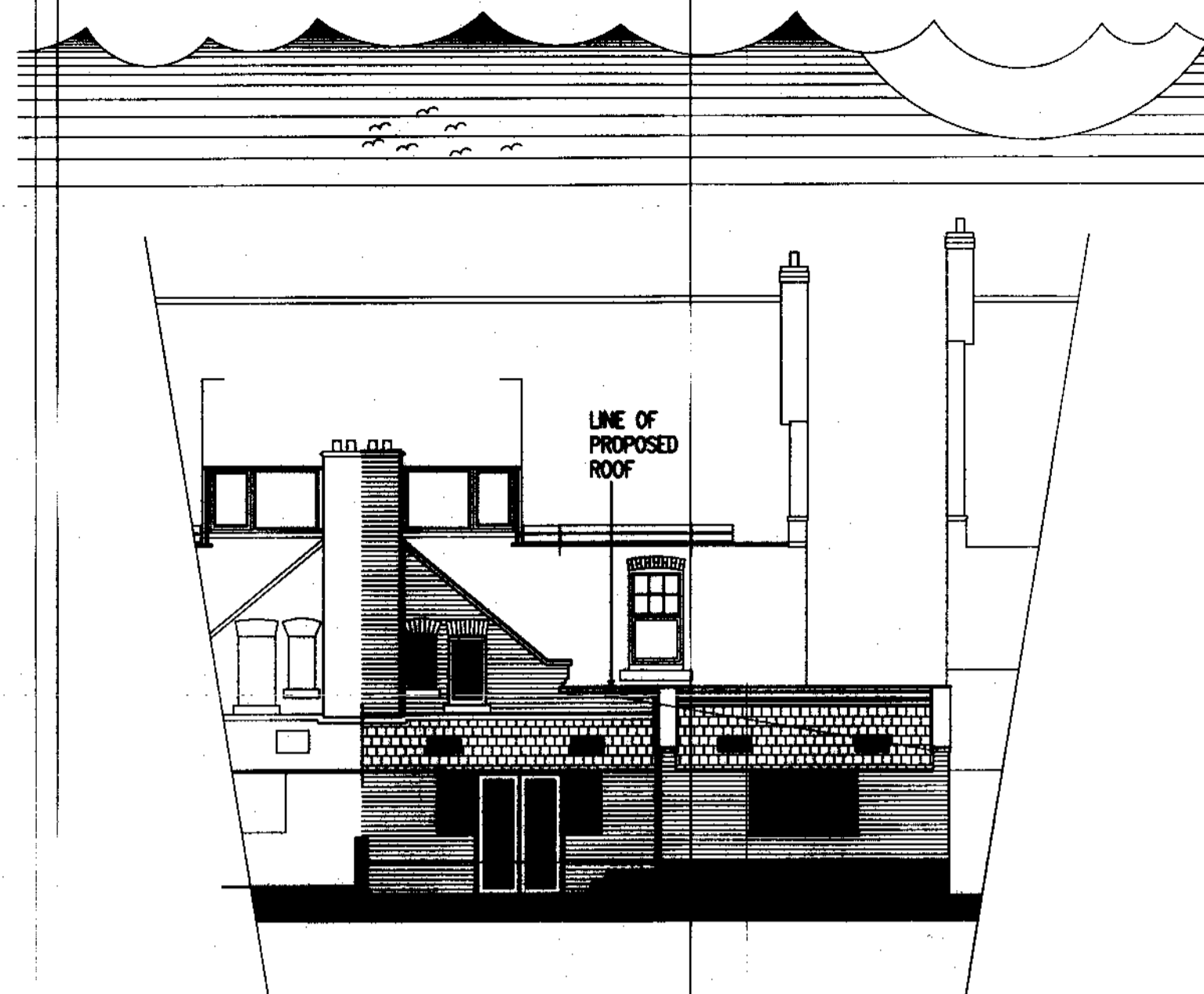
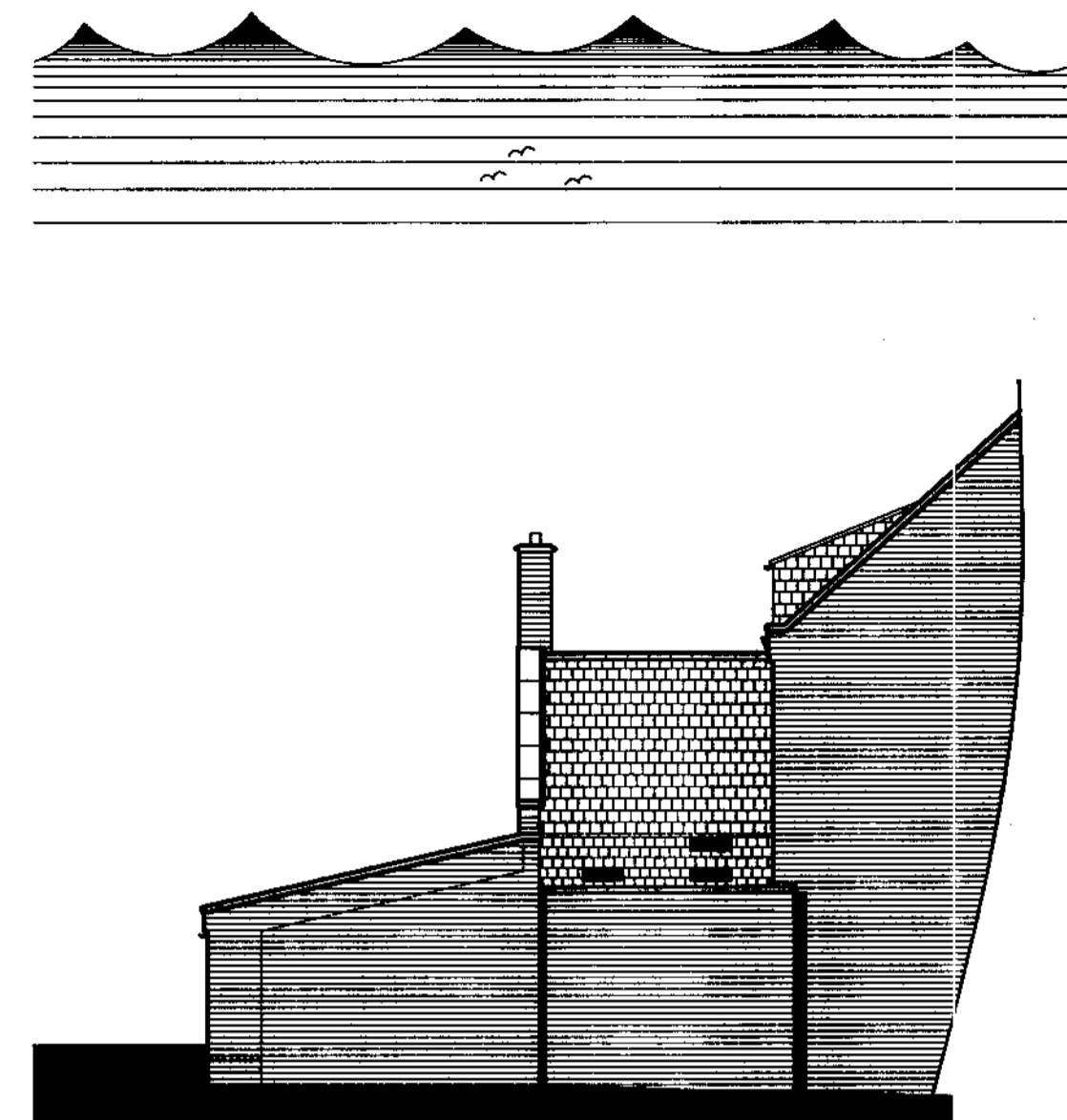


