



Design & Access Statement v1.1

21 Egton Road, Aislaby

Application for Full Householder Planning Permission

NYMNPA

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architecture

INTRODUCTION

This document is submitted in support of an application for Full Householder Planning Permission on the site at 21 Egton Road, Aislaby.

Proposals comprise the refurbishment of an existing single storey dwelling. Works will consist of: the removal of an existing roof and the creation of a new roof with roof space accommodation; the construction of a new garage, with associated external works to reconfigure existing hard standing and landscaping; the construction of a new single storey extension, containing a guest bedroom and ensuite.

The existing fenestration will be reconfigured to suit a new internal layout within the existing dwelling, and the brick elevations will be rendered. Sliding doors will be introduced to the south elevation, alongside a new two storey glazed screen.

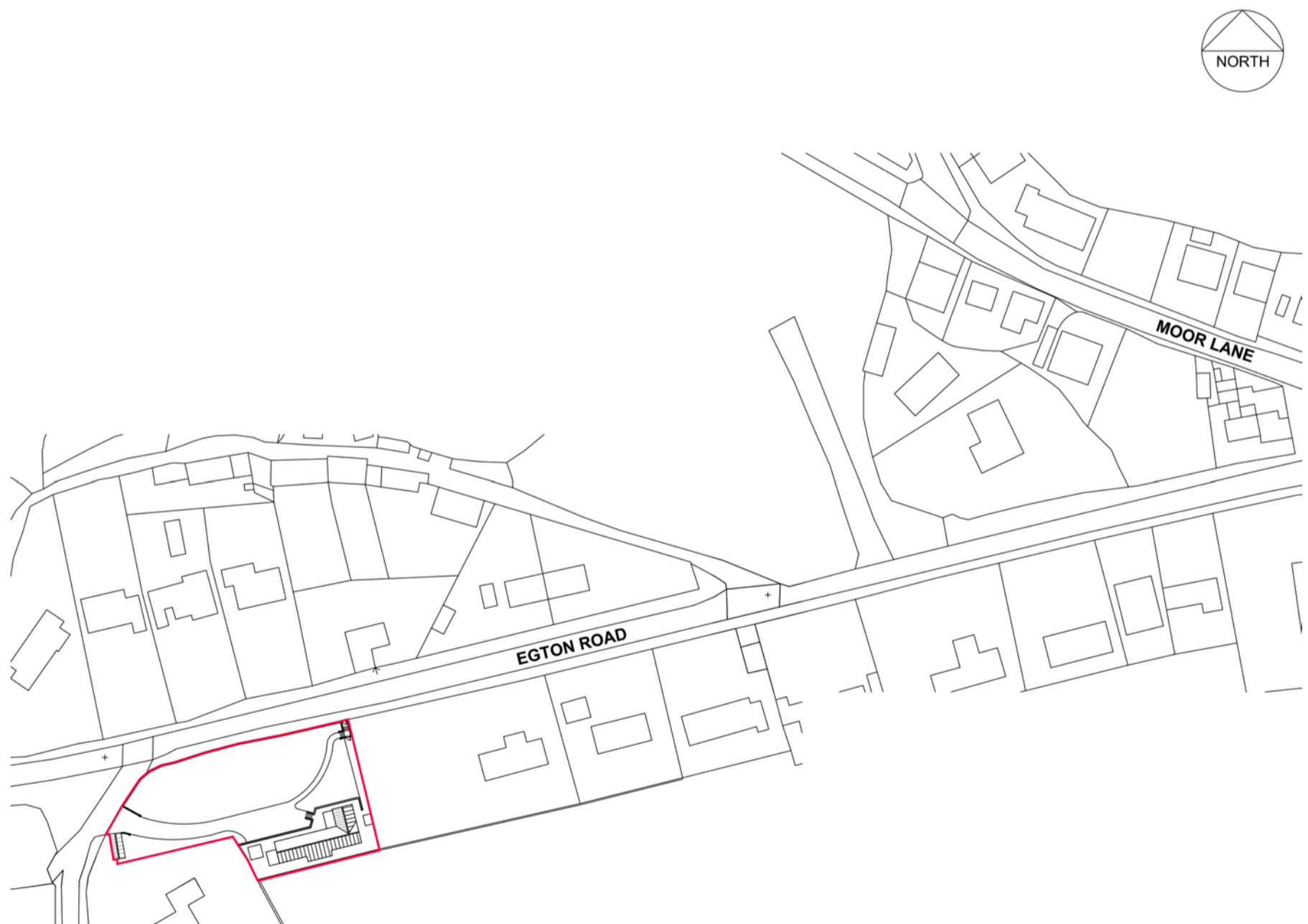
LOCATION

The site is located in the village of Aislaby, off the **A171** - to the South West of Whitby.

The dwelling itself is located within an existing plot of land, directly off Egton Road. To the south, the site overlooks existing agricultural land. To the North, East and West, the site sits adjacent other similar residential plots.

From north to south, the site slopes significantly across its extent.

The site is located within the North York Moors National Park.



Location Plan - NTS

SITE PHOTOGRAPHS - AS EXISTING



Existing dwelling - West elevation: outbuildings and lean-to greenhouse to be demolished.



Existing dwelling - East/South elevation: Existing corner windows to be removed as part of new fenestration arrangement.



View across site from northern boundary: Sloping topography across the site extent.

PREVIOUS APPLICATIONS

A previous application for planning permission ([**NYM/2017/0374/FL**](#)) was granted on the 17.07.2017. However, further inspection of the property has revealed that the proposed scheme was not possible to implement; insufficient head room was available within the roof-space to accommodate living accommodation as proposed.

PROPOSALS

It is proposed that the existing roof (both the covering and structural elements) will be removed to accommodate the construction of a new pitched roof. This will allow for the introduction of new living accommodation within the roof space. Several large Velux windows will be introduced into the south elevation to afford views out across the valley. Two small windows will be located on the north elevation to provide natural light within ensuites.

The building will be rendered – colour to be white – to conceal the existing brickwork, which is of poor quality and inconsistent with the surrounding context. The proposed aesthetic will align with that presented by the local context; see below traditional cottages on Aislaby Lane.

The fenestration arrangement will be reconfigured (as indicated on drawings) to accommodate the new internal arrangement. To the south elevation (which is not visible from the public highway) sliding doors and a fixed glazed screen will be introduced, to afford views out across the landscape

A new garage will be constructed adjacent the existing dwelling, with accommodation in the roof space. Elevational treatment and materials will remain consistent with the house.

Hardstanding will be reconfigured as indicated on plans, to provide access to the new garage.

A new side extension will be constructed to the west elevation of the dwelling. The proportions of the extension will tie-in with the existing dwelling, as will the elevational treatment and materials used.



Traditional cottages on Aislaby Lane.

ACCESS

Access to the site will remain unchanged, with vehicular and pedestrian access direct from Egton Road.

CONCLUSION

The proposed application seeks to refurbish an existing, dilapidated building to create a practical, family home, with living accommodation as required by the client. New additions to the site will remain consistent with the scale and proportions of the existing dwelling.

Elevational treatments will improve the appearance of the existing dwelling and result in an attractive home, which remains aesthetically consistent with the local context.

It is therefore anticipated that favourable planning permission will be granted swiftly.