

PROPOSED EXTENSION TO 18 WHITBY ROAD, EASINGTON  
**DESIGN AND ACCESS STATEMENT  
FOR PLANNING**

NYMNPA

18/02/2019

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## Introduction

This Design and access statement has been prepared for the support of a **full plans submission** for the extension to No.18 Whitby Road.

The proposed extension is to increase the usable and effective space of the property.

## Site

No.18 Whitby road, Easington, sits in a large plot, which has large front and rear gardens. The property sits to the east of Easington Service Garage.

The House itself dates to the 1960s and has the appearance of a single level bungalow. The house benefits from a small first floor area, however with no dormers or rooflights the first floor which provides the sleeping accommodation is ineffective and generally does not provide comfortable or usable spaces.

The property has some planning history. Notably an **additional Bungalow** was permitted on the site immediately to the west of the existing house, with a new road access / drive in a similar position to what is now proposed.

See Planning Ref. **NYM/2004/0203/OU**  
This project was never undertaken.

Additionally extensive works were approved to the rear of the property including dormer windows in 2000, these additions were also **not implemented**.

Easington is a conservation area and is part of the North Yorkshire Moors National Park. This requires a specific design response to respect regional planning and the sensitivity of the conservation area.

- Property under the ownership of the applicant
- Proposed building to be altered



## Existing Building

No.18 Whitby road is a 2 storey dormer type bungalow. It is finished in a white render wall finish, with concrete rooftiles and UPVC windows

Although in a conservation area, the existing building was constructed in the 1960s and has little architectural merit or historical features.

The existing ground floor comprises of a lounge, kitchen, family bathroom, living room and utility space.

The first floor (in the roofspace) comprises of 2 small bedrooms

There is no garage or covered parking area, no cycle storage or general garden storage.

## Boundaries

The Western boundary consists of dense / mature leylandii hedging up to 4m in height. This completely screens the building from any western approach, and also screens the adjacent commercial vehicle repair garage.

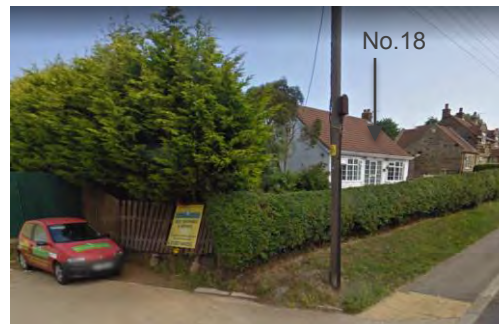
The Northern boundary consists of a large timber fence on a natural mound upto 1.8m in height along with some hedging and intermittent trees. The adjacent houses to the North are over 40m away.

The Eastern boundary consists of mounding, fence / walling and some mature hedging and trees.

The southern boundary that fronts the main road has a mature dense hedge.



View to No.18 looking north west



View to No.18 looking north east



Looking north to No.18 with No.17 visible to the east

Generally the building as existing, has a relatively small mass relative to the neighboring properties, and the size of the overall site.

To the east (No.17) is a typical stone built residence, 2 storey's with a large recent 2 storey extension to the rear.

To the west is a commercial vehicle repair garage, screened by the existing Leylandii hedge.



Existing Site Plan

## Need for alterations to No.18

No.18 Whitby Road, was recently purchased by the applicant.

As a family home, the accommodation provides basic living space. Currently the property does not provide a garage or cycle store / garden store for the extensive grounds.

The first floor layout provides 2 small bedrooms which are effectively constructed under the roof pitch. Bedroom No.1 is 2.4m x 3.3m, with the eaves height of 1.7m at each flanking wall. With a small amount of natural light and limited space, this bedroom cannot easily provide storage and comfortable circulation space.

Bedroom 2 is 2.4m x 5m in length. Similar issues with the circulation space are encountered here.

With the long thin proportions of the bedroom, it is difficult to arrange a double bed in this space (**see pictures opposite**)

The ground floor has adequate proportions of space, but with no connection between kitchen and dining area. The Space also does not make use of a connection with the large garden area.

