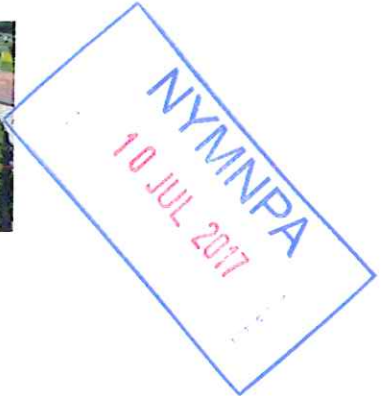


DESIGN & ACCESS STATEMENT
Foxhill Paddocks, Low Road, Throxenby, Scarborough YO12 5TD
Proposed Rooflights & Flue.



SITE DESCRIPTION

Foxhill Paddocks is a semi-detached Barn conversion built in local limestone under clay pantiled roof and is situated at Low Road, Throxenby, Scarborough.

The property is sited North of Low Road with Gardens to the North and West and paddocks beyond and private enclosed garden to the East.

Raincliffe Barn the adjoining semi-detached barn conversion is situated to the East.

To the South of Low Road is the Old Farmhouse.

The property was formerly known as Raincliffe Farmhouse Farm and dates from the late 18th Century, extended and remodelled early C19.

The property was listed on the 1st May 1986.

The property was converted to two residential homes with Planning Permission been granted via appeal in 2014 following its previous refusal.

It has also received planning permission on the 6th April 2017 for subdividing the dwelling to form 1 holiday letting cottage.

Access is via private drive to the West side of the property off Low Road.

PROPOSAL

The proposal is to insert 4no. Conservation rooflights two to the West elevation and two to the East elevation and also to insert flue to new stove through the Apex of the roof.

SCALE

The scale of the proposal is sympathetic with the existing property and age and surrounding properties within the area.

APPEARANCE

The proposal is to use conservation type rooflights within pitched clay tiled roof which would be sympathetic with its surrounding and the proposal will not impede on the amenity of adjoining properties.

The flue to be installed would a steel flue to new stove this again would not appear out of character within the area.

ACCESS

Access to the property is via private drive to the West of the property off Low Road and will be unaffected by the proposal.

LANDSCAPING

There will be no changes to the existing landscaping.

