

1. What are the **features** on the existing site?

1 Newholm Green Farm is a 3 bedroom detached house built in 1990. The ground floor of the accommodation comprises an entrance hall, kitchen, conservatory and lounge with a bay window.

To the first floor has 3 bedrooms and a bathroom/WC.

Externally there is an enclosed seating area, which can be located from the kitchen. Located to the side of the building is a decked patio area and summer house.

A detached garage offers secure, off-street parking.

EPC rating D

LOUNGE 16' 3" x 19' 2" (4.95m x 5.84m)

KITCHEN 9' 0" x 12' 8" (2.74m x 3.86m)

CONSERVATORY 12' 3" x 10' 0" (3.73m x 3.05m)

FIRST FLOOR

BEDROOM 1 17' 7" x 12' 4" (5.36m x 3.76m)

BEDROOM 2 11' 5" x 15' 10" (3.48m x 4.82m)

BEDROOM 3 13' 10" x 8' 2" (4.21m x 2.49m) This is the proposed development area

BATHROOM 15' 8" x 8' 9" (4.77m x 2.66m)

GRID REFERENCE

This property has approximate easting and northing of 486669 and 510514 respectively.

2. Please provide details of how **access** issues have been addressed

The building is accessed by one road (Howlgate Lane) and is front facing to Linden Lane.



NYMNPA

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The building is accessed via an archway into a courtyard – please see 'plan per doc.'

Accessibility is via a front door located under the archway and to the rear of the building via a kitchen door.

All windows and doors are compliant with fire escape regulations.

3. Please provide details of the **layout** of proposed development

Proposed development comprises of installation of UPVC French Doors to the side elevation of the building within a front facing bedroom NO. 3.

The doors will provide access to a newly erected balcony self-supporting balcony.

please see 'plan per doc.' for images

All building and safety regulations will be followed.

Please provide details of the **scale/appearance** of the proposed development

1600mm x 2100mm uPVC french doors
Wrought Iron Balcony = 2500mm x 1200mm landing

Height to balcony floor from ground = 2500mm

please see 'plan per doc.' for images

The doors and balcony will be on the side elevation of the building.

Please provide details of how **Heritage Assets** issues have been addressed

The building is in National Parks Land and we separately seek their permission.

The side elevation overlooks local forestry and does not directly overlook any other buildings.

We have spoken to neighbours and they are happy with our plans.