As previously mentioned there is no garage or storage areas, which would be typical of any family sized home.



Existing bedrooms are very small



Existing bedrooms are very small

## Context

No.18 is situated within a conservation area. Any proposals would require to respect the context and the local character

The proposals aim to show that the sensitivity of the site has been carefully analyzed and the building proposals tested against planning policies, whilst allowing

For the continued use and sustainable regeneration of the property.

## Size and Scale

No.18 currently has an eaves height of around 2.3m and a total ridge height of 6m.

The general appearance is of a dormer bungalow, without any dormers or rooflights.

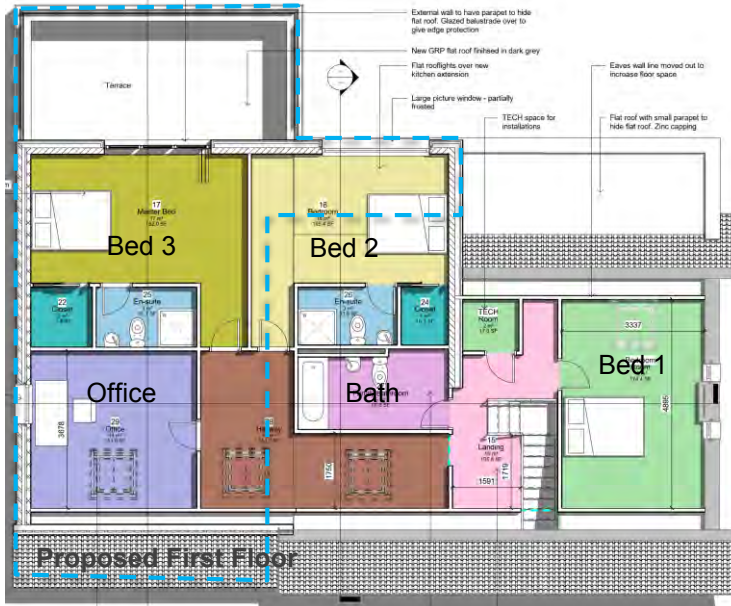
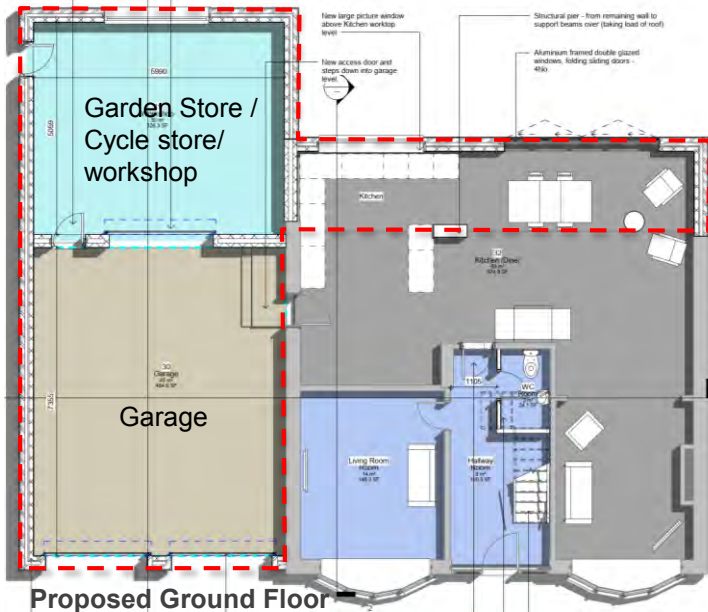
To increase the usable space of the building and to add the missing functions it is proposed to add a double garage and general store / cycle store to the ground floor.

At first floor it is proposed to create more usable bedrooms and a new family bathroom and home office. Bedrooms will increase from 2 to 3

The proposals will respect the existing building line and ridge heights, by stepping in the extended elements to maintain the hierarchy of existing form, and to clearly highlight new construction.

To ensure that the existing building form is not overwhelmed, the extended building elements will take on a more contemporary form with materials to the rear elevations (north façade) and traditional architecture to the front (south façade) where it is visible from public vantage points.





