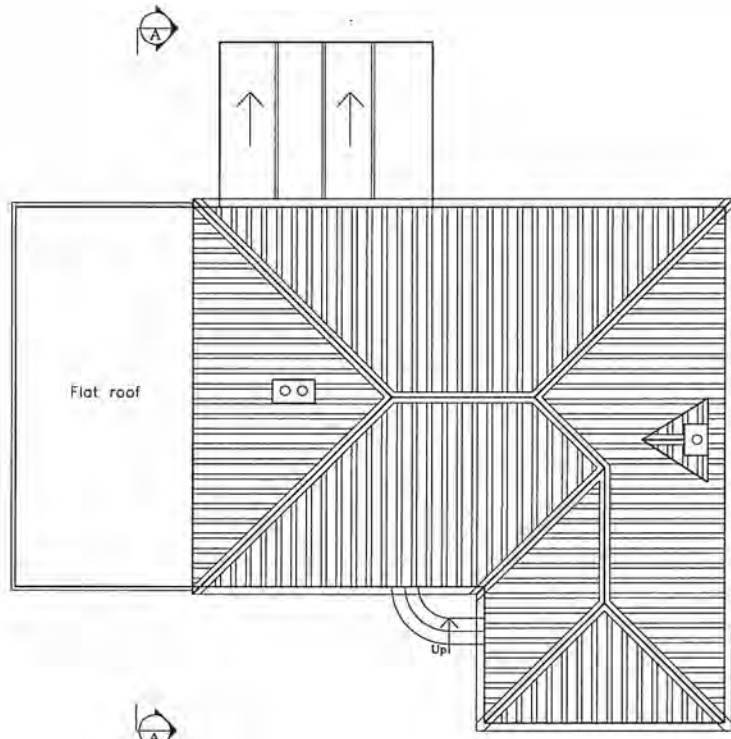
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Ground and First
Floor Plan**

DESIGNED BY:	PREPARED BY:
H.Kay	T.J.Harrison

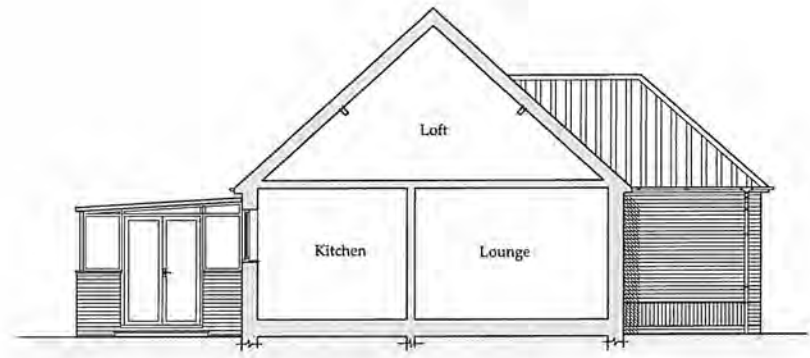
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Roof Plan
Scale 1:50



Section A
Scale 1:50



A	18.03.22	HK	First Issue
REV	DATE	BY	REVISION

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CLIENT:
Steph Curtis and Danny Hayes

PROJECT:
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Guisborough Road, Whitby

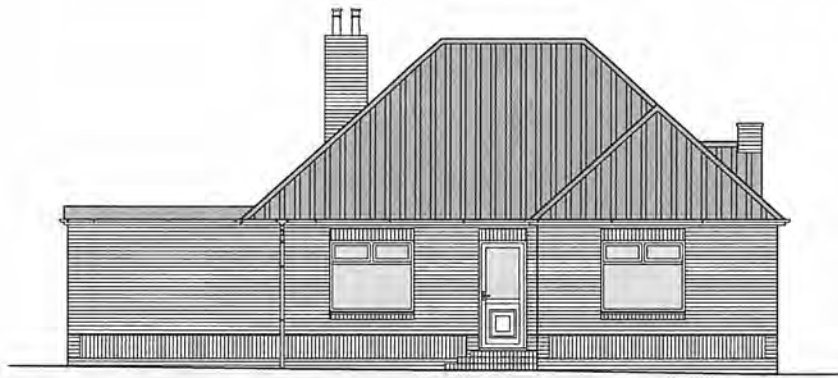
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Existing
Roof Plan
and Section A

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DESIGNER: H. Kay	CHECKED: T.S. Harrison

