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# Design and Access Statement

Proposed Replacement Conservatory  
and Dormer Roofs at  
1 Loring Road  
Ravenscar  
Scarborough  
O13 0LY  
for  
A L & M M Turner

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A L Turner + Associates  
1 Loring Road  
Ravenscar  
Scarborough  
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#### THE PROPOSAL

The proposal is for the replacement of an existing conservatory pitched roof with a flat roof and lantern light to create an orangery together with the replacement of a flat roof to a dormer with a pitched roof.

#### ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**  
The use of the site and building is as a single dwelling.
- **Character –**  
The subject property was built between 1915 and 1918 and was first occupied in 1918. The property consists of a three storey end of terrace house with a single storey conservatory built on the rear by grant of planning permission in 2000 to replace original outbuildings.  
The design of the house is typical of the late Victorian/Edwardian period with brick faced external lower walls, rendered upper walls with mock timber framework detailing on the gable wall, pitched roof covered in plain clay tiles with a small gable to the front elevation and a dormer to the rear.  
The rear dormer is not original having been replaced by grant of planning permission in 2000 with a wider, flat roof structure.
- **Special designations –**  
The site does not carry any special planning designation other than it is situated within a National Park.  
There are no listed buildings on the site and none adjoining the site.  
There are no Tree Preservation Orders attached to the site.

- **Special designation –**  
The proposal will not introduce anything to justify attachment of additional special designations to the site and existing designations will not be adversely affected.

#### ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Uses and Character –**  
The proposed works will not affect the current use of the site as a single house.  
The proposals are part of a programme of works in order to improve and upgrade the energy efficiency of the building. The current conservatory roof is covered in uninsulated polycarbonate sheeting which is considered to be an inappropriate material in terms of appearance and energy efficiency.  
The proposal to change the conservatory roof into a well insulated flat roof with insulated top lighting will greatly benefit the property both in appearance and reductions in fuel usage.  
There are no proposals to increase the footprint of the conservatory but it is proposed to replace the current windows and doors with up to date frames of similar material but with much greater energy efficiency.  
The proposed changes to the dormer roof will afford an opportunity to improve energy efficiency and create a more appropriate design.
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#### RELEVANT PLANNING POLICIES

- **Local Planning Policies -**  
Relevant policies contained within the Local Development Framework are:

Core Policy A  
DP3 – Design  
DP19 – Householder Development

#### COMMUNITY INVOLVEMENT

The proposal is minor and localised in nature. As such it is considered unnecessary to undertake a full consultation of the local community.

It is noted there will be an opportunity for local representations to be made to the Council through the normal consultation processes during the application period.

#### EVALUATION AND SUSTAINABILITY

- Current local planning policies/guidelines are supportive of proposals which are beneficial to existing uses, which this proposal is.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for the occupiers of the house and visitors to the house by providing an amenity which hitherto has not existed.

#### DESIGN

- **Justification –**  
The house currently does not contain any form of insulation and is therefore out of step with the nation as a whole to reduce fuel use. These proposals will go some way to reducing heat loss and when combined with other measures such as re-roofing the house to incorporate an insulating layer which will exceed the requirements of The Building Regulations (which does not require planning permission) it is considered the works are fully compliant with the aims of the lpa insofar as it will improve the quality of the local housing stock.

- **Local Land Use Policies –**  
DP19 – The proposal satisfies the requirements of this policy by not adversely affecting existing features of special architectural or historic interest.
- DP3 – The proposal does not detract from the special character of the setting, and the scale, design, detailing and use of materials is in keeping with the residential amenity.
- **Amount –**  
The proposal seeks to carry out minor works where no additional building volume is involved and with only localised interest.
- **Layout –**  
The general layout will remain unaffected by the proposals.

- **Scale –**  
The scale of the proposal is small and in keeping with the house and other similar properties in the locality.
- **Accessibility -**  
There are no proposed changes which affect the accessibility inside or outside the property.

#### CONCLUDING STATEMENT

This statement has been written in support of a proposal to replace a pitched roof to a conservatory and replace a flat roof to a dormer.

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented with references to relevant planning policies.
- the design of the proposal has been justified in terms of the use, layout, scale, and appearance.

Further:

- The proposal complies with the relevant LDF policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant consent.

END

NYM/PA  
28 JUL 2017