**Proposals**

The alterations to No.18 as previously discussed are to provide necessary functions and space to create a suitable family home:

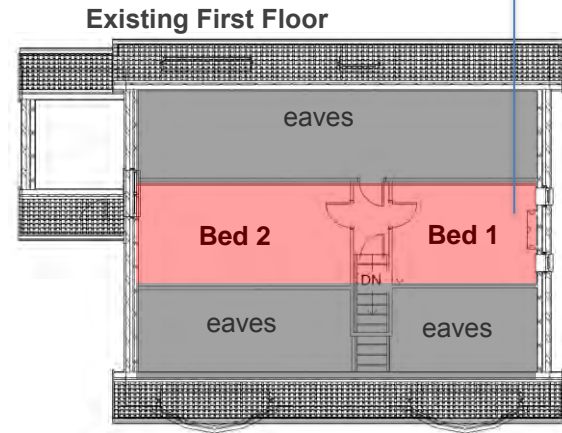
- Garage Space
- Usable bedrooms
- Garden store, cycle store and general store

The proposed extension will ensure the continued use of the building in line with NYM sustainability policies.

--- Proposed Ground Floor extension

--- Proposed first floor extension

**Existing inadequate first floor bedrooms**





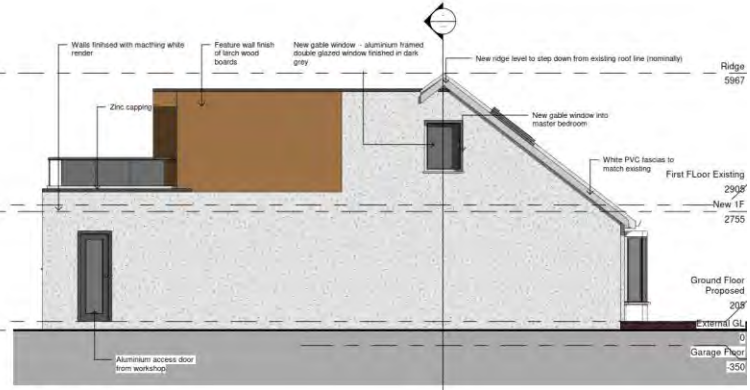
1 North Proposed  
1 : 50



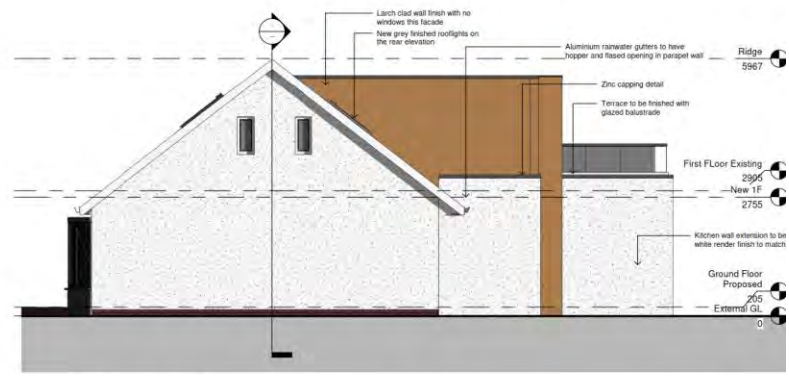
2 South proposed  
1 : 50



5 3D View 3



3 West proposed  
1 : 50



Proposals – Elevations

The front (south) façade will adopt a traditional construction and appearance. The rear façade (north) will include some additional materials including wood cladding (local sourced timber cladding)

## Appearance of development

To the front (south) elevation it is proposed that the new double garage will be constructed in a traditional form. With a white render finish, and simple roller shutter access doors.

The extended ridge line will drop below the existing ridge line to maintain the ridge hierarchy.

The rooftiles will be finished to match the existing. Any rooflights will be conservation style.

To the west elevation, generally the new building will be screened by the existing 4m tall leylandii boundary hedge. There is only one proposed window in the gable that gives natural light to the proposed first floor home office.

