

## Elmford, Mount Pleasant South, Robin Hoods bay

### Design and access statement.

Elmford is a detached bungalow with a pitch roof and flat roof lobby, garage and conservatory to the side. It has an existing floor plan of approx. 75m<sup>2</sup>. It is in need of some cosmetic work to bring it up to date and as been purchased by a local family who run a business in Robin Hoods Bay.

The kitchen is small and the conservatory, which is used as a day room, has a log burner installed. The property is in need of some renovation, so the new owner proposes to build a rear extension to create an open plan kitchen diner and extend the conservatory to the rear to make an en-suite bedroom.

The owner runs one of the local hotels and currently lives at work. The bungalow gives the family a chance to stay local and live not too far away from their business.

Although the planning authority guidance CO17 3a suggests extensions be no more than 30% of the floor area the proposal will exceed this. The reason for the 30% restriction is to keep smaller cheaper properties affordable. To justify the larger extension, we would make the case that properties of this type and size are already fetching high prices and could not be classed as starter or cheaper affordable housing. For example, a semi on Thorpe Lane has just sold for £395K and a smaller Bungalow on the same road is on the market for £400k+. I would therefore argue that the property in the mid to high price bracket so is unlikely to be classed as affordable housing.

It is also proposed to drop the kerb to gain access to the whole of the front of the property. Although a road parking space will be lost the proposal will add at least two additional spaces on the drive and create, if the road is used correctly, a passing point for vehicles using Mount Pleasant.

The proposal therefore allows a local family to remain local to the village, allows access to their business and also being a bungalow, future proofs their life in Robin Hoods Bay.