

Design, Justification & Access Statement

Additional Dormer Windows
to the rear elevation plus replacement UPV's sash window.

The Manse
Thorpe bank
Fylingthorpe
North Yorkshire
YO22 4UA

For
Mr N Sutterby
20th May 2017

1.0) Historical Information

The Manse is of a typical sandstone construction under a tiled roof. Very few changes have been made to the building and it is now felt that A small amount of modernization is due.

2.0) Existing site and surrounding area

The premises are located fronting the main street in Fylingthorpe and is one of many traditional styled properties found in the area. There is fair mixture of commercial properties and shops within the area and a number of tourist related outlets.

3.0) Proposed Description and Planning Policies

The proposed development consists of adding two small cat slide dormer to rear elevation which would have far reaching views over the countryside whilst giving more natural light to the first floor rooms. The replacement of a substandard sash window to the rear elevation with a UPV's unit

4.0) Design Principles

The proposals retain the traditional character of the existing premises and of the general properties within the village and will have very little visual change to the property and especially the rear which is surrounded by fences and trees

5.0) Construction and Appearance

As the proposed development consists of traditional dormers external construction will be in keeping with the area and use traditional construction method and matching roof coverings.

6.0) Access and Environmental impact

The access to the properties will be retained the work should have no environmental impact to the area

7.0) Justification

It is felt that the proposals will enhance the living arrangements giving much needed natural light to areas of the house that will benefit from the addition.

~~The small ground floor extension will provide a very useful space for the white goods so required for modern comfortable life.~~

