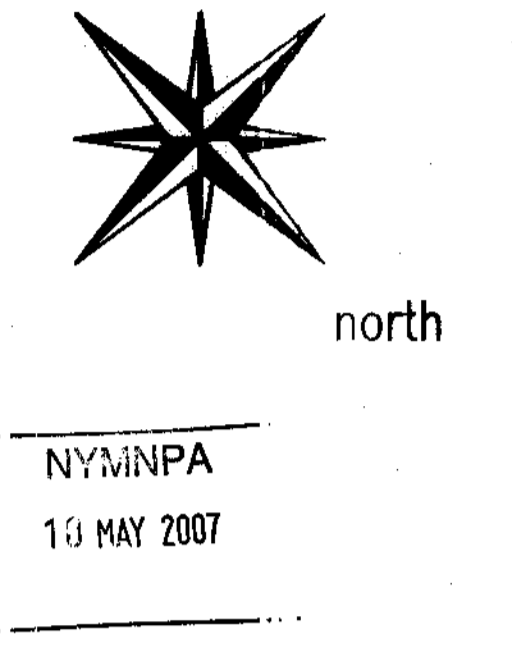
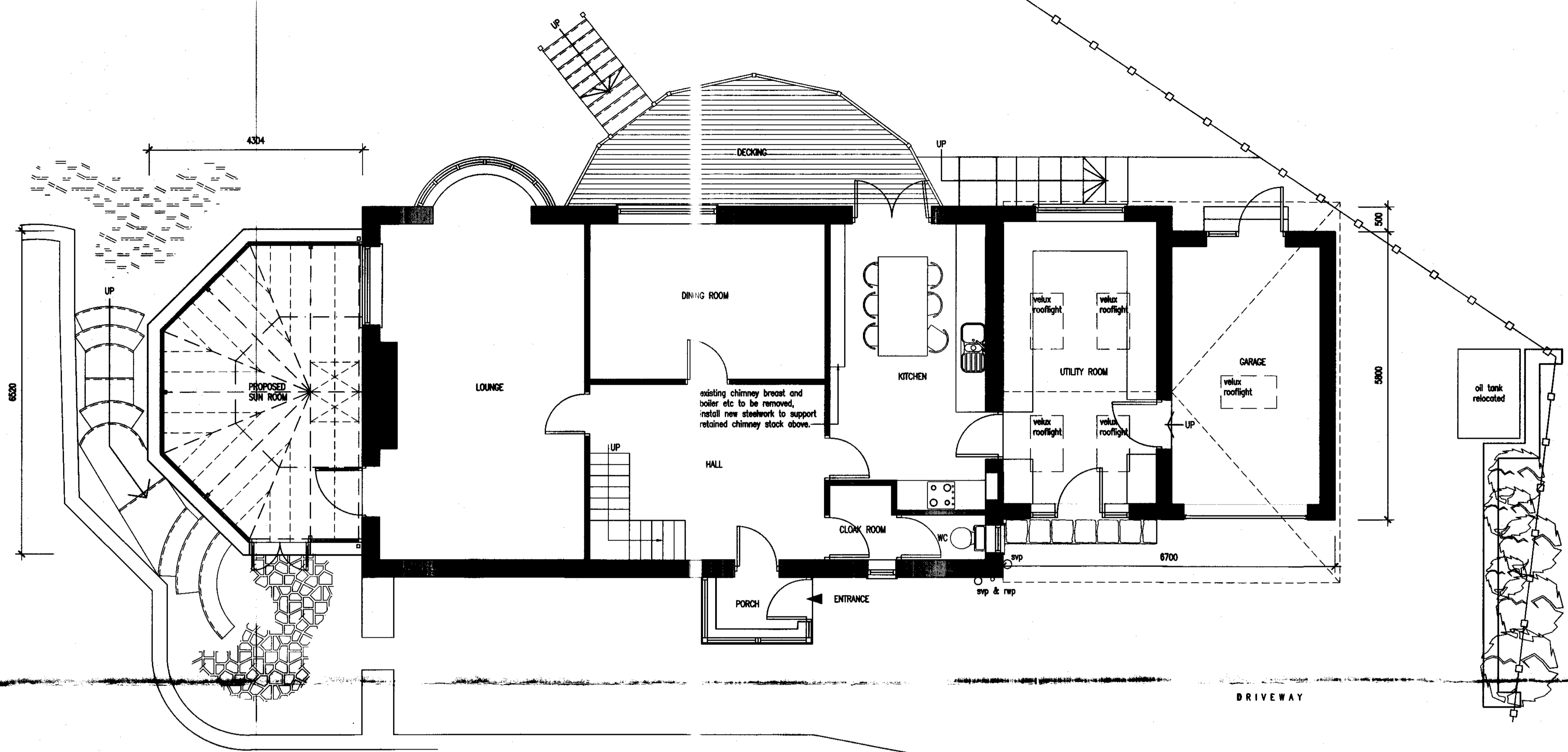