The proposed east elevation will have no new windows, so that there is no overlooking to No.17 whitby road. The proposed new building mass is respectful of the existing building form, and sits below the existing ridge line. The ground floor extended area will be white rendered wall finish and at first floor the finish will be local timber cladding left to “silver” naturally.

The rear (north) elevation will see the new building mass constructed in geometric forms to maximize headroom. This elevation will not be visible from any public vantage points.

The use of new contemporary glazing (Aluminum framed, finished in dark grey) with clean white render and timber clad finish will create an unobtrusive extension that compliments the existing building form.

The rooftiles over the garage will match the existing roof finish. The flat roofs will not be visible, by using a small parapet wall to hide the roof finish.

## Sustainability

The North York Moors National park Authority Local plan policies on sustainability clearly outline that a development :

*“a) Is of a high quality design which respects and reinforces the character of the local landscape and built and historic environment; ..”*

The need for the alterations to No.18 are clearly justified to ensure the continued use of the building and its purpose as a family home.

The alterations are necessary to provide usable living space.

As is demonstrated throughout the document, the proposals will not detract from the quality of amenity space of the neighboring properties or character of the conservation area.

## Soft landscaping and Ecology

It is proposed to strengthen the existing Landscape and ecological value. There are some existing hedging and trees on site, along with lawn areas and various border planting.

It is proposed to plant 5 x Silver Birch (Betula Pendula) of a minimum height of 3m along the northern boundary. This will help to increase the ecological value and at the same time maximize natural screening to the northern façade.

## Parking

Parking on the site will **reduce**.

The introduction of a double garage will allow the applicant to park his commercial work vehicle indoors, thus maximizing security, and reducing the need for external parking.



## Site Proposals

It is proposed to create a new access driveway into the site. This is necessary to allow access to the new garage.

The works will involve installing drop kerbs to the public footpath and creating a new concrete finish driveway upto the access gates. Concrete is the typical driveway finish along the “streetscene”

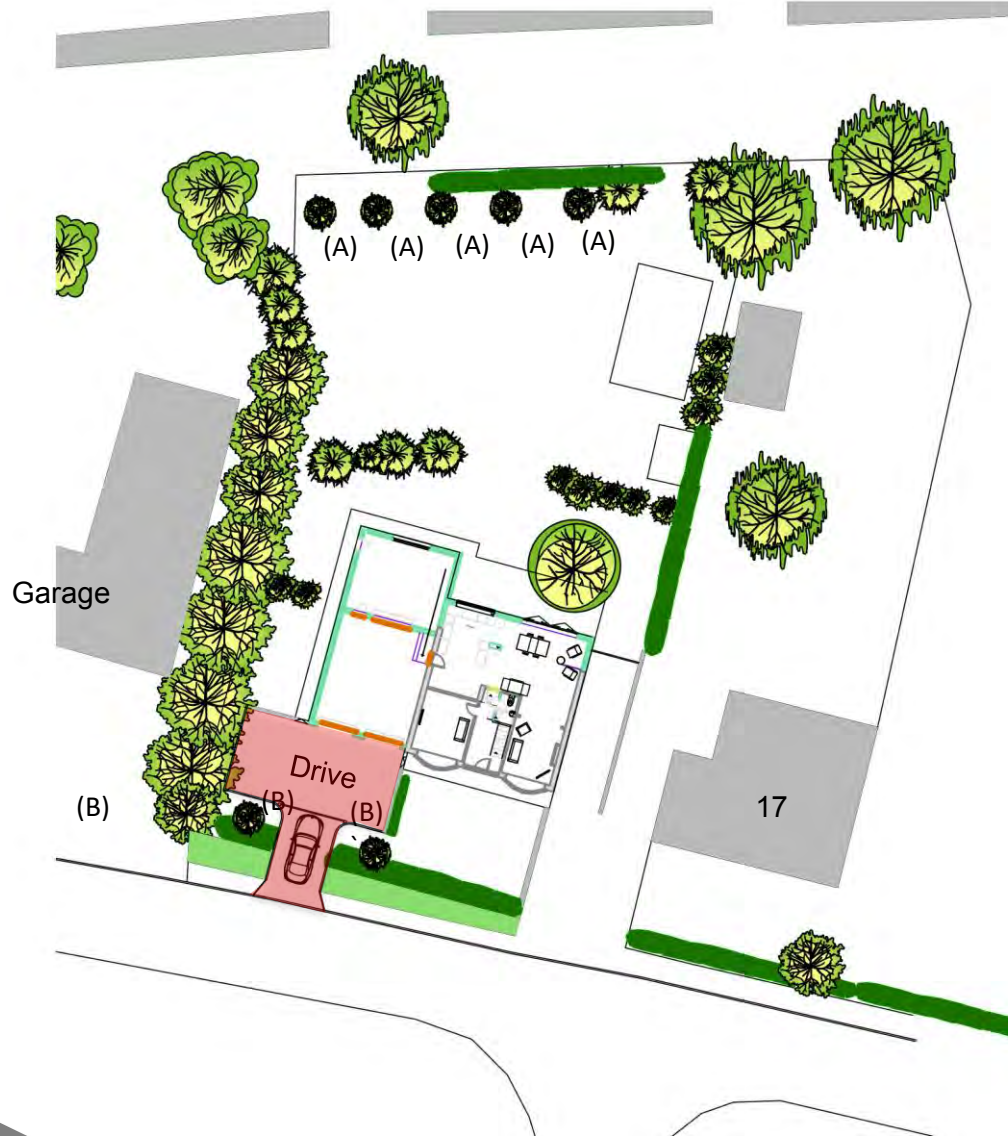
The gates will be set back 4.9m from the back edge of the footpath in line with highways best practice to ensure that the applicants vehicle does not block the public footpath / highway.

