

## Wendy Strangeway

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**From:** General  
**Sent:** 29 August 2023 11:43  
**To:** Planning  
**Subject:** FW: APPLICATION AT EAST END FARM. EGTON

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**From:** HENDERSON GORDON  
**Sent:** Tuesday, August 29, 2023 11:15 AM  
**To:** General <general@northyorkmoors.org.uk>  
**Subject:** APPLICATION AT EAST END FARM. EGTON

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Dear Sir,

Further to my recent application (which may not be valid yet) I would like to state that the application is to assist my clients in housing an elderly family member and ask if this information can further support the proposals.

Regards

Gordon Henderson  
on behalf of LJC Architectural Design

# **DESIGN AND ACCESS STATEMENT**

## **PROPOSED 2 STOREY EXTENSION TO FARM BUILDING BALCONY AND BOILER ROOM.**

### **AT EAST END FARM, EGTON, YO21**

#### **SCOPE OF WORKS**

The proposed works consist of the demolition and integration of part of the farm house with a new two storey and single storey extension. The works include for a balcony on top of the single storey extension and a decking area at GF level. There is also a boiler room on the ground floor level.

#### **USE**

Domestic as existing

The proposed use is to be domestic

#### **LAYOUT AND SCALE**

The layout and scale are entirely appropriate and fit in with the area. The scale of the extension is in keeping with the farmhouse style in this area.

This, in turn provides the scale and in turn the height of the building and overall dimensions for the alterations. The surrounding houses and environment also have a bearing on the massing and scale of the proposed dwelling and a view of the site will provide evidence that the design is appropriate in terms of size and design.

#### **APPEARANCE**

The appearance of the dwelling is one that fits in with the area in terms of massing, choice of materials and the design and is reflective of the area.

Particular attention is given to the detail as the proposals have certain features introduced that are evident in the surroundings

The design solution we have presented does look attractive and does respect the position its in.

#### **ACCESS**

Access is gained from the adjacent minor road.

There is more than adequate parking on the site.

To summarise I would submit that access is well covered and complies with all relevant legislation with parking that is more than adequate for the resulting development.

### **POLICY**

The proposals would seem to be acceptable in policy terms.

The positioning of the alterations affords all the surrounding dwellings a degree of privacy and adequate amenity space with separation distances between appropriate elevations.

### **GENERAL**

The proposals are complicit with policy.

The proposals would appear to comply with all relevant legislation.

The design is configured with due regard to the surrounding area. Features have been incorporated to reflect the status of that building.

This Design and Access Statement has been prepared in accordance with the CABI guidelines.

I would respectfully ask for support of the planning department with the scheme and am available to assist with any queries at any time.