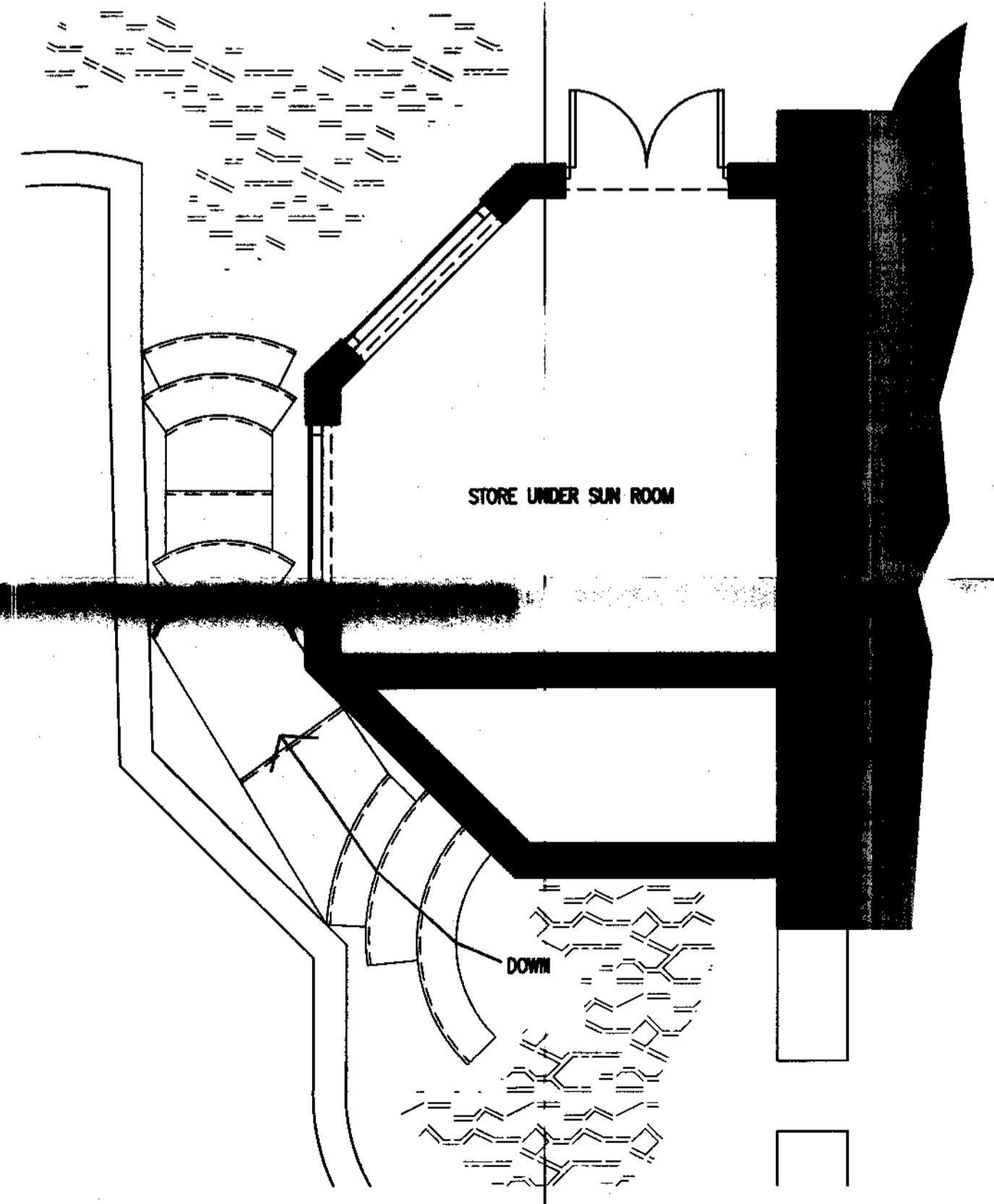