The driveway beyond the access gates will be block paving.

To the rear of the property 5 x new silver Birches (A) will be planted at a minimum height of 3m to reduce any visual impact from the north.

To the front of the property 2 x New Silver Birches will also be planted at 3m height minimum

New driveway to access the proposed garage █



NORTH



## National Policy

The national planning policy framework explains that the Government places great importance to the design of the built environment, and a key aspect is sustainable development; being indivisible from good planning; and should contribute positively to making places better for people.

## The local Plan

There are numerous design related policies within NYMNP

### The Key policies:

- *Strategic Policy A – Sustainable Development*
- *Strategic Policy C – Quality and Design of development*
- *Core Policy G – Landscape, Design and Historic Assets.*
- *Policy CO18 – Householder Development*
- *Design Guide – Part 1 General Principles]*
- *Design Guide – Part 2 Extension and alterations to dwellings*

### Looking at each policy:

#### **Strategic Policy A – Sustainable Development**

Paragraph a) states that any development:

- a) *Is of a high quality design which respects and reinforces the character of the local landscape and built and historic environment;*

The design has specifically looked at how to minimize any visual intrusion into the streetscene. The south elevation which faces the main public highway uses traditional architecture and matches the existing building style. This is a specific design response to respect the character of the existing building.

The rear (north elevation) uses some high quality materials and introduces some modern construction techniques in a balanced and respectful approach.

#### **Strategic Policy C – Quality and Design of development**

This policy sets out some of the main principles that guide new developments, in terms of design.

Some of the main themes are:

1. *High quality design that makes a positive contribution to the area*

The proposals have been carefully assessed to ensure that the design improves the overall appearance of the building whilst respecting the local architectural context.

Existing materials are re-used (finishes) whilst introducing some new materials – especially ones that can be locally sourced such as timber boarding / cladding.

2. *The proposal should include good quality materials and details that reflect local vernacular.*

Easington as a conservation area has a mixed architectural palette. There are traditional stone buildings, modern bungalows faced in brick, dormer bungalows, rendered finished homes and others.

The Proposals to No.18 aim to respect the local vernacular by keeping the primary façade simple and matching the existing materials.

The rear façade as discussed will increase the architectural value of the building.

3. *The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces about and between buildings which contribute to the character and quality of the locality;*

This principle clearly shows that positioning of any development is key to ensuring that the proposals ‘sit well’ in their surroundings.

