

NYMNPA

11/06/2018

PROPOSED REAR EXTENSION

NO. 2 MAIN ROAD AISLABY,
WHITBY, NORTH YORKSHIRE YO21 1SW

for

MR. M. & MRS. J. JEMINSON

11363

HERITAGE STATEMENT



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1. INTRODUCTION AND SITE LOCATION

No. 2 Main Road, Aislaby is located on the North side of the road entering the village from the main A171 and is the first property on the right opposite Aislaby Hall. It is a bungalow, probably constructed in the early part of the 20th century, which was subsequently altered and extended in the latter part of that century to form a kitchen at the rear and entrance porch to the front elevation.

The property is positioned approximately 15 metres back from the highway and because it is built on an elevated piece of ground surrounded by hedges it is unseen from the highway.

To the rear of the property is rising open farmland and to the east is a large detached garage with a room at the rear and beyond a caravan site.

The neighbouring property No. 4 Main Road is also a bungalow of similar size and scale.

Beyond No. 4 the road narrows and stone cottages on both sides sit closely to the edge of the road approaching The Forge Public House where the village street opens up to the Village Hall and Pond House.

2. AISLABY VILLAGE AND CONSERVATION AREA

Aislaby village is located approximately 3 miles west of Whitby on the north eastern fringe of the North York Moors National Park.

Aislaby village is mentioned in the Domesday Book and the place name is derived from the Viking Old Norse words meaning "Aslacr's Farm".

It takes the form of "a linear village" with a single road running from East to West along the valley and is called "Main Road" from Toft House Farm to St. Margaret's Church where it forks to the North rising up Galley Hill and onto Moor Lane to join back onto the A171.

The village continues west along the side of the valley to Egton and is called Egton Road and this consists largely of detached house and bungalows built from the 1960's and 70's onwards. However, this does not form part of the Conservation Area.

The Conservation Area itself wraps around the older original part of the village which consists of "Main Road" with properties on each side.

These vary in age, size and appearance but generally the smaller terraced cottages are located on the north side of the road whilst the larger detached properties are on the south side of the road.

These properties have entrance drives and smaller gardens at the front with larger extensive gardens to the rear because they then benefit from facing south across the valley. However,

School Farmhouse is rather different in that it is set back from the road and has the garden at the front with the outbuildings to the east and rear.

The properties are generally stone built with red clay pantiled or slated roofs and are traditional in their style and detailing.

A number of other houses including Pond House, Aislaby Hall, Park House Beech Hill and The Forge public house are substantial properties.

School Farmhouse is located between Woodleigh House and School House and The Village Hall. It has an open aspect to the front, facing North across the road, to the rising fields and moor. The Conservation Area includes quite a mix of properties which includes, the local pub, the village hall (former school) and the church with war memorial along with terraced cottages, converted and refurbished farmhouses and buildings and also detached and semi-detached houses.

The fields behind the properties to the north side of the Conservation Area also rise rapidly to the moor running alongside the A171. Whilst the large gardens and fields to the rear of the properties to the south fall down the valley to the River Esk and Esk Valley Railway. On the opposite side of the valley is Sleights, Blue Bank and Eskdaleside leading to Grosmont.

3. EXISTING BUILDING

The existing bungalow consists of two Bedrooms, Lounge with Conservatory to the rear, a Kitchen and dining area (considered to be small by today's standards), a separate Bathroom and large entrance porch.

The bungalow is built of a smooth red brick with a hipped roof clad in grey flat concrete tiles plus red ridge and hip tiles. The rear Kitchen has a flat felt covered roof. (See attached photographs).

The windows and doors plus the Conservatory are all white double glazed upvc type with bow windows to the front of the Lounge and Bedroom 1.

4. PROPOSED EXTENSION AND ALTERATIONS PLUS MATERIALS

The proposed extension and alterations to the rear of the property are to provide a larger Kitchen, with a Dining Room area in the centre and French doors onto the rear garden. This extension protrudes 2.3 metres beyond the face of the existing Kitchen and the space between this and the Conservatory is to form a larger double Bedroom. This results in a reduction in the size of the existing rear Conservatory.

The rear extension will incorporate a flat grp covered roof in order to minimise the height and any visual impact.

Internal alterations are also proposed in order to provide an en-suite Bathroom, a Utility Room off the Kitchen, a new "house" Bathroom and small internal Study Room.

It is also proposed to reposition the front entrance door to the East facing side wall and replace the existing front South facing door and side lights with a large window. This is because the proposed front door position will then be more easily accessed from the drive.

The rear extension will be constructed of matching smooth red brickwork and white upvc double glazed windows.

5. IMPACT ON THE CONSERVATION AREA

The proposed extension is at the rear of the property and single storey high. Therefore, it will be unseen from any public highway and will not impact on the visual appearance of the Conservation Area.

This is further reinforced by the high hedges around the property.

The relocation of the front entrance door and replacement with a window is very unlikely to have any impact on the Conservation Area due to its distance from the highway, elevated position and high hedges to the front of the property. The front porch is also a relatively "modern" addition and therefore not an important architectural feature of the property.

6. PLANNING POLICIES

The proposed extension is considered to comply with the following policies:

PPS 5 Planning for the Historic Environment
NYMNPA Local Development Framework

Core Policy A - Delivering National Park Purposes and Sustainable Development

Core Policy G - Landscape, Design and Historic Assets

Development Policy 3 - Design

Development Policy 4 - Conservation Area

Development Policy 5 - Listed Buildings

Core Policy J - Housing

Development Policy 19 - Householder Development

NYMNPA Design Guide Part 2 – Residential Extensions and Alterations
Agreement was reached with North York Moors National Park Authority Building
Conservation and Planning Officers, as email dated 29th January 2018, from Mrs Rosie Gee,
Senior Planning Officer (Enforcement).

For these reasons it is respectfully requested that consent be considered for this application.