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PROPOSED GROUND FLOOR PLAN



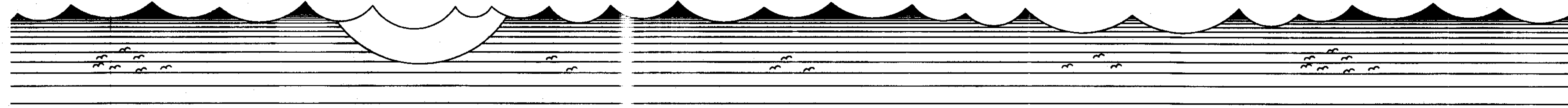
PROPOSED LOWER GROUND FLOOR PLAN

REV	DATE	BY	REVISION	CHK	APP
B	08.05.07	RMP	ISSUED FOR PLANNING		
A	26.04.07	RMP	ISSUED FOR DISCUSSION	TRH	

b h d partnership
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604871 Fax: 01947-60810
 general@bhdpartnership.com www.bhdpartnership.com

ARCHITECTURAL		
CLIENT: DR. J. & MRS. P. McAULEY		
PROJECT: Proposed Sunroom and extension to Woodend, Aislaby, Whitby		
TITLE: PROPOSED PLANS		
DRAWN: R. Partlett	CHECKED: T.R.H.	APPROVED:
SCALE & SIZE: 1:50 @ A1	DATE: 26.04.07	DRAWING STATUS: PLANNING
DRAWING No: D8736-07		REV: B

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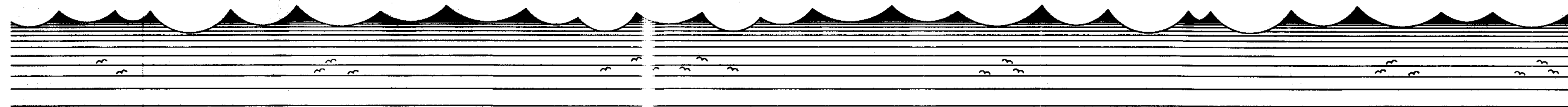


