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**From:****Sent:** Thursday, August 24, 2023 9:06 AM**To:** Hilary Saunders**Subject:** Heystones Manor, Aislablyside - NYM/2023/0391

Dear Hilary

I write in connection with the above application, and we are pleased to submit amended plans and additional supporting justification comprising:

- Floor area plans and calculations showing the extension to be less than 30% of the total habitable floorspace – see hatched floor plans which we have used to formulate our calculations.
- Amended plans showing a 1 metre reduction to the overall height of the extension. This makes the upper storage area less but as this is non-habitable storage space this can be lived with as the main objective is the physio room below. It shows a pitched roof not extending above the ridge of the main house.
- Removal of the long dormer in its entirety in lieu of solar panels on this roof slope to serve the pool.
- Window fenestration is designed to match the ground floor windows albeit we have adjusted their size making them subservient to the windows below (smaller as you rise up the building).

### 30% Calculations

- Existing Ground Floor Gross Internal Habitable Floor Area 192m2.
- Existing First Floor Gross Internal Habitable floor Area 136m2.
- Gross internal ground floor area of extensions built since 1948 – 40m2 – and therefore not accountable.
- Gross internal first floor area of extensions built since 1948 – 9m2 – and therefore not accountable.
- The roof void space above the entrance/bathroom is not counted as habitable floor space.
- Gross internal floor area of extension 72m2

### Additional justification

- The extension is at the rear of the house and is not visible from Aislabyside or from the north side of the property.
- As a domestic house extension, it is subservient and no greater than 30% of the existing habitable floorspace.
- In line with appeal decision APP/W9500/D/21/3283169 the increase in floor area and the first floor extension over the existing kitchen wouldn't result in the loss of a smaller, more affordable dwelling within the National Park. The development is unlikely to erode the mix of dwelling types needed to sustain a balanced community in the National Park nor would it affect the mix of properties. It is a unique property with scope for extension and consolidation of spaces at the rear without affecting the property frontage and complies with the overall thrust of Policy CO17.
- The extension in essence is an enhancement to the existing flat roof at the rear. It tidies up and consolidates the mix/match of development where there is scope to secure a lift between ground and first floors, covered storage over the log pile and the required accommodation - see photographs.
- The development is in line with Part 2 of the Design Guide and conserves and enhances the character and special qualities of the dwelling and respects local distinctiveness.

We are pleased to put these plans forward for consideration as a compromise to the original plans and are happy to agree to an EOT to get the application over the line.


Kind regards

*Cheryl*

Cheryl Ward Planning  
MSc ICN MRTPI (Chartered Member)



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THIS DRAWING HAS NOT BEEN PREPARED FROM AN ACCURATE SURVEY AND THE BUILDING CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

THESE DRAWINGS HAVE BEEN PREPARED TO OBTAIN PLANNING AND BUILDING REGULATION APPROVALS AND ARE NOT DEFINITIVE CONSTRUCTION DRAWINGS. THE CONTRACTOR IS TO ENSURE GOOD PRACTICE AT ALL TIMES