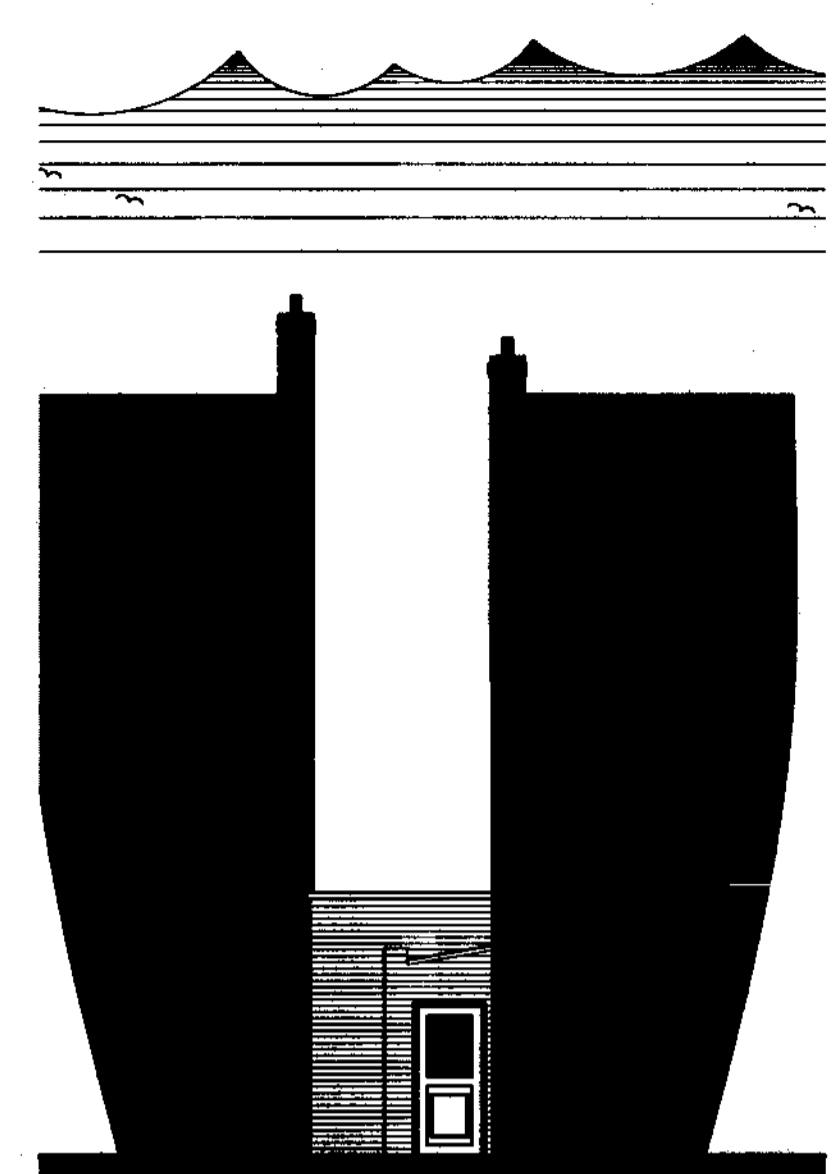
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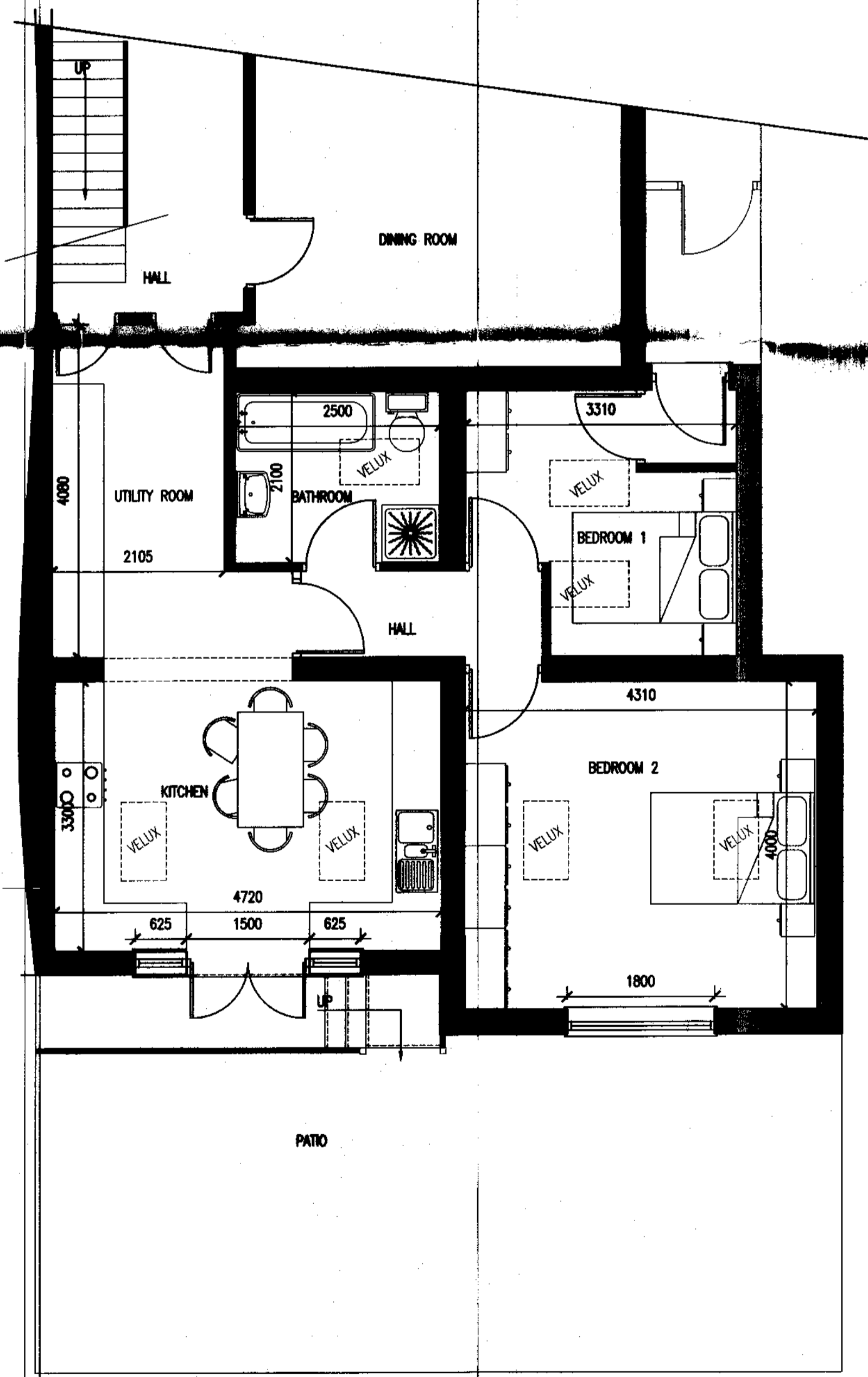