PROPOSED NORTH WEST ELEVATION

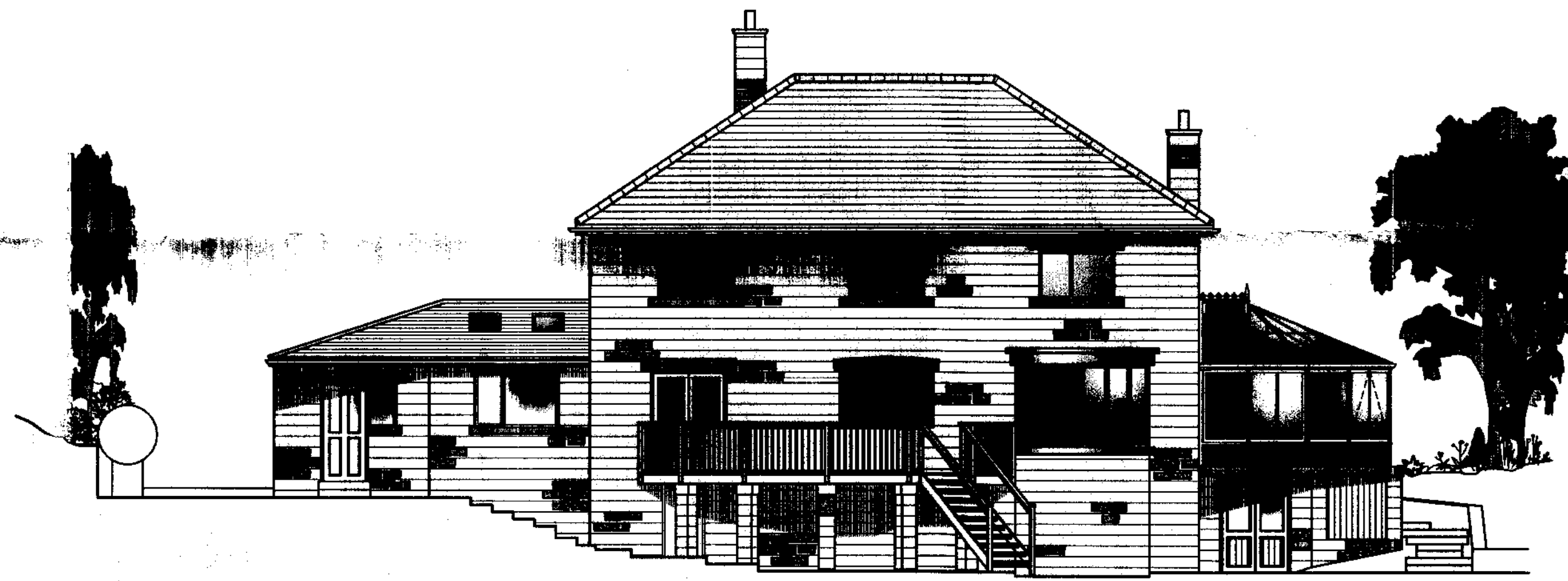


PROPOSED NORTH EAST ELEVATION

NYM/2007
 10 MAY 2007



PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

REV	DATE	BY	APPROVED	CHK	APP
B	08.05.07	RMP	ISSUED FOR PLANNING		
A	26.04.07	RMP	ISSUED FOR DISCUSSION	TRH	

b h d partnership
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ARCHITECTURAL

CLIENT: DR. J. & MRS. P. McAULEY
 PROJECT: Proposed Sunroom and extension to Woodend, Aislaby, Whitby

PROPOSED ELEVATIONS

DRAWN: R. Partlett	CHECKED: T.R.H	APPROVED:
SCALE @ SIZE: 1:100 @ A1	DATE: 26.04.07	DRAWING STATUS: PLANNING
DRAWING No: D8736-08		REV: B

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 • Work shall be in accordance with (Design and Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of BHD Partnership Ltd



