

**John Blaymires
ARCHITECT
56 Pasture Lane Seamer
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Proposed porch no.3 Hay Lane Scalby

DESIGN AND ACCESS STATEMENT

Access

Vehicular and pedestrian access is off a private drive from Hay Lane and this will be unchanged and therefore is not an issue in this case.

Design

The proposal is to convert the existing garage and utility area adjoining to living accommodation including forming a bedroom within the existing garage. When this work is carried out the applicant wishes to replace the existing flat roof with a tiled pitch roof. The tiles to the roof will match those on the existing bungalow and it is considered that the pitch roof is in keeping with the design of the main part of the dwelling and will enhance the appearance of the building.

It should be noted that although the garage will be lost as a single parking space there is a large front area available which can accommodate both the owners car and visitors.