GROSS INTERNAL FLOOR AREA = 192m<sup>2</sup>



GROSS INTERNAL FLOOR AREA OF EXTENSIONS BUILT SINCE 1948 = 40m<sup>2</sup>

PROJECT  
**HOUSE EXTENSION**  
for  
**Mr JOWSEY**  
at  
**HEYSTONES MANOR FARM, AISLABY**

TITLE  
**EXISTING GROUND FLOOR PLAN**

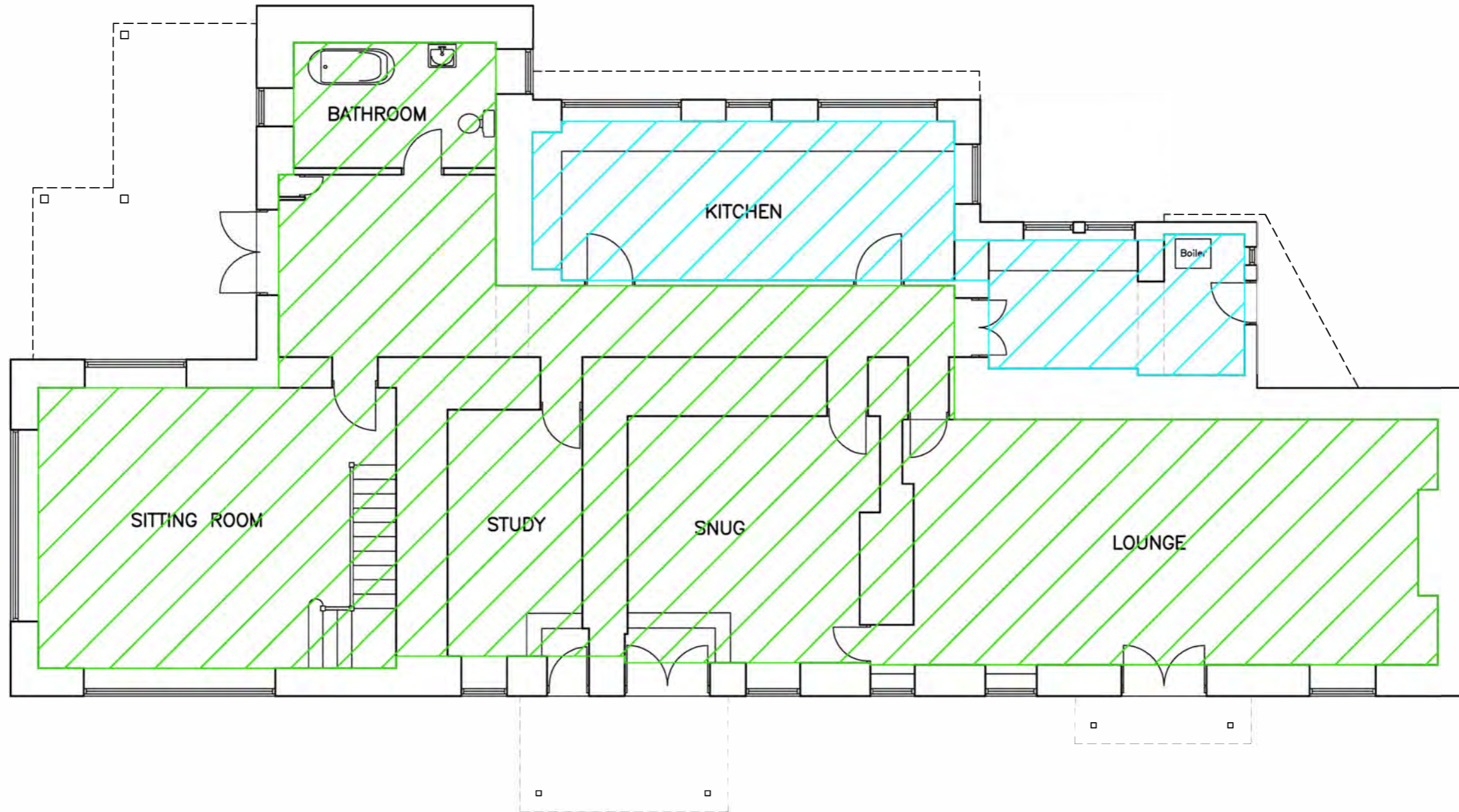
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**NYMNPA**  
**24/08/2023**

AMENDED



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GROSS INTERNAL FLOOR AREA = 136m<sup>2</sup>



