

Mr & Mrs R Banton
Millstones,
Egton,
Whitby
YO21 1TX

NYMNPA

11/08/2022

Millstones, Egton, Whitby
Single storey rear extension

Heritage Statement (rev A)

Heritage Statement

(Rev A Existing dwelling window description amended)

1.0 Existing Use

The property is a detached three bedroom two storey dwelling, with side attached garage, relatively recently constructed in the early nineteen eighties, which lies within the Egton conservation area parallel to the main street running through the village

1.2 Scope of the works

The proposals are for a small single storey utility / boot room extension to the rear of the property

1.3 Appearance

The existing dwelling is constructed in coursed natural reclaimed stone, which is believed to have originated from a demolished mill in the West Riding of Yorkshire, and has a pantile roof covering and painted timber Georgian style casement windows.

Due to the difficulty of now matching this stone, it is proposed the exterior of the proposed extension is to be clad with horizontal timber boarding, with a pitched pantile roof covering, and upvc window to match the colour and style of the main dwelling

1.4 Layout

The layout is as shown on the proposed accompanying plans and elevations.

1.5 Scale

The proposals do not affect any aspect with regard to scale in relation to the existing property.

1.6 Impact on the conservation area

It is essential for maintaining the nature of all period properties within our conservation areas, and that all proposed alterations and extensions are sympathetically undertaken. This helps to sustain the character and architectural merit of these properties within their street scene setting, thus maintaining the heritage of these areas.

Although the property sits between the Grade 11 listed dwellings of Cross View and 1 Egton Village, this dwelling is detached and of recent construction. Therefore in accordance with the householder development policy CO17, the extension being subservient to the main dwelling, the scale, height and rear location will not detract from the original character of this property and does not affect the amenity of the adjacent neighbouring properties.

1.7 Conclusion

In view of the above, and the minor nature of the works involved, it is therefore felt that the proposals will not affect the nature or character of the street scene or detrimentally impact on the conservation area in general.