

Mr & Mrs M Tindale
Millstone House,
Green Gates Lane
Low Hawsker
Whitby
YO22 4LE

Millstone House, Low Hawsker
Side conservatory extension

Design & Access Statement

Design and Access Statement

1.0 Existing Use

The property is effectively a link detached traditional house with rendered elevations and front dormer windows. It is attached to the south of what remains of a former Wind Mill.

The house sits on the southern verge of the village of Hawsker and although within the National Park boundary is not within a designated Conservation Area.

1.2 Scope of the works

The property in question is built relatively tight to the rear boundary native species hedge, the area which cannot accommodate the proposed extension therefore the proposal is to add a conservatory extension of 4m x 4 m to the North East gable elevation that faces the roadway.

The North/north east elevation where the conservatory is proposed, although it faces the road, is not the principle elevation. The principle elevation of the dwelling faces Green Gates Lane, the entrance driveway into the farm Mill Farm with the property approximately just over 30m from the road.

1.3 Appearance

The conservatory is to have a hipped pitch roof to minimise the visual impact from the road, with a fibre cement slate covering dwarf walls rendered to match existing with white double glazed windows and door

1.4 Layout

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

1.5 Scale

The proposals is subservient to the main host dwelling therefore does not affect any aspect with regard to scale in relation to the existing property. The floor space falls well below the 30% allowance as set as out in the Local development plan Policy C017

1.6 Impact on the conservation area

Although the property is within the boundary of the Nation Park, it is not within a designated conservation area and is set well back from Mill Lane, The extension is subservient to the main host dwelling, the scale, height and side location will not detract from the original character of this property and will not affect the amenity of the adjacent neighbouring property.

1.7 Access

The existing access via Green Gates Lane from the adopted highway is to remain unaltered

1.8 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 area in general.



Spectrum Design

Architectural Design, Planning &
Building Regulation Applications

NYMNP/PA

26/05/2023

Mill House, Green Gates Lane, Low Hawsker, Whitby

Existing Dwelling photographs



Front Elevation to Green Gates Lane

Left Hand Side Elevation (facing highway)