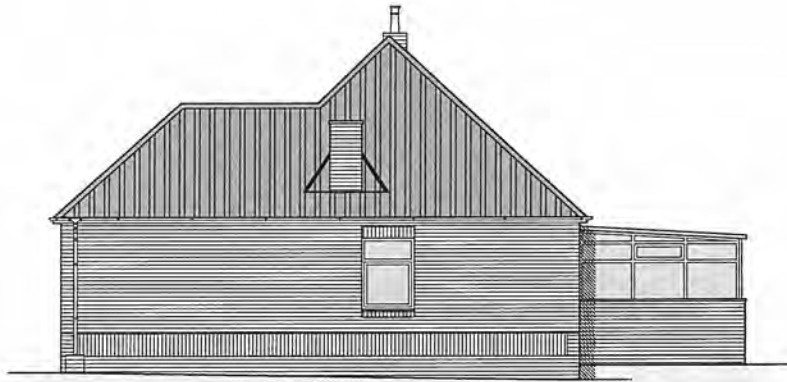
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Front Elevation East
 Scale 1:50



Side Elevation North
 Scale 1:50



Rear Elevation West
 Scale 1:50



Side Elevation South
 Scale 1:50



A	23.03.22	HE	First Issue
NO	DATE	BY	REVISION

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CLIENT: **Steph Curtis and Danny Hayes**