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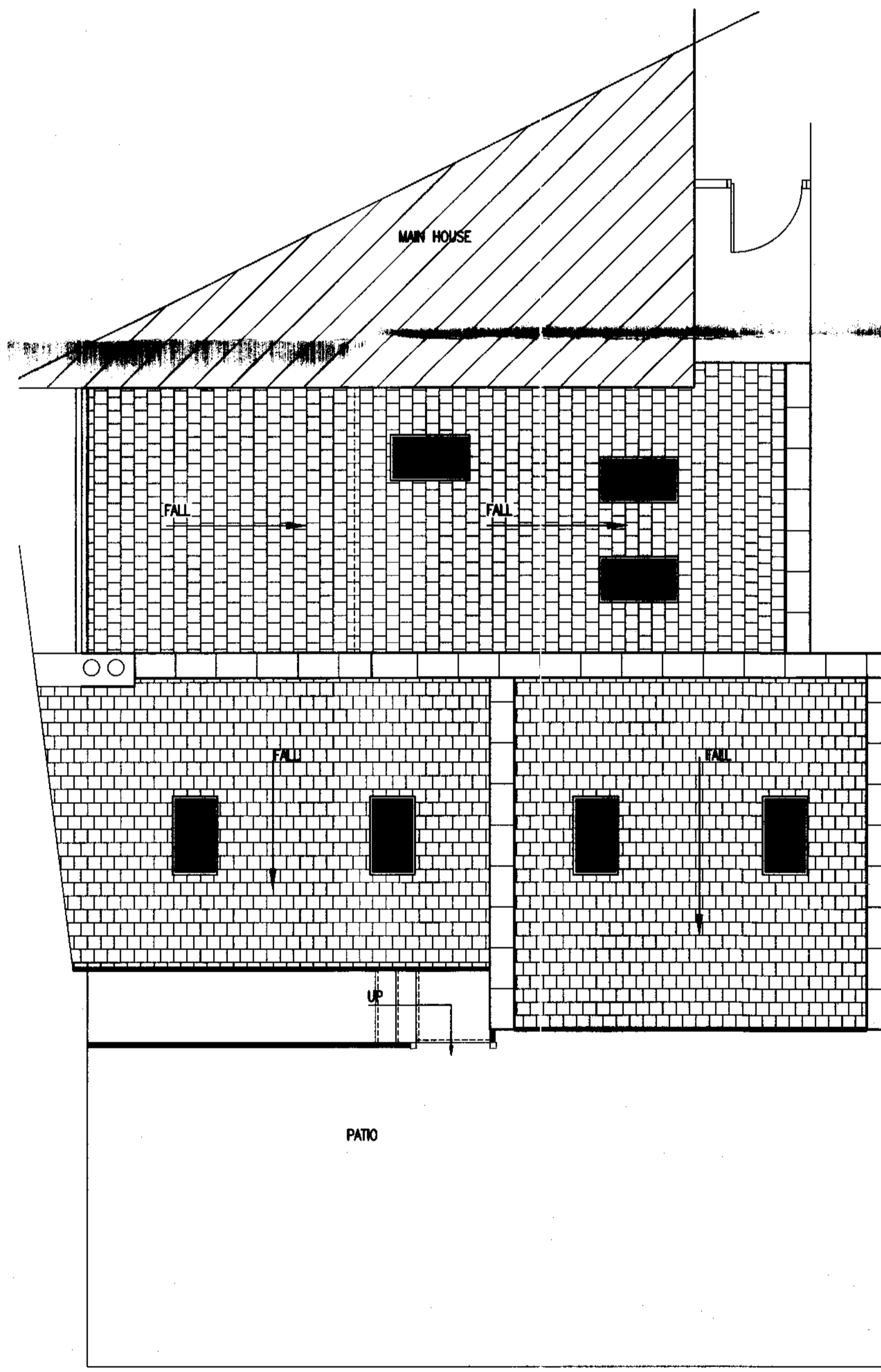
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

