

**Client: Mr. S. Ellis**

**Description: Single Storey Rear Extension to Existing Dwelling**

**Address: Selly Cottage, Gisborough Road, Whitby**

## **Design Statement**

### **1.0 Introduction**

This statement has been prepared by P.N. Bakes Architectural Consultancy on behalf of Mr. S. Ellis. This statement has been prepared to accompany and support a Planning application submitted for the erection of a single storey rear extension, in lieu of an existing rear porch extension.



*Fig.1- Ariel picture*

### **2.0 Site Context.**

The application site is situated at the end of an unmade access road, from Gisborough Road, approximately 2.5miles from Whitby

There are no other buildings within the immediate vicinity, and the proposed extension will not be visible from any property, or from the highway.

### **3.0 Existing Building / Site Description**

The property is a stone built cottage dating from the early to mid 1900's.

The cottage has been altered over the years, but still takes the form of a number of fairly small rooms, with little living space.

There is a large porch to the rear elevation which serves little purpose, and seems out of scale with the main building.

There are also outbuilding on site which are not affected by this application.

There is no landscaping of note on site, and no issues relating to biodiversity.

#### **4.0 Brief**

The brief for the development is to demolish the existing Porch and build a new extension improve the level of living accommodation and to provide a useable space suitable for modern living, taking advantage of the surrounding views.

The extension should be in scale with the main building and have no effect either on parking or surrounding properties.

#### **5.0 Design Solution**

We have designed a single storey flat roof extension to keep the mass of the extension to a minimum, whilst making the most of the surrounding views with large glazed byfolding doors leading onto the rear garden.

The existing Porch is to be removed to get rid of an incongruous feature on the existing cottage. The extension has no effect on surrounding buildings and is not visible from and property in the area.

#### **6.0 Access**

The extension will be set at the same level as the existing house, and its open plan nature would make it useable for any wheelchair users. Unfortunately the existing part of the cottage is not wheelchair accessible.

All switches and sockets will be set at heights suitable for wheelchair users as stipulated within Part M of the Building Regulations

#### **7.0 Conclusion**

We believe that the proposals will have little impact on the area or surrounding properties, whilst providing good quality living space for the owner.

The extension is modest in scale and will have little or no effect on the surrounding countryside, and therefore should be supported.

Under normal circumstances the extension would be accepted under permitted development rights if it was approx. 150mm lower. We understand that the property is within the North Yorkshire Moors National Park and therefore these rights are not applicable.