GROSS INTERNAL FLOOR AREA OF EXTENSIONS BUILT SINCE 1948 = 9m<sup>2</sup>

PROJECT  
**HOUSE EXTENSION**  
for  
**Mr JOWSEY**  
at  
**HEYSTONES MANOR FARM, AISLABY**

TITLE  
**EXISTING FIRST FLOOR PLAN**

SCALE	DATE	DRAWING No	REVISION
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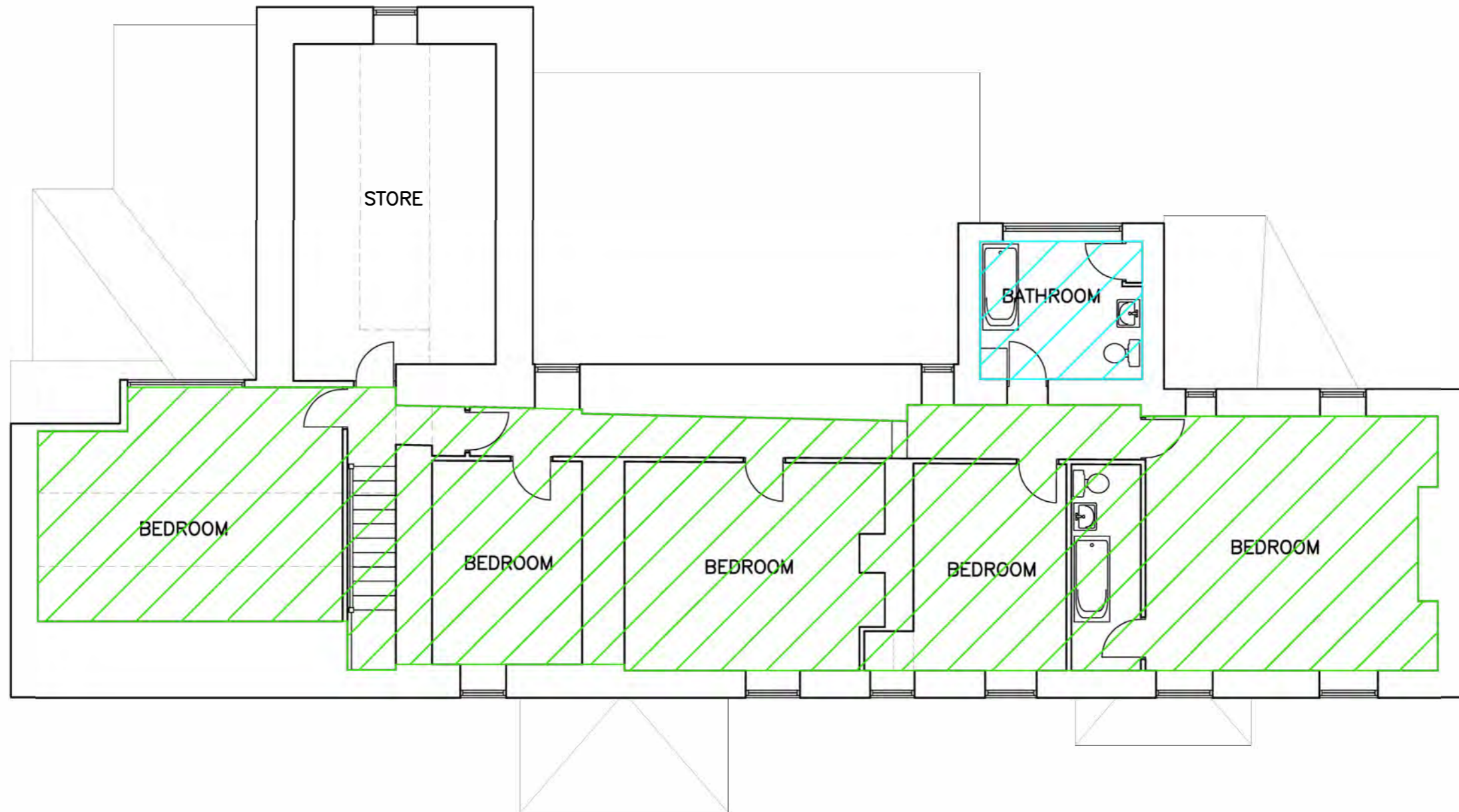
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GROSS INTERNAL FLOOR AREA OF EXTENSION = 72m<sup>2</sup>