PROJECT: **Selly Hill Bungalow
 Guisborough Road, Whitby**

DRAWING: **Existing Elevations**

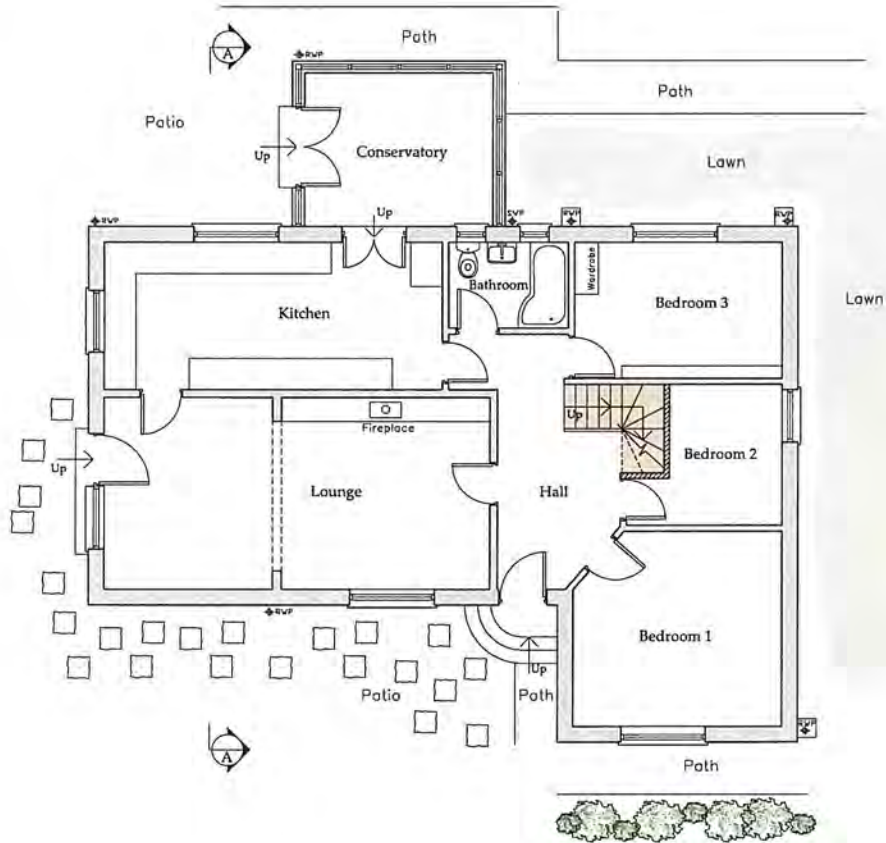
DRAWING STATUS: **Preliminary**

DESIGNER:	CHECKED:
H.Kay	T.R.Harrison

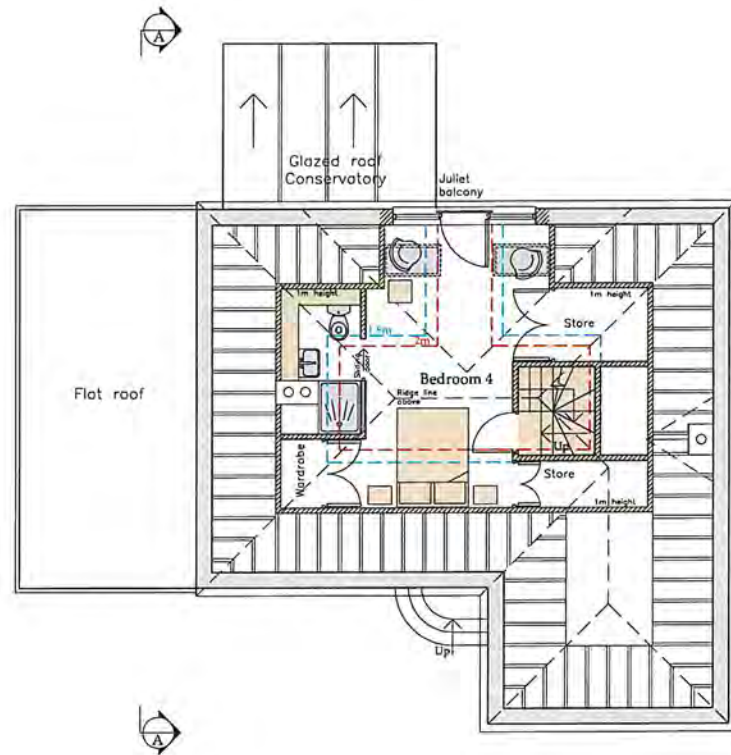
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DRAWING NO:	NO:
D12251-04	A

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Ground Floor Plan
Scale 1:50



First Floor Plan
Scale 1:50



Option A

A	18.01.22	HY	First Issue
REV	DATE	BY	DESCRIPTION

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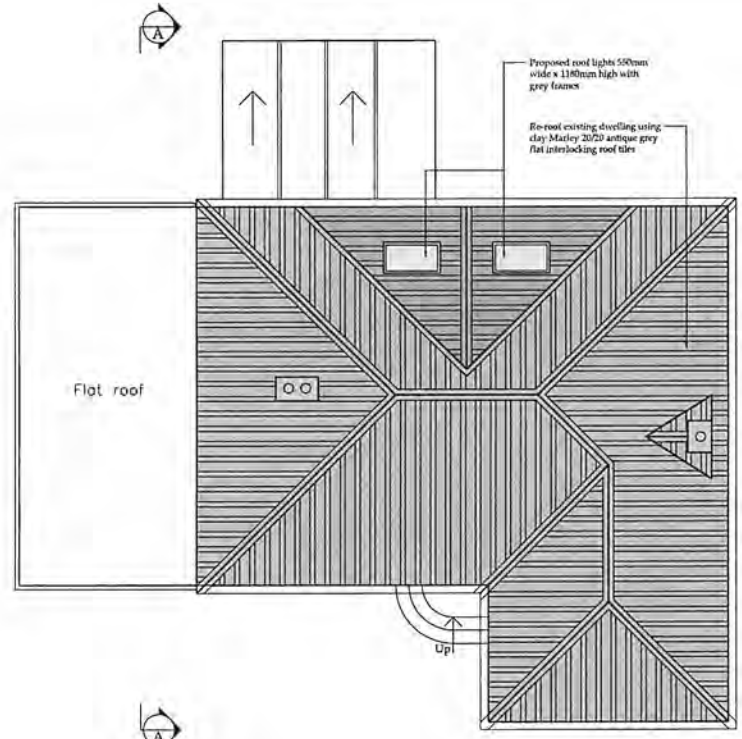
CLIENT: **Steph Curtis and Danny Hayes**

PROJECT: **Selly Hill Bungalow
Gulbsborough Road, Whitby**

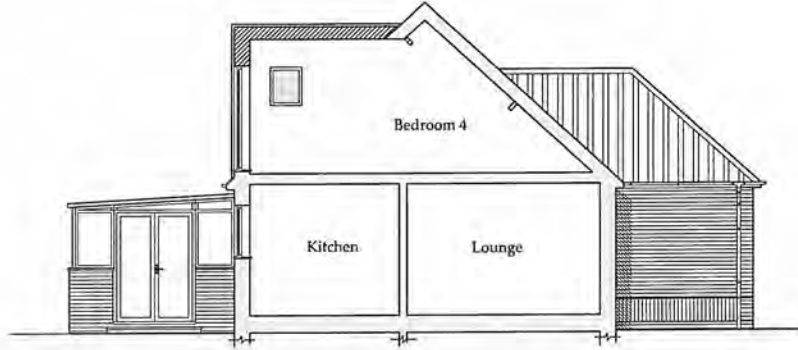
DESCRIPTION: **Proposed
Ground and First
Floor Plan**

DRAWING STATUS: Preliminary	
DESIGNED BY: H. Kay	CHECKED BY: T.L. Harrison
SCALE & DATE: 1:50 @ A1	DATE: 28.03.2022
DRAWING NO: D12251-05	REV: A

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 Contractor must sign the Pre-Work Checklist with the client prior to commencement of the works.
 Figures if required under CDM2015 regulations that the project is related to the HSE.