The proposed extension is positioned well, respecting distances to boundaries and ensuring there is no ‘overlooking’ with limited windows in the east and west gables. The amenity value of the surrounding properties will therefore not be adversely affected.

*4. The scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers;*

A visual impact assessment has been prepared (See end of D+A statement) and the buildings tested to ensure that the massing and position of the building is in-line with the clear principles in this guidance.

No.17 Whitby road (adjacent property) also has recently constructed a large 2 storey extension to the rear. Therefore the proposals as outlined will not adversely affect the already established line of building mass or character of the area.

The proposed eastern elevation has no windows overlooking No.17 Whitby road, and to the west is a 4m high evergreen boundary.

The houses to the north are over 40m away. There is a large fence on the north boundary, and it is proposed to plant some silver Birch trees on this boundary to further compliment the existing screening.

*The remaining points in the policy deal with practical aspects such as sufficient parking, adequate storage and waste management.*

These aspects are improved as part of the proposals. More practical arrangements for parking and storage are proposed.

One key aspect of the proposal is the new garden store, cycle store and small workshop. With such a large garden and property to care for, it is critical to provide space for these functions.

**One Key Principle that greatly affects the approach to these proposals is stated in Paragraph 3.19 :**

*The Authority does not wish to replicate the past and stifle innovation or originality. More contemporary, modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park's built heritage. All designs, whether traditional or modern, should have visual interest and applications should demonstrate how the proposal has been informed by the Authority's Design Guide (Parts 1 to 5).*

Had the existing building been historical or constructed with traditional materials, then the approach to the design would have been different.

With the existing building having a **lack of architectural merit**, the proposals have aimed to use a mixture of existing materials (found in the building) and **new high quality materials**.

The proposals should **improve the architectural quality** of the building and thus be a compliment within the Conservation area.

## Strategic Policy G – Landscape

This policy looks at landscape proposals and their impact on the natural beauty of the Park.

The domestic / householder proposals as outlined here, will have no adverse impact on the natural landscape beauty of the area.

### Policy CO18 – Householder Development

This policy ensures that any development within the curtilage of an existing dwelling respects the character of the area.

The policy outlines the following guidelines:

- 1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;*
- 2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling;*
- 3. The development reflects the principles outlined in the Authority's Design Guide. In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:*  
*North York Moors National Park Authority Local Plan 2016-35. 120*

- a) *Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension;*
- b) *The design should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.*

The proposals for No.18 are adding functions to the property that will ensure a quality family home.

The curtilage of No.18 previously had permission for a separate dwelling, and an extension to the existing main dwelling. These proposals were never implemented.

The proposals increase the habitable space by 48% which is above the guideline of 30%. The guideline highlights that there may be planning considerations that can be considered.

This increase in usable space is not disproportionate to the size of the curtilage, and creates less visual impact than the previously approved separate dwelling that was not constructed. The proposals aim to complement the existing building form.

The existing first floor spaces are constructed within a pitched roof (attic space) and so are much less efficient and usable than a conventional first floor.

There is no visual impact from the west (boundary screening) and the extended first floor has purposefully avoided an increase of mass on the eastern boundary (adjacent to No.17 Whitby Road)

The design drops the ridge line and steps in the building footprint from the existing building line to the south (front) elevation.

The use of locally grown timber cladding on the rear (north) will ensure a “lighter” appearance to the building and visually split the façade.

The proposals aim to improve and complement the existing architectural form.

The introduction of 5 New silver Birch trees, planted at 3m+ height on the northern boundary will also assist ensuring there is no loss of amenity value to surrounding properties.

### **Design Guide – Part 1 General Principles**

This policy sets out excellent design principles to ensure that the quality of the constructed environment in the NYM national park.

Section 3 – General Design Principles further confirms the balanced approach to new design:

*Having an appreciation of the existing historic environment is essential when creating new development if it is to be sympathetic to its surroundings. However, in practice this does not necessarily mean replicating building styles. The Design Guide as a whole is not intended to be prescriptive or to stifle the innovation or creativity of the designer.*

The policy clearly shows that the historical environment must be respected, but that there are circumstances that can warrant a more innovative approach.