PROJECT  
**HOUSE EXTENSION**  
for  
**Mr JOWSEY**  
at  
**HEYSTONES MANOR FARM, AISLABY**

TITLE  
**PROPOSED FIRST FLOOR PLAN**

SCALE	DATE	DRAWING No	REVISION
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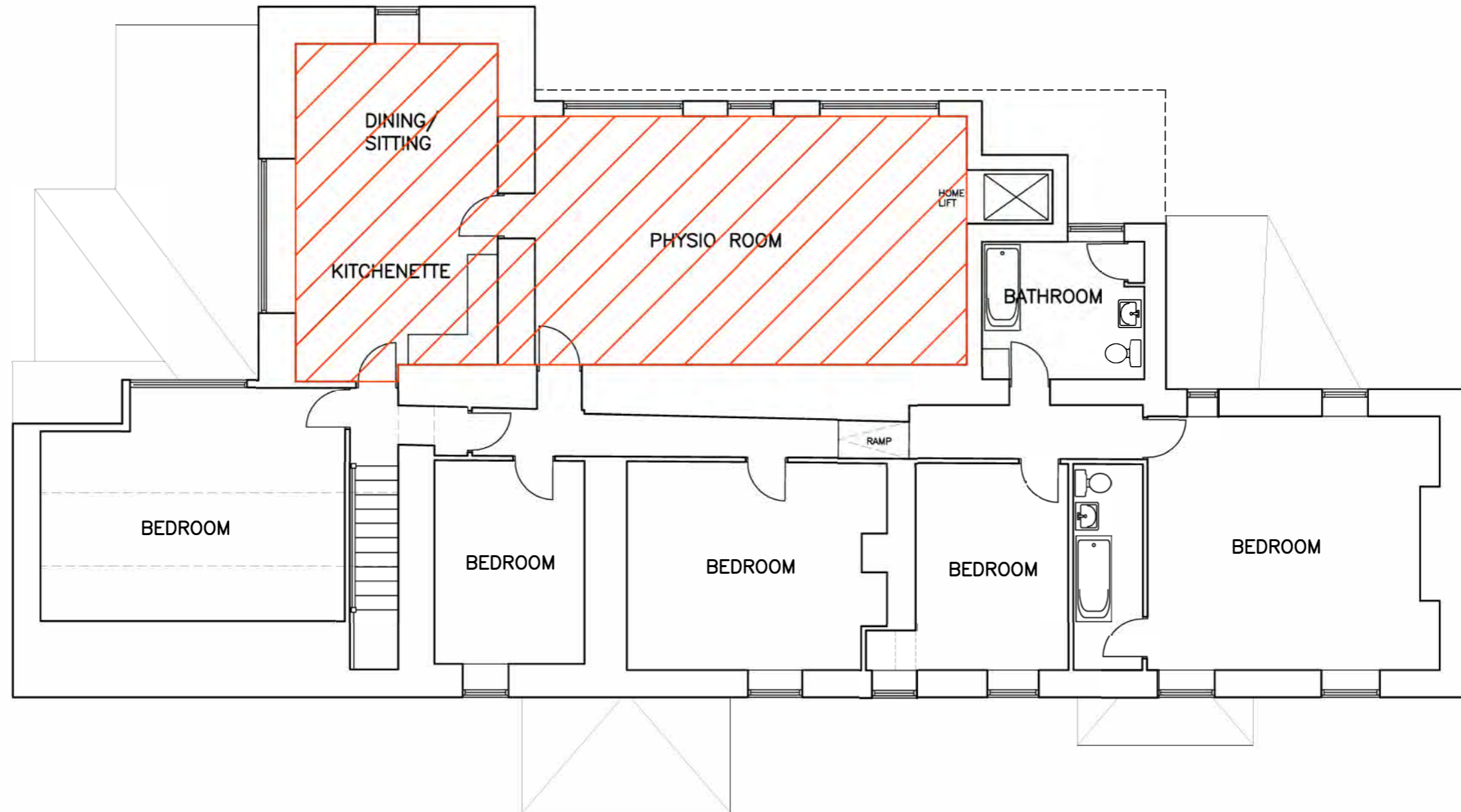
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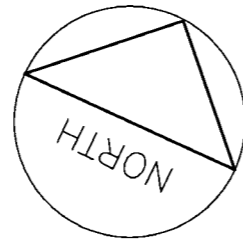
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24/08/2023

