



Planning Design and Access Statement

Proposed Alterations to Garage plus addition of a Greenhouse
Alterations to detached outbuildings
with conversion of part to form Utility Room
Alterations to bring forward the front entrance door and side lights of the
dwelling to the front of the wall to form an internal Porch/Lobby

at

No. 2 Lowcroft, Church Lane, Fylingthorpe, Whitby, YO22 4TS

for

Mr. Douglas Lowther



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Contents

1.0 Location

2.0 Existing Buildings

3.0 Proposed Alterations

4.0 Compliance with Planning Policies

5.0 Conclusion

6.0 Appendices

1.0 Location

No. 2 Lowcroft is located on the edge of Fylingthorpe Village, heading north-west up Church Lane towards Croft Garage on the right and Old St Stephen's Church on the junction with Raw Lane.

The property is located approximately 30 metres to west of Church Lane and accessed via a private drive which also serves No. 1 Lowcroft approximately 10 metres to the east of No. 2.

The dwelling is located to the north-west or top of the site with path at the rear and a large outbuilding alongside the dwelling approximately 1.5 metres away.

The outbuilding consists of a number of different spaces. To north and west are open fields and a high hedge to the south and east.

The detached garage is located to the south of the site, being in the region of 3.5 metres from the high hedge forming a boundary with Tamarind to the south-east.

Fylingthorpe is an active village and community with a pub and restaurant, primary school and local shop plus butchers, along with a regular bus service to Whitby and Scarborough.

The popular village of Robin Hoods Bay is nearby within a mile or so to the car park to the top of the village, with the facilities and beach on the doorstep.

2.0 Existing dwelling, Garage and outbuildings

2.1 Existing Dwelling

The existing dwelling is a detached dormer style bungalow with three to four bedrooms and a relatively recent single storey extension to the west, with a roof terrace above accessed from bedroom 1.

The property forms an “L” shaped bungalow plus the extension, with the majority of windows facing south-east over the garage to the south and the high hedge.

The bungalow has been fully rendered recently consisting of a cream/magnolia through-coloured system to all the external walls and chimney stack.

The front entrance door and side lights on the south-east elevation are set back within the entrance hall by approximately 1.075 metres and are approximately 1.500 metres wide. This forms an area below the main roof on which to stand during wet weather whilst opening the door. The door and side lights are painted timber whereas all the other windows and external doors are white upvc and double glazed.

2.2 Existing Outbuildings

The existing outbuildings, whilst originally an “L” shaped range of narrow brick-built single storey piggeries, the yard area to the east has been enclosed with rendered walling and painted magnolia and a galvanized steel corrugated roof of various pitches to match the former piggeries.

The smaller spaces now consist of workshops and potting sheds or store rooms, whilst the former yard also consists of a larger storage area for lawnmower and tools, etc. As a whole this building measures approximately 9.500 metres long x 9.0 metres wide (or deep). The windows and doors are all of painted timber with some in better condition than others.

2.3 Existing Garage

The existing garage is detached and is single storey with a pitched roof. It is in the region of 8.0 metres long and 6.2 metres wide.

Built of solid brickwork with a fibre cement sheeted roof on timber trusses, it is located at the bottom of the site, approximately 3.500 metres from the southern boundary hedge which is in the region of 3.0 metres high or more.

The garage forms a completely open space and has the benefit of electricity with plugs/sockets and light fittings as historically this was a joiner’s workshop and belonged to the applicant’s parents.

There are three quite large timber framed windows to each side plus a pair of timber boarded doors on the front/end elevation facing north-east and a single smaller window above that, in the same design as the other six windows. There is evidence of a former greenhouse having been built on the rear (end) elevation facing south west.

The remains of white paint or distemper on this elevation combined with the applicant's personal knowledge of the property, confirms this as being the location of a former greenhouse.

The existing ground falls from north-east to south-west.

Generally, the garage has been soundly built and the walls are solid. The roof unfortunately is not in the best of condition and some work is required to make this good along with the windows. The doors are not sufficiently wide for a modern car and the concrete floor is in poor condition.

3.0 Proposed Alterations

3.1 Proposed alterations to the dwelling

The applicants wish to enclose the existing open area or porch below the main roof and within the line of the existing external wall. This will then form an internal porch and provide better protection from wind and wet weather as it will allow visitors to step into an enclosed and protected space approximately 1.5 metres wide and 1 metre deep.