Para.3.1 further strengthens this point: *In some circumstances, modern, innovative designs may positively enhance a traditional or landscape setting. In all cases it is essential for proposals to demonstrate exemplary design quality which relates to the context of the site.*

With the existing building being a more modern building without notable architectural merit, the proposals as discussed will positively enhance the setting



The policy (section 3) goes on to further state:

*Ask yourself: Does the development relate to the surrounding built environment in terms of its height and massing? Do the features of the buildings' frontage relate to human scale?*

As previously highlighted, the proposals exceed the 30% general guide for extensions.

However as the building sits in a site / curtilage twice the size of its neighbouring property (no.17) the proposals do not look out of proportion. Also the proposals are providing needed functions to ensure a sustainable re-use of the building as a family home.

See analysis right

No.17 (adjacent neighbour) large rear extension of 2 storeys, with higher ridgelines than the applicants proposals.

No.18 (applicant) bungalow with no rooflights or dormers and minimal provision as a family home



2 South proposed  
1:50

The proposed front elevation that is the visible elevation from a public vantage point – has been **purposefully designed by lowering the ground level** into the garage, and stepping the **ridgeline** to be **sub-servient** to the existing building form

The front (south) elevation has been kept as simple as possible, matching the wall finish, eaves detail, roofline and general proportions.

**This is inline with the general principles in the NYMNP design guidance**



View looking south onto the rear of 17 and 18  
Whitby Road

## Design Guide – Part 2 Extension and alterations to dwellings

This policy outlines specific design approaches, and highlights good practice in design in the NYMNP

Irrespective of whether the existing building is historical or contemporary, the extension proposals must respect the existing mass and site arrangement, along with the distinctive street character.

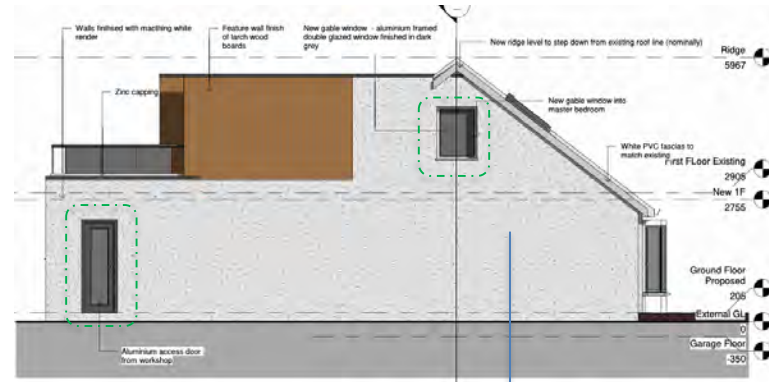
The introduction to section 2 states:  
*The key to a successful extension lies in the respect shown to the original building so that it remains the dominant form.*

As shown in the previous page, this has been carefully assessed and many iterations of the design were reviewed until a minimal impact approach was reached.

Another key aspect is described in section 2:

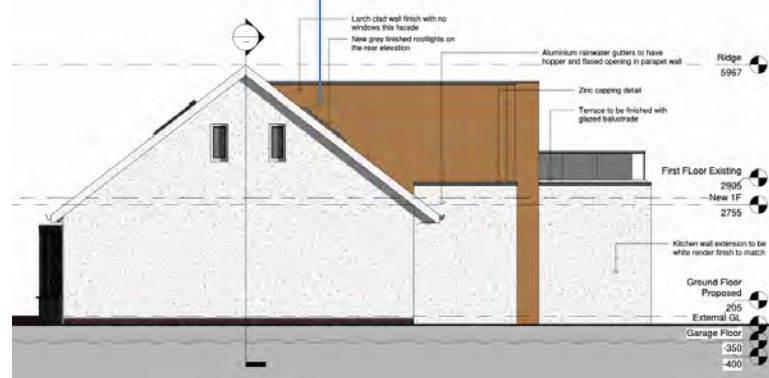
*In the interest of 'good neighbour' relations, care should be taken to ensure that extensions do not harm the levels of amenity that neighbours might reasonably expect to enjoy. Good design should avoid unacceptable levels of overlooking or overshadowing of the private areas of neighbouring houses and gardens .....*