PROJECT

HOUSE EXTENSION

for

Mr JOWSEY

at

HEYSTONES MANOR FARM, AISLABY

TITLE

PROPOSED FIRST FLOOR PLAN

SCALE

1:100  
@A3

DATE

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DRAWING No

HMA 07

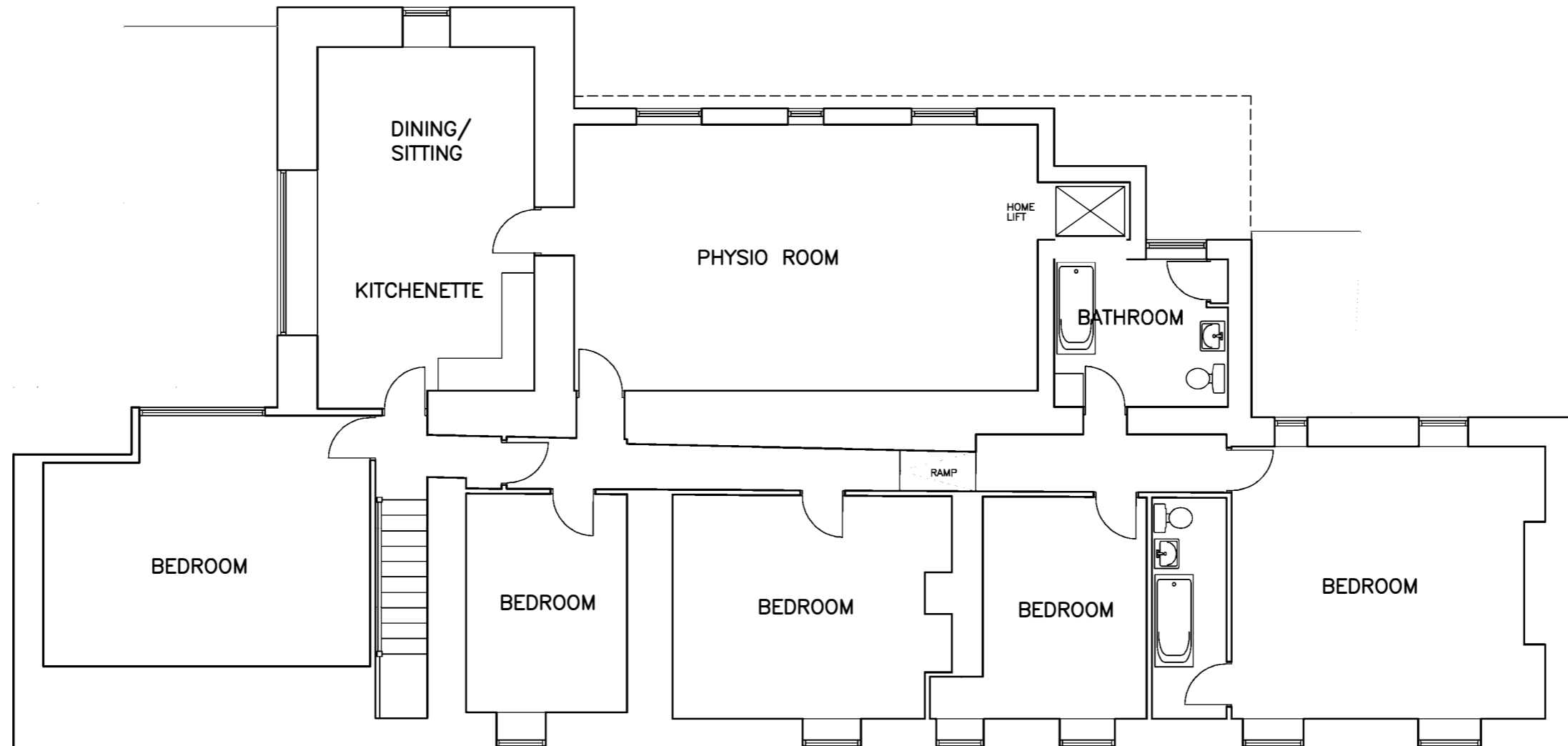
