

**PROPOSED EXTENSION, PORCH AND DORMER WINDOWS
PLUS ALTERATIONS
TO**

**LINDEN LEA, 7 LINDEN LANE,
NEWSHOLM,
WHITBY**

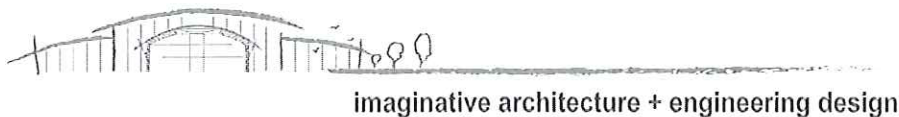
FOR

MR.J. & MRS. F. HOLDEN



PLANNING DESIGN AND ACCESS STATEMENT

11117



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INTRODUCTION

Linden Lea is a detached three bedroom bungalow with two bedrooms in the roof space and built in the 1970's. This is one of seven dwellings within a small cul-de-sac off the main village street and located to the North of Newholm Village Institute.

The other six dwellings are a mix of four dormer semi-detached bungalows and a pair of semi-detached larger dwellings also with dormer windows.

All of the properties reflect the 1970's and 1980's in terms of style, materials and elongated connected dormer windows.

Linden Lea is the only detached dwelling and sits on a plot of approximately 700 square metres and is positioned on the north side of the entrance into Linden Lane.

EXISTING DWELLING

The existing bungalow incorporates a single storey extension to the east with a hipped roof forming the Dining room, Kitchen and very small entrance Porch and a further flat roofed extension to the Lounge on the rear elevation facing north which provides access onto the rear garden.

The existing property also includes a flat roofed single garage attached to the west gable. The external walls are rendered and painted a dark yellow / burnt orange, the roof is clad in dark red/ brown concrete double roman tiles and the windows and doors to the dwelling itself are of white upvc.

The dwelling sits below the level of Linden Lane by around 1.5 metres or so and has a concrete drive leading directly down hill into the garage.



PROPOSALS

The property was owned by Mrs. Holden's mother and Mr. & Mrs. Holden now propose to return to the family home and provide a dwelling suitable for today's way of living for them and their daughter.

As a result a significant refurbishment project is proposed along with an extension above the garage to form a larger bedroom for the applicants.

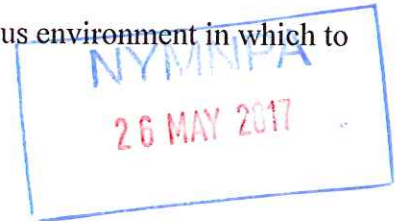
The Dining room and Utility room are to be altered to form one large living dining kitchen space with double glazed doors leading into the lounge.

The former kitchen at the front of the house is to become a Utility room with access from the proposed kitchen and new enlarged hall way which is accessed by a proposed entrance porch on the front (south facing) elevation.

This will provide a focal point to the front of the property and an easily recognisable means of entrance.

To improve the headroom at first floor level a number of dormer windows are proposed at both front and rear to also bring-in much needed natural light to these rooms and also to the landing and stairs into the hallway below.

The whole objective being to create a lighter, brighter more spacious environment in which to live.



MATERIALS

The existing roof is sound and in a good condition albeit not particularly attractive to look at but the dormer windows break-up the roof and add visual interest. The new roofs will be clad with tiles to match the existing property.

The walls will have the existing render removed and then be clad with external quality insulation boards along with an eco through coloured render system on a key material and be light cream in colour.

The windows and doors will all be replaced with grey aluminium double or triple glazed window frames and doors.

The porch will be constructed of robust, chunky timbers and also painted grey or left in a natural colour to bleach over time.

The dormer gables and cheeks will be rendered to match the dwelling.

The ridge height of the dwelling will remain as existing.

ACCESS

There will be direct access to a wide front door within the proposed porch from the driveway and from there throughout the whole of the ground floor and the bathroom along with access to the rear garden space.

CONSULTATIONS

The applicants have discussed their proposals with the neighbours and occupiers of the other dwellings on Linden Lane and have received favourable responses.

The applicants and their proposals have been welcomed and will significantly enhance the existing dwelling.

The applicants submitted a Pre-Application enquiry to the North York Moors National Park Planning Department on 5th April 2017 ref. NYM/2017/ENQ/13179 which was dealt with by Mrs. Cheryl Ward Planning Officer.

In principle the proposals were considered acceptable but a reduction in the number dormer windows and alterations to the design of the front porch were requested. These matters were addressed and drawings revised. On 23rd May Mrs. Ward confirmed that these were acceptable and suitable for submission as a formal application.

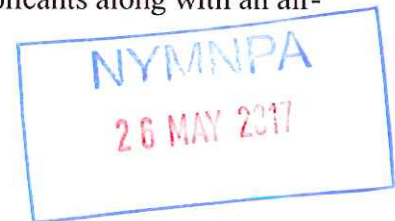
SUSTAINABILITY

This has been addressed by removal of a coal fired Rayburn and mix of heating systems to now include a log burning stove and new highly efficient condensing boiler.

New double / triple glazed widows and doors combined with insulation in all floors and increased levels of insulation in the roof structure and to the exterior of the walls will all vastly improve the energy efficiency of the dwelling.

Consideration to install solar panels is being considered by the applicants along with an air-source heat pump.

Rainwater will be stored for use in the gardens.



COMPLIANCE WITH POLICIES

The proposed alterations are considered to comply with the following policies.

- Core Policy A - Delivering National Park Purposes
- Policy 19 of the NYM Core Strategy and Development - Management Policy Documents
- Development Policy 3 - Design
- Part 2 Design Guide - Householder Development

For these reasons consideration of approval of this application is requested.

Annex A Highways England recommended Planning Conditions

HIGHWAYS ENGLAND (“we”) has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

This response represents our formal recommendations with regard to the application for Full Planning Permission for Construction of a single storey cafe with pitched roof, external landscaping, canopy and timber at Mount Grace Priory, Mount Grace, Nr Osmotherley, DL6 3JG , and has been prepared by Jamey Fearnside.