The analysis (right) shows the design respects this principle to ensure there is no loss of amenity to neighbouring properties



No new windows in the east elevation. First floor materials – locally sourced timber cladding to appear “lighter”

1 new window in the gable only, plus access door to cycle store. This elevation is screened by 4m boundary hedge



### ***Design Guide – Part 2 Extension and alterations to dwellings***

The policy further goes on to highlight appropriate approaches to extensions.

It is preferable to avoid flat roof dormers. However the high quality detailing and design of the two storey extension will complement and improve the existing low architectural form.

It is not proposed to add a standalone dormer, rather a series of contemporary geometric forms that will create positive tension in the rear (north) elevation, whilst maintaining the streetscene and character on the front (south) elevation.

### **Conclusion**

It is clear that the existing building is not a home that provides appropriate accommodation for a family. It also sits in a very large curtilage (with previous approval for a separate dwelling) The existing building form is also of low architectural merit.

The proposals although providing extensive new accommodation are not disproportionate to the site size, or in relation to its neighbours property mass.

Also, care and attention has been applied to the façade treatments and the material selection.

It is hoped that the proposals will be supported, to allow a sustainable regeneration to provide a family home.

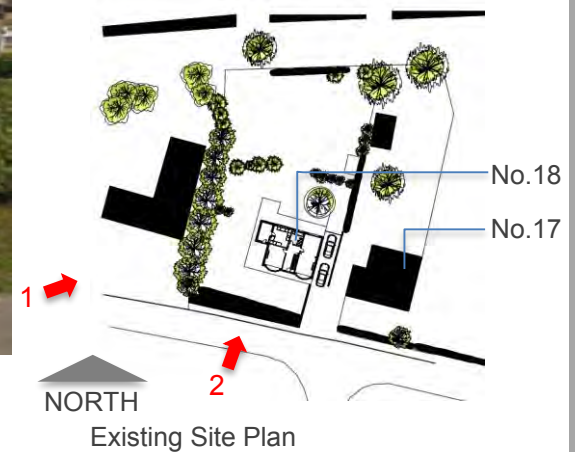




**Pic 1** - View looking east on whitby road. Existing building (No.18) hidden by western boundary screening – therefore no visual impact from this view approach



**Pic 1** - View looking north directly onto the applicant property. This picture highlights the existing low visual impact and small building mass relative to neighboring properties. The picture also highlights the large curtilage

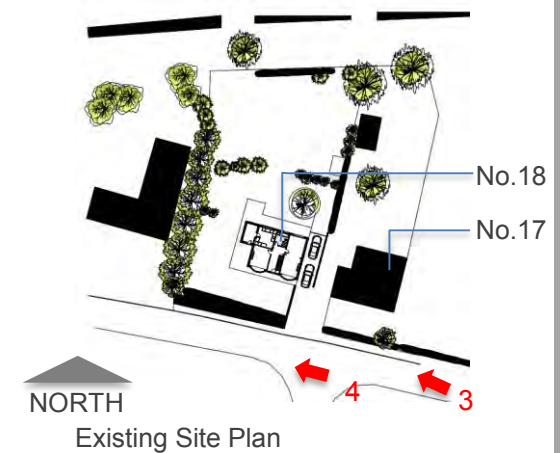




**Pic 3** - View looking west on whitby road. The neighboring properties dwarf the building mass of No. 18. The proposals as outlined will have minimal visual impact and will be well screened



**Pic 4** – Although large flat roof dormers are a common site in Easington, visible from the main road, the proposals aim to respect the Design Guide and local character in its architectural form







**Pic 5** – Looking north east toward the neighboring properties.



**Pic 6** – Looking north toward the neighboring properties. Large boundary hedge and large distance between properties.



**Pic 7** – View onto adjacent property (No.17) and its large building mass

7