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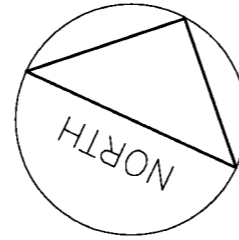
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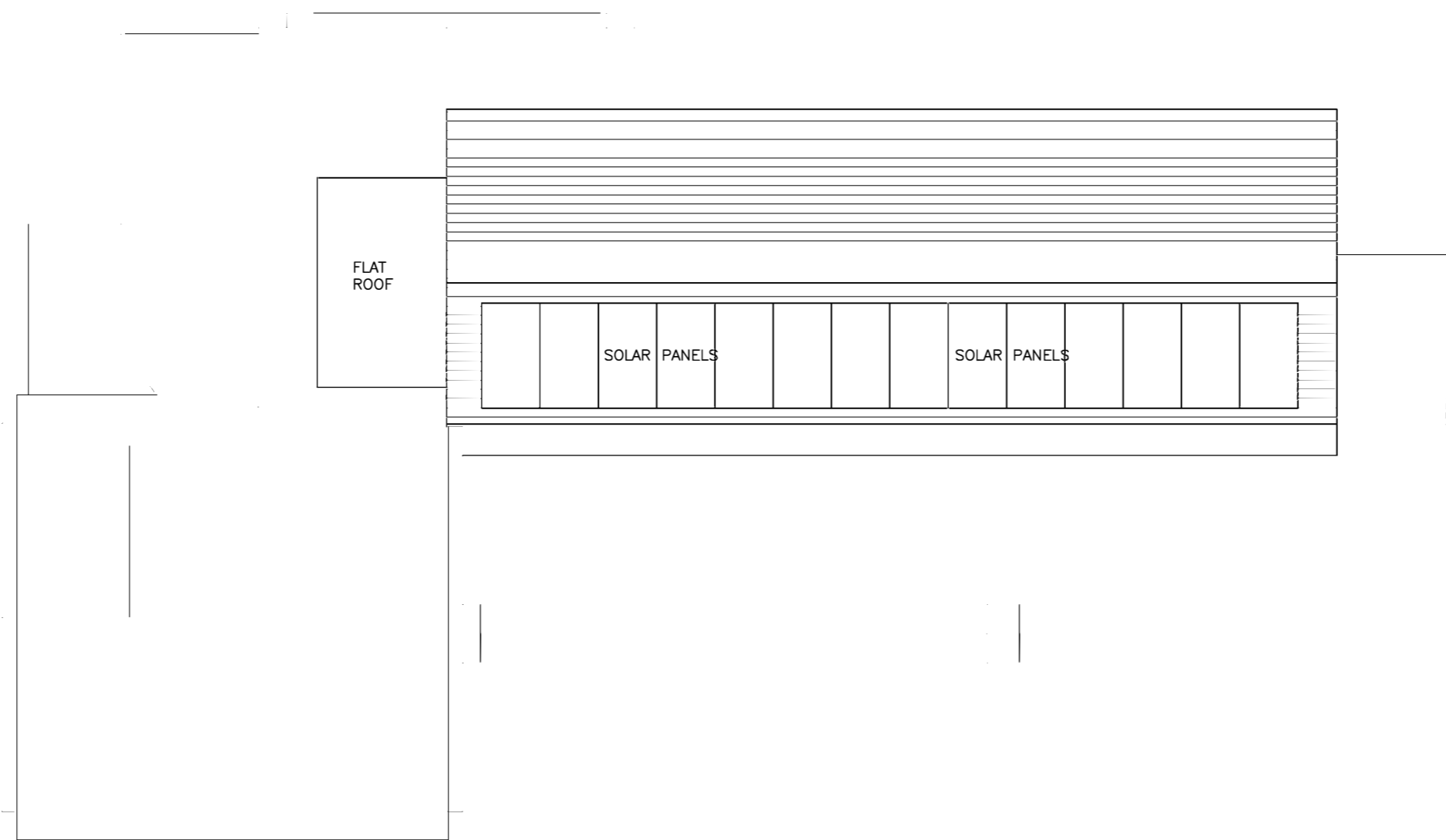
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PROJECT  
HOUSE EXTENSION  
for  
Mr JOWSEY  
at  
HEYSTONES MANOR FARM, AISLABY

