

**PROPOSED REAR EXTENSION TO FORM  
PORCH / BOOT ROOM WC AND FACILITIES  
(Partially Retrospective)**

at

**SCHOOL FARM, MAIN ROAD, AISLABY  
WHITBY  
YO21 1SW**

for

**MR. D. R. & MRS. M. WILSON**

**11154**

**PLANNING DESIGN AND ACCESS STATEMENT**



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## **INTRODUCTION AND SITE LOCATION**

School Farm, Aislaby is located within the original central area of the village of Aislaby on the South side of Main Road between Woodleigh House to the West and School House to the East and not far from the village Hall.

It is within the village Conservation Area and is a Grade II Listed Building.

The property is two storeys high and linear in its plan with a single storey extension on the rear historically and also now in current times.

Immediately to the east is attached a long single storey building, probably a former byre along with various outbuildings at the rear a former range of farm buildings and current builders workshops and storage for Mr. Wilson's family building business.

The farmhouse is set back from the road behind a dry stone wall by some 18 metres or so and a private driveway to the west leads to the rear of the farmhouse and a parking area as well as steeply down-hill to Woodend House to the South.

## **PROPOSED EXTENSION AND HISTORY**

The existing extension is located at the rear of house and is approximately 5.2m long x 3.5m wide it presently consists of a pitched slate roof with a ridge height in the region of 4.4m.

The walls are of reclaimed natural stone with a slate roof, timber vertical sliding sash windows and a half-glazed timber door.

However, whilst this was formerly a black corrugated sheeted building with black timber boarded walls the current extension (which was constructed sometime ago) and as a result this application is to be considered as "partially retrospective".

The proposed application is a result of productive discussions over recent weeks between the applicants, their agents and the planning team has resulted in an agreed reduction to the height and mass of the extension by replacement of the pitched slate roof with a "lean-too", mono-pitch roof clad in black corrugated sheets to reflect appearance of the original out-building.

The removal of the two rear windows and the reduction in height and size of the window alongside the door facing west along with the potential to paint the existing cream coloured frames grey.

The mono-pitch roof and low eaves to a significant reduction in volume and mass of the proposed extension which reflects the request of the Building Conservation and Planning team.

In view of the applicants ill-health and likely decline, the spatial requirements have been agreed as acceptable in order to provide a porch / boot room with space to sit whilst "putting-on" and "taking boots off". A WC with additional space currently allocated to services but which combined with part of the boot room would provide space for a future wet-room at ground floor level when needed by the applicant for health reasons.

A letter from the applicants G.P. was forwarded to the Planning team along with copies of the revised plans for information.

### **CONSULTATION WITH OFFICERS AND NEIGHBOURS**

The applicants have been in discussion with Building Conservation and Planning Officers for sometime regarding the rear extension including meetings with Beth Davies and Rosie Gee and recently with Clair Shields.

As a result of willingness from both parties to resolve the matter various amendments to the design drawings were made during April and early May with an agreement reached on Friday 5<sup>th</sup> May 2017 and confirmed by Clair Shields in her e-mail.

Therefore this application is a direct result of that agreement and the submitted drawings are those finally altered and agreed on that date.

The applicants have had discussions with a number of their neighbours who have expressed their willingness to support the application.

### **IMPACT ON THE CONSERVATION AREA AND NEIGHBOURS**

Because the extension is at the rear of the property and set so far back from the road and combined with the proximity of other existing buildings, the extension is genuinely unseen by neighbours and the passing public, (other than the owners of Wood End as they use the driveway to go to and from their property) and therefore has no impact on the privacy of others.

Given the fact that the only road or highway facing the extension is Eskdaleside some two miles away on the opposite side of the valley the extension is also unseen from the public highway.

Because of these reasons and its location at the rear of the building, its reduction in volume and proposed use of materials for the roof with a black appearance it has therefore no visible impact on the Conservation Area.

### **COMPLIANCE WITH PLANNING POLICIES**

As a result of the discussions and agreement reached with Building Conservation and Planning Officers the proposed extension is considered to comply with the following policies:



PPS 5 Planning for the Historic Environment  
NYMNPA Local Development Framework

Core Policy A - Delivering National Park Purposes and Sustainable Development

Core Policy G - Landscape, Design and Historic Assets

Development Policy 3 - Design  
Development Policy 4 - Conservation Area  
Development Policy 5 - Listed Buildings

Core Policy J - Housing

Development Policy 19 - Householder Development

NYMNPA Design Guide Part 2 – Residential Extensions and Alterations

Agreement reached with North York Moors National Park Authority Building Conservation and Planning Officers on 5<sup>th</sup> May 2017.

For these reasons it is respectfully requested that consent be considered for this application.