

**PROPOSED REAR EXTENSION TO FORM
PORCH/BEDROOM/SLEEPING AREA AND WET ROOM**

at

**SCHOOL FARM, MAIN ROAD, AISLABY
WHITBY
YO21 1SW**

for

MR. D. R. & MRS. M. WILSON

11154

PLANNING DESIGN AND ACCESS STATEMENT

NYMNPA

28/02/2018



bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

INTRODUCTION AND SITE LOCATION

School Farm, Aislaby is located within the original central area of the village of Aislaby on the South side of Main Road between Woodleigh House to the West and School House to the East and not far from the village Hall.

It is within the village Conservation Area and is a Grade II Listed Building.

The property is two storeys high and linear in its plan with a single storey extension on the rear historically and also now in current times.

Immediately to the east is attached a long single storey building, probably a former byre along with various outbuildings at the rear a former range of farm buildings and current builder's workshops and storage for Mr. Wilson's family building business.

The farmhouse is set back from the road behind a dry-stone wall by some 18 metres or so and a private driveway to the west leads to the rear of the farmhouse and a parking area as well as steeply down-hill to Woodend House to the South.

PROPOSED EXTENSION AND HISTORY

The existing extension is located at the rear of house and is approximately 5.2m long x 3.5m wide it presently consists of a pitched slate roof with a ridge height in the region of 4.4m.

The walls are of reclaimed natural stone with a slate roof, timber vertical sliding sash windows and a half-glazed timber door.

However, whilst this was formerly a black corrugated sheeted building with black timber boarded walls, the current extension (which was constructed sometime ago) has been the subject of a Planning Application and consent ref. NYM/2017/0338FL and 0365LB now applies. Due to many different personal circumstances seriously affecting the applicant's health and circumstances it has not been possible to alter the extension within the time-scale required. Discussions between the applicants and Planning Officers have been held over a number of weeks and an agreement reached regarding how best to proceed in view of the change in the applicant's health.

The decline in Mr. Wilson's health will result in a requirement for a wet room at ground floor and bed with hoist to assist Mr. Wilson to and from a shower and W.C.

In order to fit such a hoist from over the bed to the wet room results in the requirement of 2.13 metres minimum headroom to the ceiling. This had resulted in a change in roof heights etc. to the previously approved design as ref. NYM/2017/0338FL and /0365 LB.

A letter from the applicants G.P. was forwarded to the Planning team along with copies of various design options for the revised plans for consideration prior to agreeing the scheme as submitted.

CONSULTATION WITH OFFICERS AND NEIGHBOURS

The applicants have been in discussion with Building Conservation and Planning Officers regarding the rear extension including meetings with Rosie Gee and Andrew Muir and Edward Freedman on 20th December 2017.

As a result of willingness from both parties to resolve the matter various amendments to the design drawings were made with an agreement reached on Friday 5th May 2017 and confirmed by Clair Shields in her e-mail.

Therefore, this application is a direct result of that agreement in principle and the submitted drawings are a reflection of this.

The applicants have had discussions with a number of their neighbours who have expressed their willingness to support the application.

IMPACT ON THE CONSERVATION AREA AND NEIGHBOURS

Because the extension is at the rear of the property and set so far back from the road and combined with the proximity of other existing buildings, the extension is genuinely unseen by neighbours and the passing public, (other than the owners of Wood End as they use the driveway to go to and from their property) and therefore has no impact on the privacy of others.

Given the fact that the only road or highway facing the extension is Eskdaleside some two miles away on the opposite side of the valley the extension is also unseen from the public highway.

Because of these reasons and its location at the rear of the building, its reduction in volume and proposed use of materials for the roof with a black appearance it has therefore no visible impact on the Conservation Area.

COMPLIANCE WITH PLANNING POLICIES

As a result of the discussions and agreement reached with Building Conservation and Planning Officers the proposed extension is considered to comply with the following policies:

PPS 5 Planning for the Historic Environment
NYMNPA Local Development Framework

Core Policy A - Delivering National Park Purposes and Sustainable Development

Core Policy G - Landscape, Design and Historic Assets

- Development Policy 3 – Design
- Development Policy 4 - Conservation Area
- Development Policy 5 - Listed Buildings
- Core Policy J - Housing
- Development Policy 19 - Householder Development

NYMNPA Design Guide Part 2 – Residential Extensions and Alterations

Agreement was reached with North York Moors National Park Authority Building Conservation and Planning Officers, as email dated 29th January 2018, from Mrs Rosie Gee, Senior Planning Officer (Enforcement).

For these reasons it is respectfully requested that consent be considered for this application.