TITLE  
PROPOSED ROOF PLAN

SCALE	DATE	DRAWING No	REVISION
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PROJECT  
**HOUSE EXTENSION**  
for  
**Mr JOWSEY**  
at  
**HEYSTONES MANOR FARM, AISLABY**

TITLE  
**PROPOSED ELEVATIONS (SHEET 1)**

SCALE	DATE	DRAWING No	REVISION
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PROPOSED SIDE (EAST) ELEVATION



PROPOSED FRONT (SOUTH) ELEVATION



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**24/08/2023**

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for  
**Mr JOWSEY**  
at  
**HEYSTONES MANOR FARM, AISLABY**

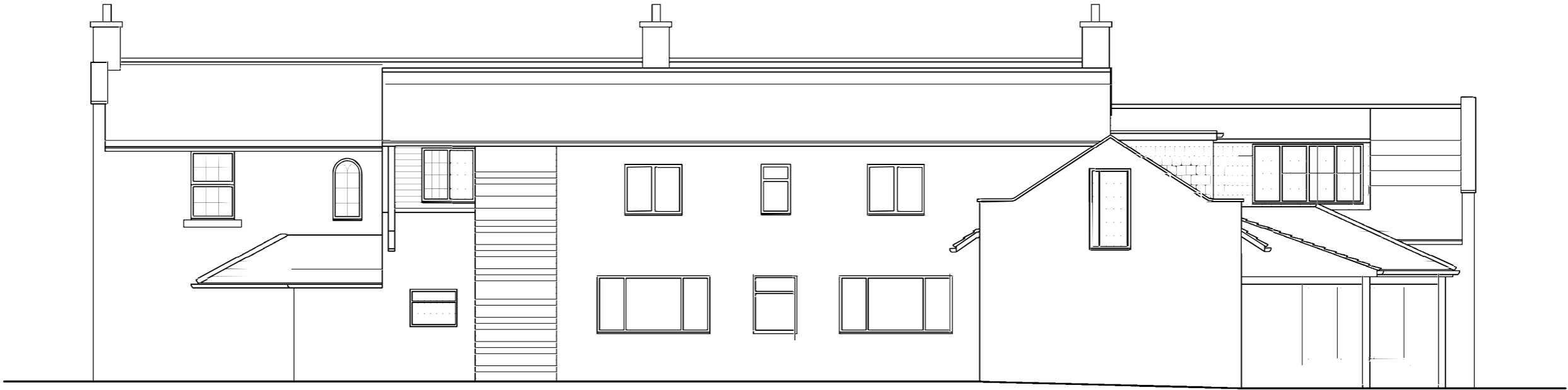
TITLE  
**PROPOSED ELEVATIONS (SHEET 2)**

SCALE	DATE	DRAWING No	REVISION
1:100 @A3	Apr 2023	HMA 10	A

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PROPOSED SIDE (WEST) ELEVATION



