

**PROPOSED DORMER WINDOW
TO THE REAR ELEVATOR OF
STREONSHALH, MOUNT PLEASANT SOUTH,
ROBIN HOODS BAY, WHITBY YO22 4RQ**

FOR

DEBORAH METCALFE & KEVIN PEPPER

PLANNING DESIGN AND ACCESS STATEMENT



imaginative architecture + engineering design

**"bhd
partnership**

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

INTRODUCTION

Streonshalh (the old Viking name for Whitby) is a large semi-detached Victorian property built in 1893 and still retaining many of the original features including the tiled entrance floor, fireplaces, plaster cornice work and bay windows along with the semi-circular arched fanlight over the front entrance door.

The property is located at the top of the village on Mount Pleasant South and is one of a number of similar properties along this road and also Mount Pleasant North to the rear. These are generally tall three storey properties built of brick with state of pantiled roofs and their appearance strongly reflects the Victorians period in which they were built.

The size of properties and their situation in Robin Hood Bay has led to the majority becoming Bed and Breakfast establishments rather than private homes.

Hence Streonshalh is one of these properties consisting of four double en-suite letting bedroom and two single en-suite letting bedroom and with owners accommodation at the rear along with the kitchen which is generally reflected in neighbouring properties.

The applicants are local people who have been running this business for over 16 years since the year 1999/2000.

PROPOSALS AND MATERIALS

The proposal is to construct a dormer window on the rear of the property in order to provide an increase in the ceiling height and space of a double letting bedroom and en-suite shower room on the second floor of the property.

This will be constructed of matching brickwork with a mono-pitch or "cat-slide" roof clad in slate along with a white double glazed window to provide natural light and ventilation.

This will have a traditional appearance and match the existing dormer window over the second floor stairs and half-landing along with the bedroom to the east of the landing.

VISUAL IMPACT

The dormer window will be at the rear of the property and at relatively high level. Because of the density of the buildings in this area and therefore be missed by pedestrians, or visitors.

This dormer window would only be seen from the rear of properties on Mount Pleasant North at approximately 14.5 metres to the North.

There are a large number of dormer windows on the rear of properties in this area and the attached photographs show examples of those which are on neighbouring properties taken from the rear of the applicants property.

Therefore for this reason s this proposal is not considered to have any detrimental impact on the appearance of the property of neighbours.

CONSULTATION

The applicants have discussed this proposals with neighbours and local parish councillors who have expressed their verbal support and do not consider this dormer window to be visually obstructive or harmful.

The applicants submitted a Pre-Application enquiry to the North York Moors National Park Authority on 28th July 2016 and received a response on 18th August 2016 from Clair Shields Planning and Conservation Officer ref. NYM/2016/ENQ/12524.

This submission was for the one wide dormer across the rear of the bedroom and en-suite shower room and was not considered to be acceptable because of its size and connection to the existing dormer window over the stairs.

As a result the applicants have reduced the size of the dormer leaving space between it and the existing dormer in order to try and address the concerns raised in the response letter.

This does overcome the issue of size and bulk on the rear roof and trust that given the opinions of local neighbours and parish councilors that this will be considered to be an acceptable compromise which can be approved.

COMPLIANCE WITH PLANNING POLICY

The proposed dormer being at the rear of the property, one of many in this location, and of traditional style and design which does not impact on neighbours privacy or hight is considered to comply with the following policies:

- North York Moors National Park Authority
- Core Policy A - Delivering National Park purposes and Sustainable Development
- Core Policy G - Landscape, Design and Historic Assets
- Development Policy 3 - Design
- National Park Design Guide Part 2. Extension and Alterations to Dwellings.
- Core Policy H - Rural Economy.
- Development Policy 14 - Tourism and Recreation Facility

Therefore for these reasons consideration of approval for this application is requested.