12 APR 2007

B	02/04/07	DKB	REVISED TO SUIT CLIENT	TRH
A	MAR07	CE	ISSUED FOR APPROVAL	TRH
REV	DATE	BY	REVISION	CHKD

b h d partnership
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

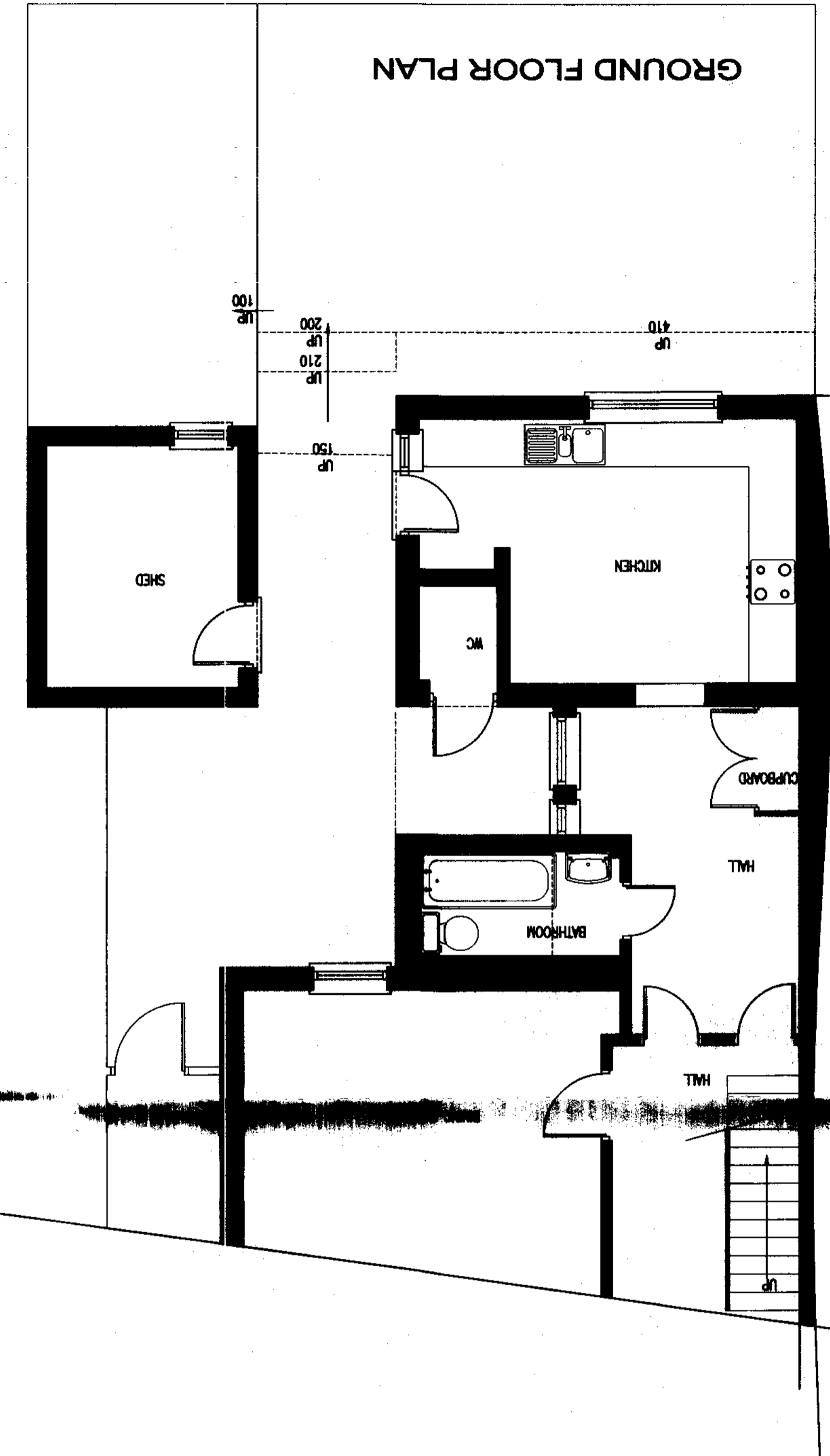
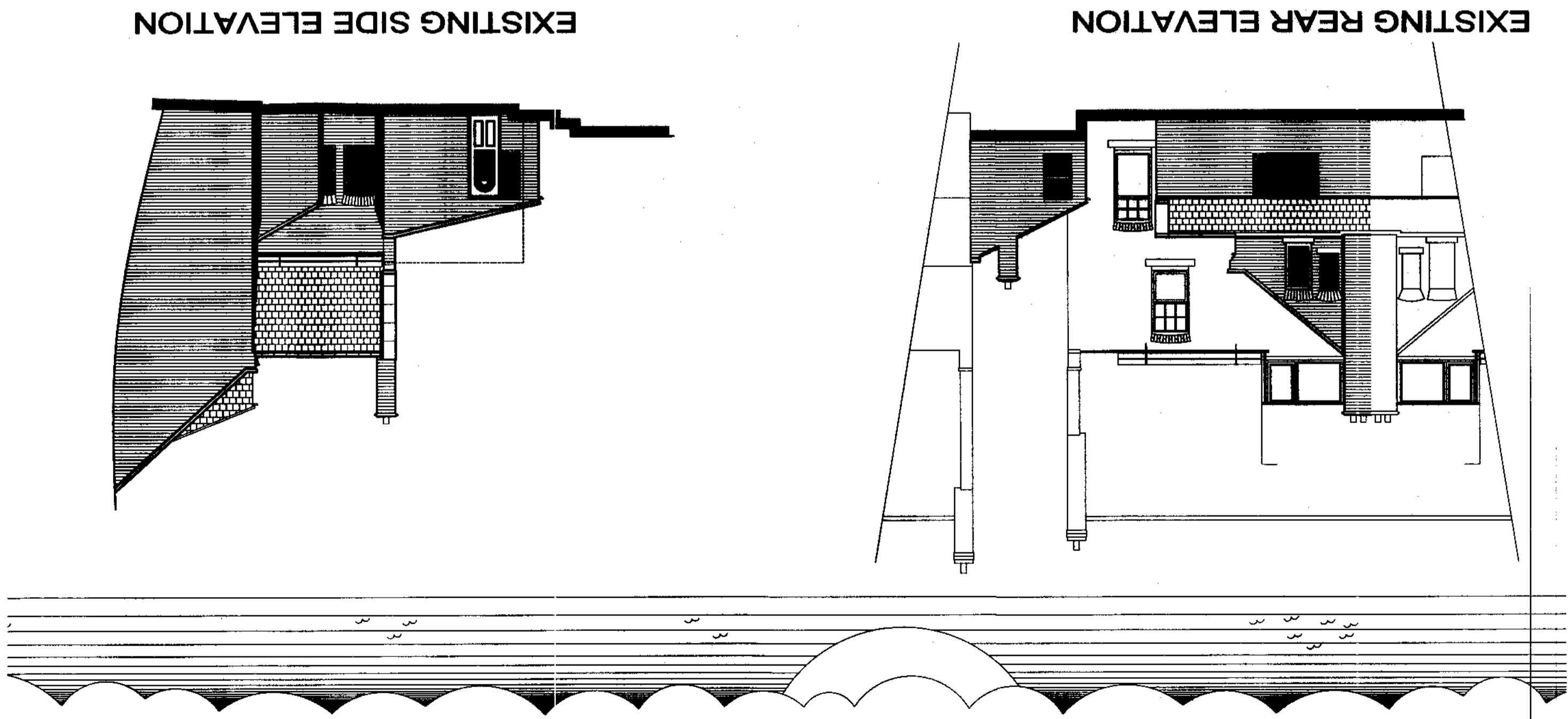
DISCIPLINE: **ARCHITECTURAL**

