



NYMNPA
25/06/2018

6 Egton Road, Aislaby, North Yorkshire, YO21 1SU.

6 EGRD PL-05A Design & Access Statement

This house holder planning application seeks approval for the creation of a cat slide dormer window within the existing roof layout on the 'courtyard side' elevation of an existing property.

The drawings included with this document are as follows:

- 6 EGRD PL-01 CS (NO REV): Site location plan.
- 6 EGRD PL-02 CS (NO REV): Existing & proposed site block plans.
- 6 EGRD PL-03 CS (NO REV): Existing and proposed internal floor plans.
- 6 EGRD PL-04 CS (NO REV): Existing and proposed elevations.

This supporting statement is to be read in conjunction with the above drawings.

DESIGN STATEMENT

Use -

The dormer window will provide headroom around the bed and sleeping area within the roof space.

Layout -

As stipulated via the pre-application advice received; the dormer window will be the same width, and aligned with, the double doors located on the ground floor elevation below.

Amount -

Nominal addition to the existing property volume; the dormer itself will not break the ridge line and so will not be visible from the adjacent public highway.

Appearance -

The dormer will be in the form of a traditional cat slide dormer with claypan tiles to match the existing roof cover and lead cheeks to the sides.

Landscaping -

N/A.

ACCESS STATEMENT

N/A.