

**PROPOSED NEW DETACHED GARAGE  
AND CONVERSION OF EXISTING GARAGE  
TO LIVING SPACE AND EXTENDED KITCHEN  
AND UTILITY ROOM**

**FOR**

**MR M. & MRS A. JEFFERIES**

**PLANNING DESIGN AND ACCESS STATEMENT**

**11102**



imaginative architecture + engineering design



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## **INTRODUCTION AND EXISTING PROPERTY**

Abbotsford is a large detached stone built property on the outskirts of Egton village located opposite the sports field / recreational ground.

It is set back in the region of 26 metres from the highway with a number of Scots Pine trees in the foreground and dense hedging to each side consisting of indigenous and self-seeded trees and shrubs including, hawthorn, black thorn, dog rose, willow and sycamore.

The property is located to the north of the village and just outside the Conservation Area.

## **PROPOSALS**

The proposals consist of the following:

- A single garage to be built 2m or 3m away from the southern boundary of the site at 6.6m long x 3.81m wide with natural stone walls to match the existing dwelling and a red clay pantiled roof.
- The roller shutter door in the existing garage is to be removed and relocated to the proposed garage.
- A personnel door is to be provided on the side elevation (North) facing the house in order to provide direct access between the proposed garage and the entrance porch on the south elevation of the dwelling.
- The proposed location is to have the front of the garage in line with the front of the existing dwelling to provide direct access in to the garage from the existing driveway. This will result in the removal of part of an existing garden wall in this location.
- The existing garage which is “integral” and within the structure of the existing dwelling on the front of the dwelling to the south side is accessed from this elevation via a roller shutter door in the existing opening.
- This door is to be removed and fitted in the new garage.
- A bi-folding glazed door is then proposed in this opening to provide sun and light into the extended kitchen, dining and proposed living space. This will be powder coated aluminium framing.
- The existing timber window on the front elevation will be retained.
- A small log-burning store is proposed within this space with a vertical flue taken up and through the roof to vent to the external air. An “over-pipe” in steel and painted dark grey will be fitted in order to reduce any visual impact this may have along with a dark grey cowl to the top of the pipe.

## TREES

- The existing Scots Pine trees will be in the region of 20 metres away from the proposed garage and therefore are not considered to be subject to damage by this proposed application.
- By locating the proposed garage some 2 to 3m away from the existing hedgerow is unlikely to be damaged by this proposal.
- If tree roots are encountered then a protection system will be provided and the garage moved a little further north if necessary.

The applicants are willing to work with the NYMNPA Tree Officer regarding this matter.

## PRE-APPLICATION PROCESS

The Pre-Application process was carried out in January 2017 ref. NYM/2016/ENQ/12901 by Cherry Ward and the outcome was that support for such an application would be likely from Planning Officers and that the proposals comply with the following policies:

Core Policy A - Delivering National Park Purposes and sustainable development  
Core Policy J Housing - Development Policy 19 Householders Development.  
Part 2 of NYMNPA Design Guide - Extension and Alterations to Dwelling

For these reasons it is requested that consent of the application be considered.