PROPOSED REAR (NORTH) ELEVATION

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24/08/2023

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PROJECT

HOUSE EXTENSION

for

Mr JOWSEY

at

HEYSTONES MANOR FARM, AISLABY

TITLE

PROPOSED SECTIONS

SCALE

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DATE

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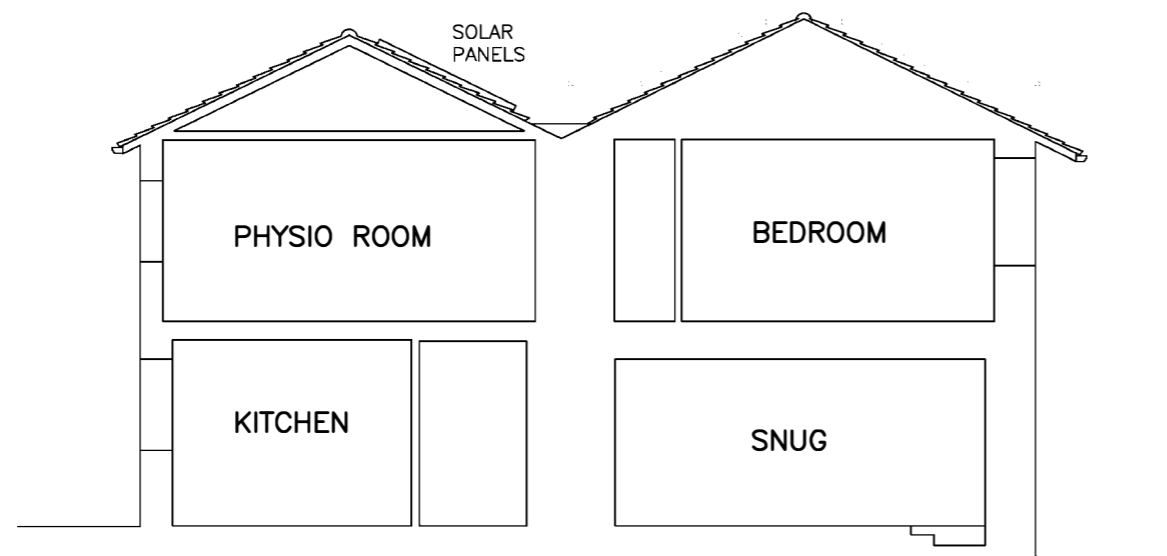
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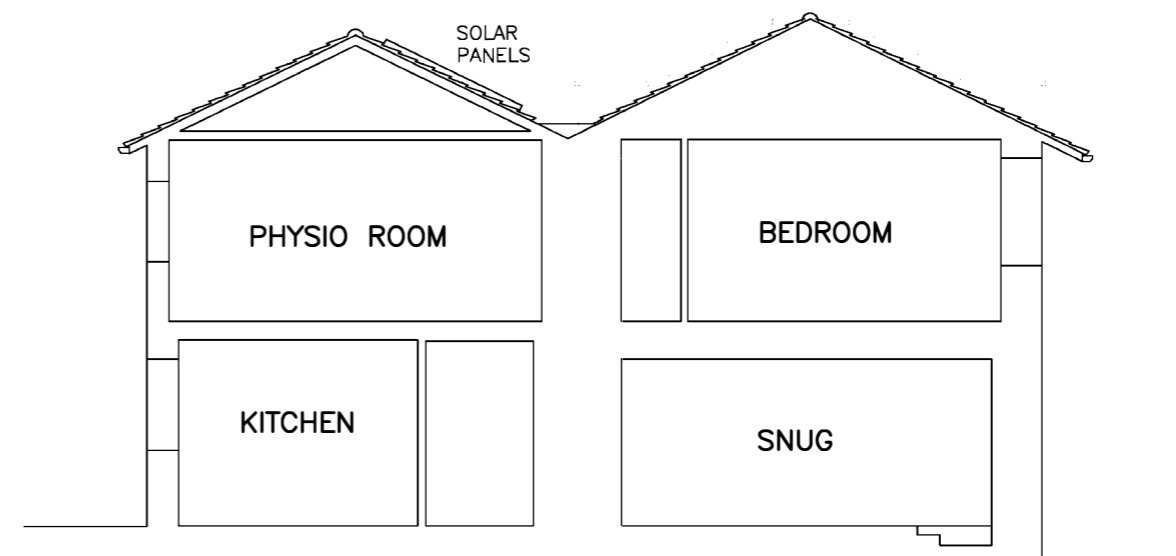
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PROPOSED SECTION

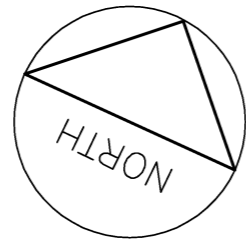


PROPOSED SECTION

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30/08/2023

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