CLIENT: **MRS D METCALFE**

PROJECT: **REAR EXTENSION TO STREONSHALH MOUNT PLEASANT SOUTH, ROBIN HOODS BAY**

TITLE: **PROPOSED PLANS AND ELEVATIONS**

OWNER: C. EYNON	DESIGNED: T. R. HARRISON	APPROVED:
SCALE & SHEET: 1:100 & 1:50@ A1	DATE: 21/03/07	DRAWING STATUS: PRELIMINARY
DRAWING NO: D8912-02		REV: B



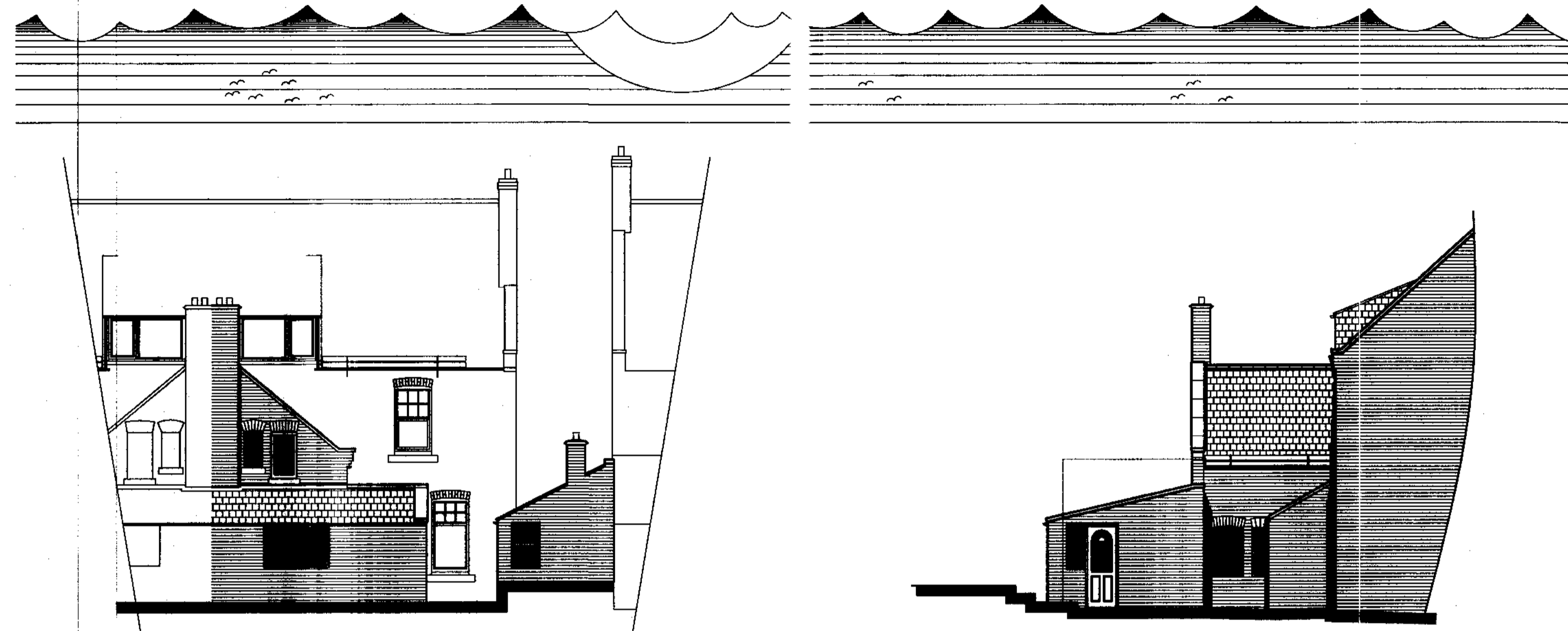
D8912-01	
DATE & TIME	1:00 & 1:50 @ A1
DATE	20/03/07
DESIGNER	C. EYMON
CHECKER	T. R. HARRISON
EXISTING PLANS AND ELEVATIONS	
PROJECT: REAR EXTENSION TO STREONSHALH MOUNT PLEASANT SOUTH, ROBIN HOODS BAY	
CLIENT:	MRS D METCALFE
DISCIPLINE:	ARCHITECTURAL
b h d partnership City Hill House, White, North Yorkshire, UK, YO21 1JG Tel: 01947-604871 Fax: 01947-600110 www.bhdpartnership.com	