Roof Plan
 Scale 1:50



Section A
 Scale 1:50

Option A

B	09.01.22	HK	Drawings revised
A	26.03.22	HK	First Issue
RD	SAT	11	WORKSET

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Architects: bhd Partnership Ltd.,
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 E: info@bhdpartnership.com

DESIGN: Steph Curtis and Danny Hayes

PROJECT: Selly Hill Bungalow
 Gulsborough Road, Whitby

DRAWING: Proposed Roof Plan and Section A

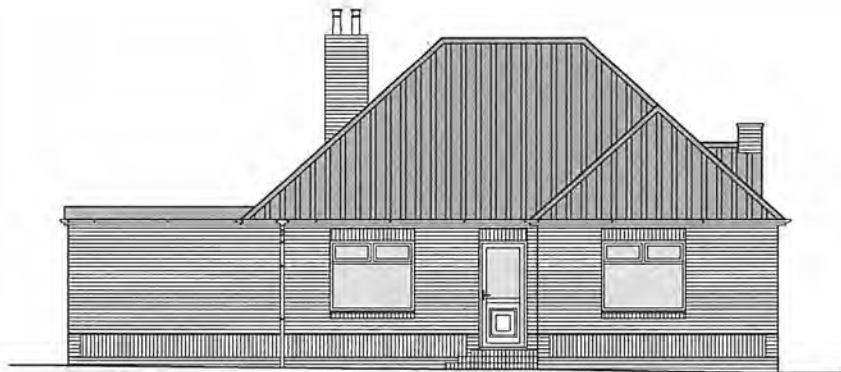
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DRAWN:	HKay
CHECKED:	T.A.Harrison

SCALE & SIZE:	DATE:
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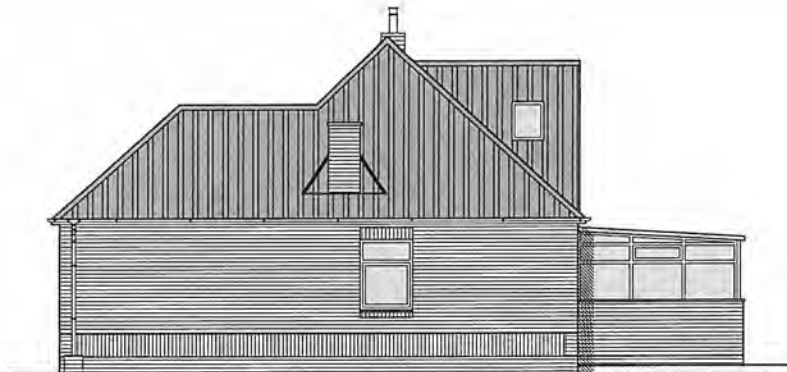
DRAWING NO:	REV:
D12251-06	B



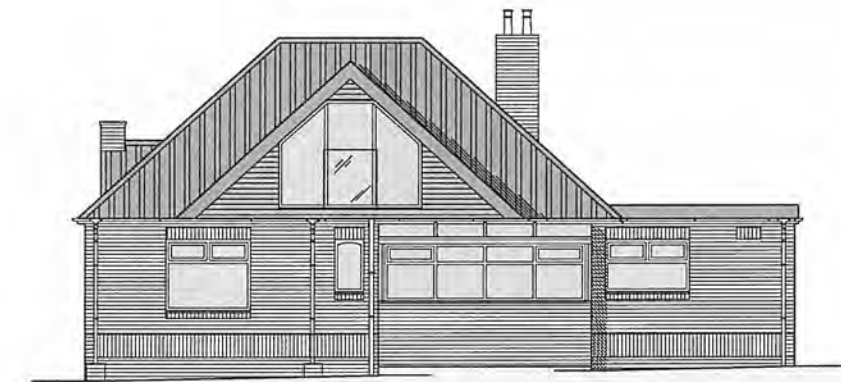
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 Contractor must agree the 'Principal Contractor' role with the client prior to commencement of the works.
 Ensures if required under CDM2015 regulations that all the projects is notified to the HSE.



Front Elevation East
 Scale 1:50



Side Elevation North
 Scale 1:50



Rear Elevation West
 Scale 1:50



Side Elevation South
 Scale 1:50



Option A

B	04.05.22	HK	Proposal revised
A	28.03.22	HK	First Issue
REV	DATE	BY	REVISION

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CLIENT: Steph Curtis and Danny Hayes
 PROJECT: Selly Hill Bungalow
 Gulsborough Road, Whitby

PROPOSAL: Proposed Elevations

DRAWING TITLE: Preliminary	
DRAWN: H.Kay	CHECKED: T.J. Harrison
SCALE: 1:50 @ A1	DATE: 28.03.2012
DRAWING NO: D12251-07	REV: B