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30th May 2019

North York Moors National Park Planning Authority,
The Old Vicarage,
Bondgate,
Helmsley.
YO62 5BP.

NYMNP

30/05/2019

Dear Sir or Madam,

PLANNING APPLICATION for PROPOSED DORMER WINDOW to REAR ELEVATION at
50 IBURNDALE LANE, SLEIGHTS. YO22 5DP.

STATEMENT in SUPPORT of the PROPOSAL.

Existing Accommodation.

The property is a detached bungalow set within its own grounds and has a lean-to Garage to the west elevation and a timber porch to the east. The bungalow possibly dates from the early 1960's and was constructed by the local building contractors, Garbutts. Internally the accommodation comprises of a Kitchen/Diner, Sitting Room, two Bedrooms, Bathroom, Entrance Hall and small Porch to the front.

The present occupiers would like to convert the Loft space to living accommodation for their young family and are looking towards the future; the present arrangement of accommodation would not be satisfactory.

The Scheme Proposal

This relies upon a dormer window/roof extending the full width of the rear (south) elevation, save for a two tile width strip at the gables/verges which was requested by the NYMNP in a Pre-Application Consultation. The section through the building is the main generator of the design in order to gain sufficient headroom for the new accommodation to work at all. The head of the dormer roof is set just below the ridge of the main roof so that it is not a feature of the main front elevation. With a gentle flat roof slope, the eaves is approximately 2.00 metres high internally at the window position. The current requirements of roof insulation in the Building Regulations is also instrumental in the decision since all the insulation needs to be above the roof joists. This results in a deeper section to the roof, more-so than in recent history and again, the opportunities for internal headroom are limited by this requirement and consequently the pitch at which the roof can be laid.

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In terms of the headroom achieved in the two Bedrooms, the proposed dormer provides rooms which have a floorspace of approximately 9m², equating to two-thirds of the floor space where the headroom is 2.00 metres in height. Where the staircase ascends from Ground Floor Level, the building regulation requirement is that 2.00 metres headroom must be achieved at the head of the staircase and due to the configuration of the proposed staircase, the height of the dormer is required to accommodate both the landing and staircase.

A 'cat-slide roof was considered as a design option however this was stymied by the height requirement internally, the ridge height and the resulting construction which would be too shallow for tiles to be laid.

Wider Aspects.

The scheme is considered to be consistent with a dwelling of the period in which the property was constructed and a number of period and recent examples from around the NYMNP are shown below.



Conclusions

1. Without a full width dormer, the proposed scheme would neither be spatially nor economically viable.
2. A flat roof is the single constructionally realistic solution for this scheme.
3. The proposal is consistent with the vernacular architecture for this period of building.
4. The proposal is to the rear of the property away from public view.

The Planning Authority is invited to consider the constraints of the brief, view the positive aspects of this proposal and offer a favourable determination of the Planning Application.

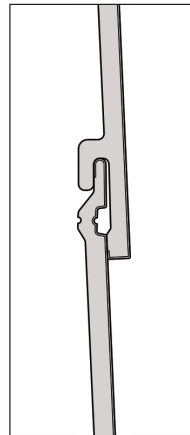
Weatherboard



Weatherboard cladding, sometimes known as featheredge cladding, features a tapered board. Designed to be laid with an overlap to create a 'New England' look.



FCF170E Weatherboard

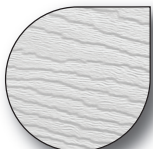


Profile of fitted boards



Fortex Weatherboard

Weatherboard Range



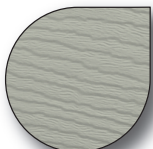
White
Nearest RAL 9003



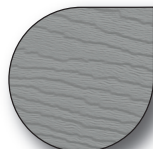
Pale Gold
Nearest RAL 1013



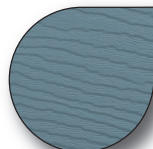
Sand



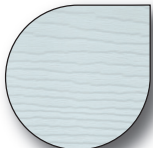
Misty Grey
Nearest RAL 7038



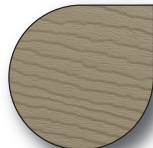
Storm Grey
Nearest RAL 7045



Colonial Blue
Nearest RAL 7000



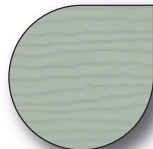
Pale Blue



Argyl Brown



Slate Grey
Nearest RAL 7015



Sage Green

Colour	Code	FCF170E
White		●
Pale Gold	PG	●
Sand	SAND	●
Misty Grey	MG	●
Storm Grey	SG	●
Colonial Blue	CLB	●
Cappuccino	CAP	●
Argyl Brown	AB	●
Slate Grey	SLG	●
Sage Green	SAGN	●