REV	DATE	BY	REASON
A	MAR07	CE	ISSUED FOR APPROVAL

11 APR 2007

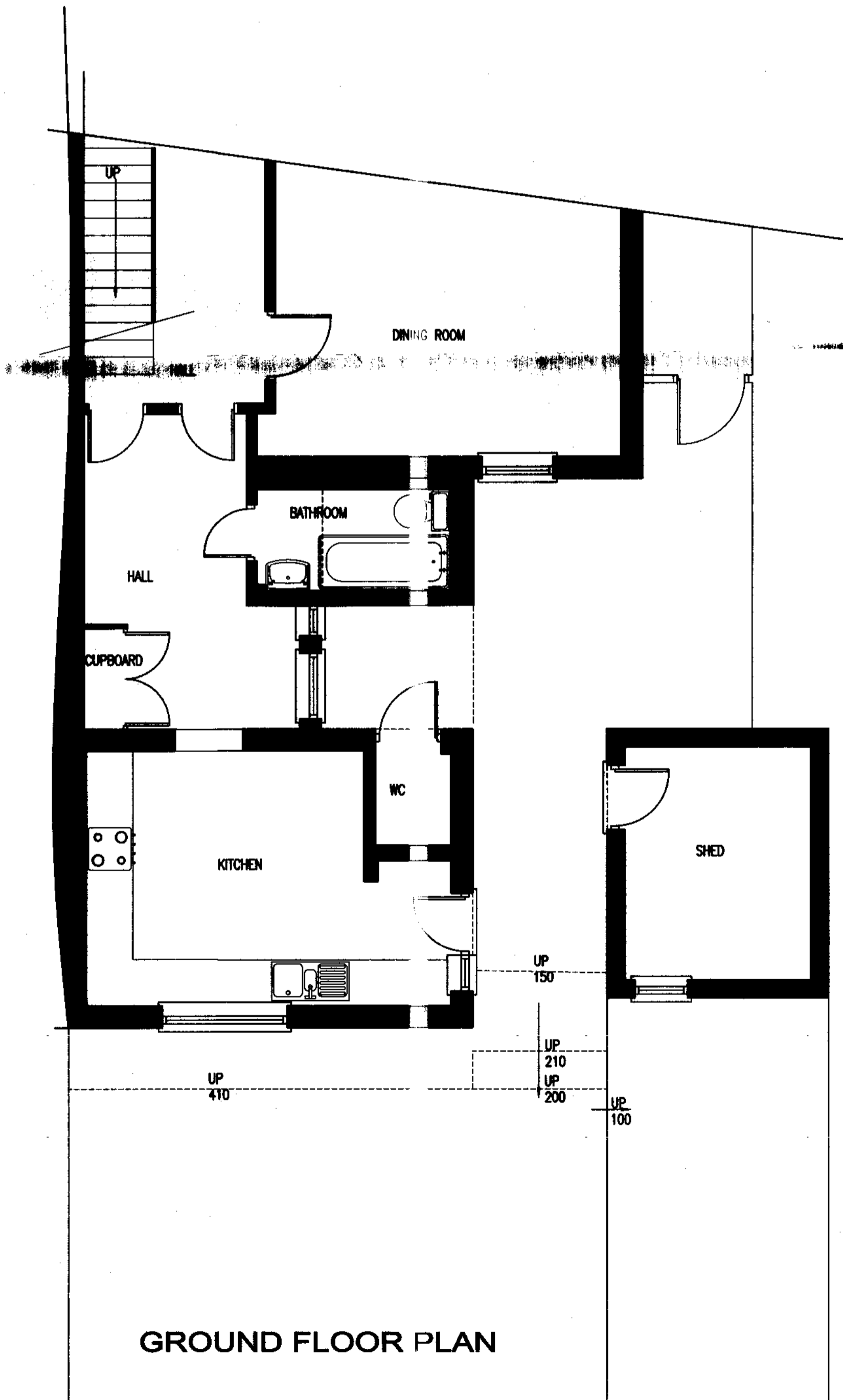
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EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION



GROUND FLOOR PLAN

12

REV	DATE	BY	AMENDMENT	ISSUED FOR APPROVAL	TRH	CRD	APD
A	MAR07	CE		ISSUED FOR APPROVAL	TRH		

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DISCIPLINE: ARCHITECTURAL

CLIENT: MRS D METCALFE

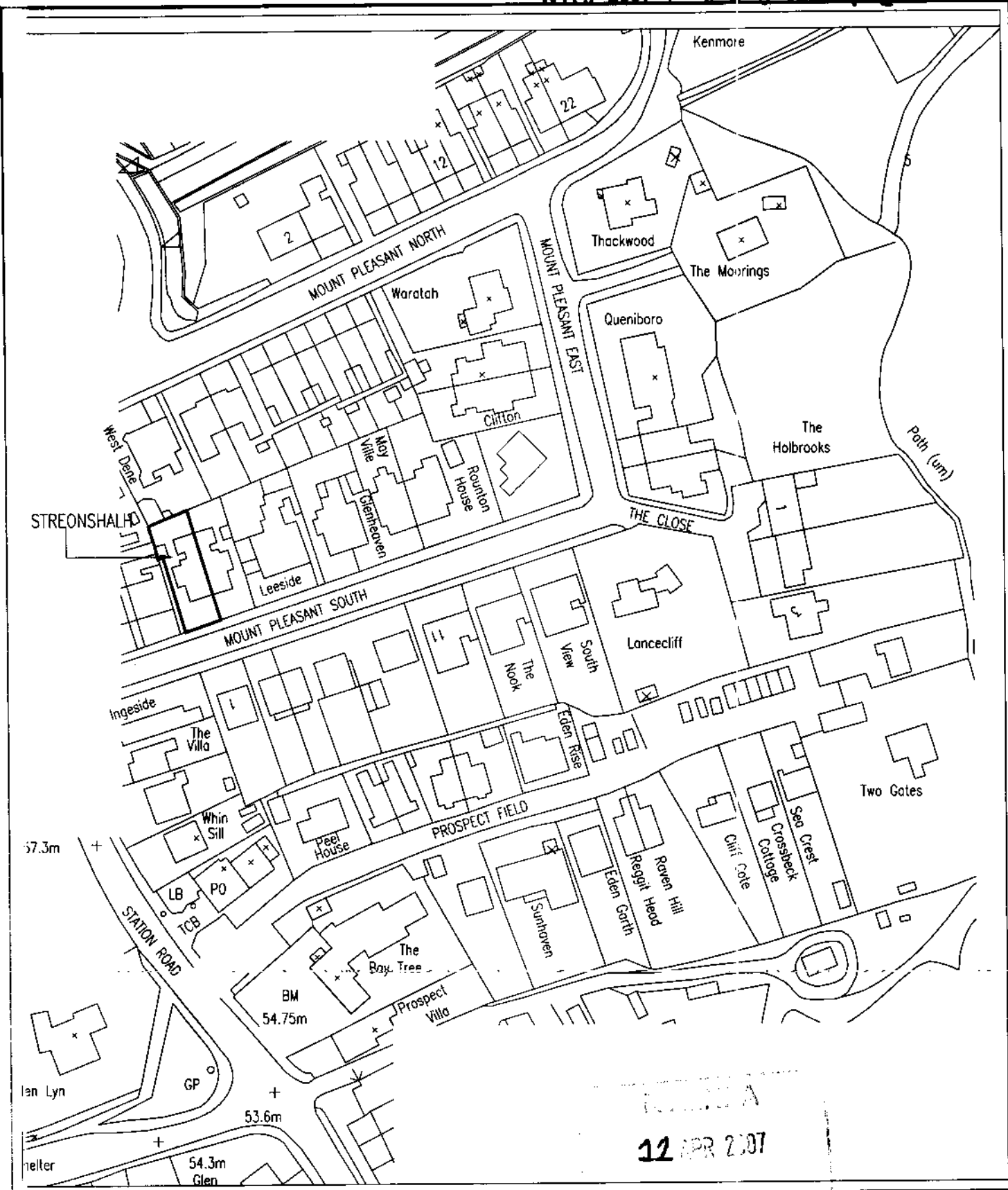
PROJECT: REAR EXTENSION TO STREONSHALH MOUNT PLEASANT SOUTH, ROBIN HOODS BAY

TITLE: EXISTING PLANS AND ELEVATIONS

DRAWN: C. EYNON CHECKED: T. R. HARRISON APPROVED:

SCALE & SIZE: 1:100 & 1:50@A1 DATE: 20/03/07 DRAWING STATUS: PRELIMINARY

DRAWING No: D8912-01 REF: A



11 APR 2007

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CLIENT:
MRS D METCALFE

PROJECT:
REAR EXTENSION TO STREONSHALH, RHB

DRAWING TITLE:
SITE PLAN

A4 DRN: **C. EYNON** DATE: **10/4/07**
 SCALE: **1:1250@A4** ISSUE: **PRELIMINARY**

A	APR07	CE	TRH
REV	DATE	BY	AMENDMENT
			CHKD APVD

DRAWING NR:
D8912-03

REV:
A

18. Proposed use

Which of the following is involved in the development?

Business Retail

Other (please specify)

If industrial, please describe the process

Is the proposal part of a larger scheme? YES / NO (delete as appropriate)

19. Floor space

Please provide the measurements of the following:

Total floor space of all buildings to which this application relates

Industrial floor space

Office floor space

Retail trading floor space

Storage floor space

Warehouse floor space

Other

Existing m² Proposed m²

11 APR 2007

20. Employment

- a) How many staff in total will be employed on the site as a result of the proposed development?
- b) How many of the employees will be new staff?
- c) If staff are to be transferred from other premises, how many will be affected?

Industrial Other

21. Car parking

How many car parking spaces are to be provided?

22. Traffic

How many vehicles will be visiting the site each day?

23. Hazardous materials

Please read Note 23 in the accompanying booklet. Does the proposal involve use or storage of hazardous materials? YES / NO (delete as appropriate) If YES, please state which materials.

Please go back to Section 5 on page 2

Please send or deliver to:
The North York Moors National Park,
The Old Vicarage, Sandgate,
Helmsley, York YO62 2P



Ref: NYM/ 2007 / 0287 / FL

Admin Ref: 07/287

Date valid:

Grid ref:

North York Moors National Park Part 1
Planning Application Form

Please read the booklet
How to fill in your Planning Application
before completing this form.

SECTION 1 YOUR DETAILS

1. Applicant

Name MRS. D. METCALFE

Address STREONHALH

MOUNT PLEASANT SOUTH

ROBIN HOODS BAY, WHITBY.

Post Code

Tel No

2. Agent

Name BHD PARTNERSHIP

Address AIRY HILL MANOR

WHITBY

YORKSHIRE

Post Code YO21 1QB

Tel No 01947 604871

3. Applicant's interest in the land

OWNERS

11 APR 2007

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

STREONHALH, MOUNT PLEASANT SOUTH,
ROBIN HOODS BAY, WHITBY, YORKSHIRE.

5. Applicant's interest in adjoining land

NONE

6. Brief description of proposed development

SINGLE STOREY GROUND FLOOR EXTENSION AT
REAR OF PROPERTY FOLLOWING DEMOLITION OF REAR SHED.

SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)

- A. Full application including building works
- B. Application for change of use (no building works)
- C. Outline application
- D. Reserved matters application
- E. Removal or variation of condition
- F. Renewal of temporary permission

go to Question 12
go to Question 12
go to Question 8
go to Question 9
go to Question 10
go to Question 11

8. Outline Application

What is the area of the site? N/A

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Layout
- Scale
- Appearance
- Access
- Landscaping
- None

go to Question 12

9. **Reserved Matters Application** NYM 2007 / 0287 / FL
 Date of outline permission _____ Application No _____
 Please tick those details which you wish the Planning Comm to consider formally at this stage.
 Layout Scale Appearance Access Landscaping
 go to Question 12

10. **Removal or variation of condition**
 Date condition imposed _____ Application No _____
 Condition No _____
 go to Question 12

11. **Renewal of temporary permission**
 Date permission granted _____ Application No _____

12. **Use**
 What is the building / land used for at present? BED & BREAKFAST / RESIDENTIAL
 If it is unused at present, what was its last use? _____
 and on what date did it stop being used for this? (if known) _____

13. **Access**
 Does your proposal require new or altered access? YES / NO
 If YES, please tick the relevant boxes:
 New access to a road Vehicular Pedestrian
 Altered access to a road Vehicular Pedestrian
 Even if no alterations or changes are being sought, access arrangements will need to be described in the 'design and access statement'.

14. **Water Supply and Drainage**
 Please state (Please tick one box in each section) the method
 Water Supply Mains Private existing/proposed*
 Surface Water Disposal Public Surface Water Sewe River/Stream existing/proposed*
 Soakaway Other
 Foul Sewage Public Foul Sewer Septic Tank Cesspit Other existing/proposed*
 *delete as appropriate
 Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14 in the accompanying booklet.