The existing front door and side lights will be brought forward in line with the roof above and existing external wall. (The concrete floor will be insulated and increased in height to be level with the hall floor). A new internal wall and door will be constructed to replace the existing door and side lights, so providing the internal porch. This will not result in any noticeable change to the front elevation, although two steps will be required to provide the access up to the porch itself.

3.2 Proposed alterations to the Outbuildings

The existing outbuildings are to be altered significantly but it is considered that the proposal will benefit the setting and appearance of original outbuildings and dwelling.

The original yard area is to be returned to an open space by removal of the roof over this space and the two existing walls facing south-east and north-east.

This will in turn allow the existing elevations of the smaller store rooms/workshops/potting sheds to be visible.

The existing timber windows are generally in quite good condition and the original stone lintels over these openings are original and attractive. The existing galvanized steel roof sheets will be removed along with the existing translucent roofing and replaced with metal roof sheets in Tudor Brown Britmet Pantile 2000 to match as closely as possible the pantiles on the roof of the existing dwelling.

In order to provide the necessary roof pitch, the wall height of the utility room and garden store will increase in height by approximately three courses of brickwork to match that of the adjoining potting sheds/workshops. Lintels will be added above the windows to match the existing lintels on the potting sheds/workshops and matching brickwork using reclaimed bricks from the raised beds in the garden.

The longer narrow store room closest to the dwelling is to be converted to form a utility room and will be easily accessible being directly opposite the existing external kitchen door.

A washing machine and tumble dryer, plus sink, and freezer will be fitted in this space, along with additional storage cupboards.

Insulated lining walls will be built within the external walls, an insulated concrete floor with damp proof membrane also constructed and the new roof insulated plus a plasterboard ceiling constructed to the underside.

The doors will be replaced with matching timber doors and windows replaced to the utility room and adjacent store.

The open space created by the removal of the existing store room enclosing the former yard will become a Japanese Garden.

3.2 Proposed alterations to the Garage and addition of a Green House attached to the rear elevation

- 3.2 a. The existing garage is to be altered and improved in appearance by replacing the existing fibre cement roof sheets and structure with red/brown concrete pantiles to match the existing dwelling, roofing felt and replacement roof trusses.

The windows are to be replaced to match existing using new timber windows painted olive green to match the dwelling. The existing window to the left end of the north west elevation is to be removed and walling below to facilitate a proposed timber boarded personal door for ease of access, the walls to each side made good. The garage door opening is to be enlarged in width to approximately 2.100 metres and in height to approximately 2.050 metres. A new lintel will be fitted above the opening and this will be of natural stone and a minimum of 225mm high. A new vertically boarded timber garage door and frame will be fitted which will also be automated. The concrete floor will be replaced and a damp proof membrane incorporated.

The external brick walls are to be rendered in a colour and type to match the dwelling whilst ensuring that this stops at 150mm above the ground level.

The south-east roof of the garage will have solar panels fixed to this in order to generate some electricity for the property and to add a factor of sustainability to the project along with insulation of some of the buildings.

- b. The proposed green house will be located on the rear elevation of the garage facing south-west. This will consist of a traditionally styled powder coated aluminium greenhouse built off a brick dwarf wall and with a pitched glazed roof.

The framing and glazed doors at each end will be painted olive green. The greenhouse will be approximately 2.500 metres wide x 4.000 metres long, built off a concrete base and attached to the rear of the garage walls. A narrow gutter will be formed at the junction with the garage as part of the greenhouse, above the narrow-glazed panels at each end, and lead flashings then fitted to the garage wall into the proposed gutter. Steps in the garden and a path around the greenhouse will also be formed to provide access to both ends.

4.0 Compliance with Planning Policies

The proposals to each of these three existing buildings and proposed greenhouse are such that they will improve the appearance of these and enhance the life-style of the applicant. They 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.
- 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.

5.0 Conclusion

Given that the proposals for which planning consent is requested generally refer to the alterations to existing buildings consisting of visual improvements and the use of natural materials as far as possible, it is considered that these plus the new green house, will enhance the appearance of the existing buildings.

- These proposals will not impact on neighbours as the surrounding boundaries between neighbours consist of very high mature hedges.
- They will improve sustainability for the property.

As such the proposals are considered to comply with the Planning Policies referred to in section 5 and therefore it is respectfully requested this application be considered for approval.

6.0 Appendices

6.1 Photos