15. **Trees**
 Does the application involve: Felling or lopping tree YES / NO (delete as appropriate)
 Planting trees YES / NO (delete as appropriate)

16. **Materials**
 Walls RED BRICK TO MATCH EXISTING
 Roof SLATES TO MATCH EXISTING

17. **Is your application for business, retail or other commercial use?**
YES / NO (delete as appropriate) If YES please complete Questions 18 - 23 of Section 4 on page 4 of this form
 If NO go to Section 5

SECTION 5 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. **Plans**
 Please list below the plans which will accompany this application.
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS AND SITE PLAN.

25. **Certificate of Ownership and Agricultural Holdings Certificate** NYM/2007 / 0287 / FL
 You are required by law to complete either Certificate A or Certificate B (Ownership) and the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP : A
 Complete if you are the owner of the building / land, along with Agricultural Holdings Certificate below.
 I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.
 Signed [Signature] (Applicant/Agent)
 * On behalf of _____ (Applicant)
 Date 12 APR 2007

CERTIFICATE OF OWNERSHIP : B
 Complete if you do not own any or all of the building / land, along with Agricultural Holdings Certificate below.
 I certify that: I have / the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.
 Owner's name _____
 Address at which notice served _____
 Date on which notice was served 12 APR 2007
 Signed _____ (Applicant/Agent)
 * On behalf of _____ (Applicant)
 Date _____

AGRICULTURAL HOLDINGS CERTIFICATE
 This section MUST be completed. Delete either A or B and complete C.
 A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.
 B. I have / the applicant has given requisite notice to every person other than myself / himself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates:
 Name of tenant _____
 Address _____
 Date notice was served _____
 C. Signed [Signature] (Applicant/Agent)
 On behalf of _____ (Applicant)
 Date _____

26. **I/WE hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. We attach:**
 - for rural building conversion, any bat survey or structural engineer's report undertaken.
 - the necessary plans numbered: D2912.01A & 02.A
 - 'design and access statement'.
 - completed, dated and signed Certificate of Ownership (A or B above).
 - completed, dated and signed Agricultural Holdings Certificate.
 - Flood risk assessment if the development lies in zone 2/3 of the indicative floodplain map.
 - the fee of £ 135.00 by cheque/postal order no _____
 Signed [Signature] (Applicant/Agent)
 On behalf of _____ (Applicant)
 Date _____

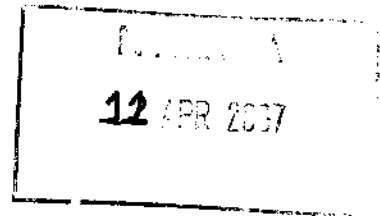
* delete where appropriate

DESIGN & ACCESS STATEMENT
PROPOSED EXTENSION AND ALTERATIONS
TO STREONSHALH, MOUNT PLEASANT SOUTH
ROBIN HOODS BAY, WHITBY, YORKSHIRE
FOR
MRS. D. METCALFE

NY/10000A
12 APR 2007

b h d partnership ltd

Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB
Tel: 01947 604871 **Fax: 01947 600010**
general@bhdpartnership.com **www.bhdpartnership.com**



1.0 DESIGN

1.1 Context

The existing property is a large semi-detached Victorian dwelling of red brick and tiles, 3 storeys high including use of the roof space, and provides Bed and Breakfast Accommodation.

The rear of the property includes a single storey kitchen, external W.C. and large detached brick shed.

The surrounding properties are very similar in terms of size and scale and many have been extended and altered at the rear.

A large number of the neighbouring properties also provide Bed and Breakfast Accommodation for those who wish to stay at the top of the hill at Robin Hoods Bay.

The village is very popular with tourists throughout the year and demand for accommodation during Autumn, Winter and Early Spring has increased significantly in recent years.

To meet this increase in demand the applicant would like to demolish the rear shed and W.C and to extend the property over this area to provide accommodation for family use and this would release two bedrooms in the main house for Bed and Breakfast Accommodation.

The proposed extension will be single storey only, therefore no higher than the existing buildings and will not impact visually on the neighbouring properties.

In fact it will enhance the situation compared with the existing outbuildings etc.

The scheme will improve the viability of the existing business it will increase the use of local supplies of food, vegetables, milk etc along with use of the local pubs, and restaurants all of which helps to boost the local economy.

The business attracts many walkers because it is positioned close to the Coastal Footpaths located at the bottom of the road and the Cleveland Way. In addition a good regular local bar service operates through the village which results in the limited use of cars when on holiday.

For these reasons we consider the application relates to the following policies: -

- PPG7 - The Countryside – Environmental Quality and Economic and Social Development (1997).
- G.P.3 - General Development Policy.
- BE.6 - Design of New Development.
- TM1 - Serviced Accommodation
- H8 - Extension to Dwellings
- E3 - Existing Economic Uses



1.2 Amount of Development

The proposed extension will be in the region of 35.5m² floor area.

The existing shed located on the site which is to be demolished is in the region of 9.7m² floor area.

1.3 Layout

The application shows an extension covering the footprint of the existing shed and yard to the side bathroom, located at the rear of the property.

The scheme provides 2no. double bedrooms for family use with an upgraded and refurbished bathroom and kitchen which is used for personal family use and for cooking breakfasts for the business.

The new external doors will incorporate Chubb 5 lever mortice locks and the new windows will have separate locks.

1.4 Scale

The single storey extensions reflect the existing mono-pitch roof over the kitchen and the separate bathroom.

The roof over the proposed Bedroom 2 is no higher than the existing shed roof at 3 metres high.

The roof over Bedroom 1 is to be a mono-pitch extending from the eaves level of the existing roof over the utility room at approximately 3.5m high to the Parapet wall to the west side of bedroom 1 at approximately 2.5m high.

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1.5 Landscaping

The existing patio area will largely be retained and boundary walls and fences behind that retained.

The demolition of the garage and construction of the end walls to bedrooms 1 and 2 on the boundary of the neighbouring property leads to the removal of part of the existing boundary fence.

The applicant has discussed this proposed application with the neighbours affected who has indicated verbally that they would have no objections to the proposal.

1.6 Appearance

The extension is to be constructed of red brick with slate roofs to match the existing property.

The applicants prefer to install white double glazed upvc windows and french doors at the rear of the property to reduce maintenance.

2.0 ACCESS

The proposed scheme provides easy access to all rooms at the level and doors will be 848mm wide to allow access for all.

The external door facing south provides access to the path on the side of the property to the road.

Light switches and sockets will be positioned with in a height zone of 450mm above floor level in accordance with Building Regulations Part M.

For these reasons please consider the application for Approval.