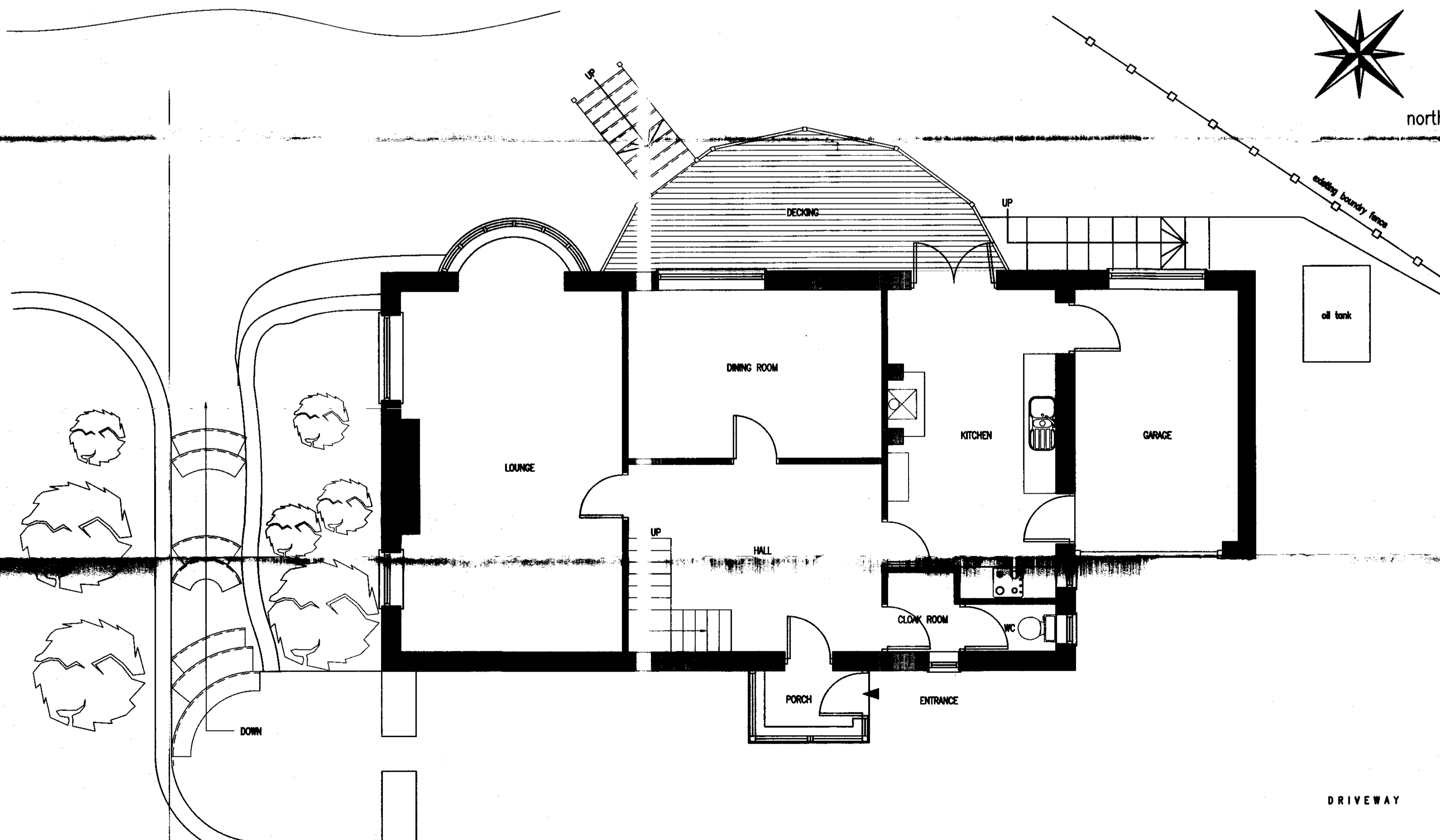
NYM
10 MAY 2007

EXISTING NORTH WEST ELEVATION

EXISTING NORTH EAST ELEVATION

EXISTING SOUTH EAST ELEVATION

EXISTING SOUTH WEST ELEVATION



EXISTING GROUND FLOOR PLAN

B	08.05.07	RMP	ISSUED FOR PLANNING		
A	OCT 06	GR	ISSUED FOR APPROVAL	TRH	
REV	DATE	BY	REVISION	CRD	APD

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ARCHITECTS

CLIENT: Dr J & Mrs P McAuley

PROJECT: Proposed Sunroom and extension to Woodend, Aislaby, Whitby

TITLE: EXISTING PLAN AND ELEVATIONS

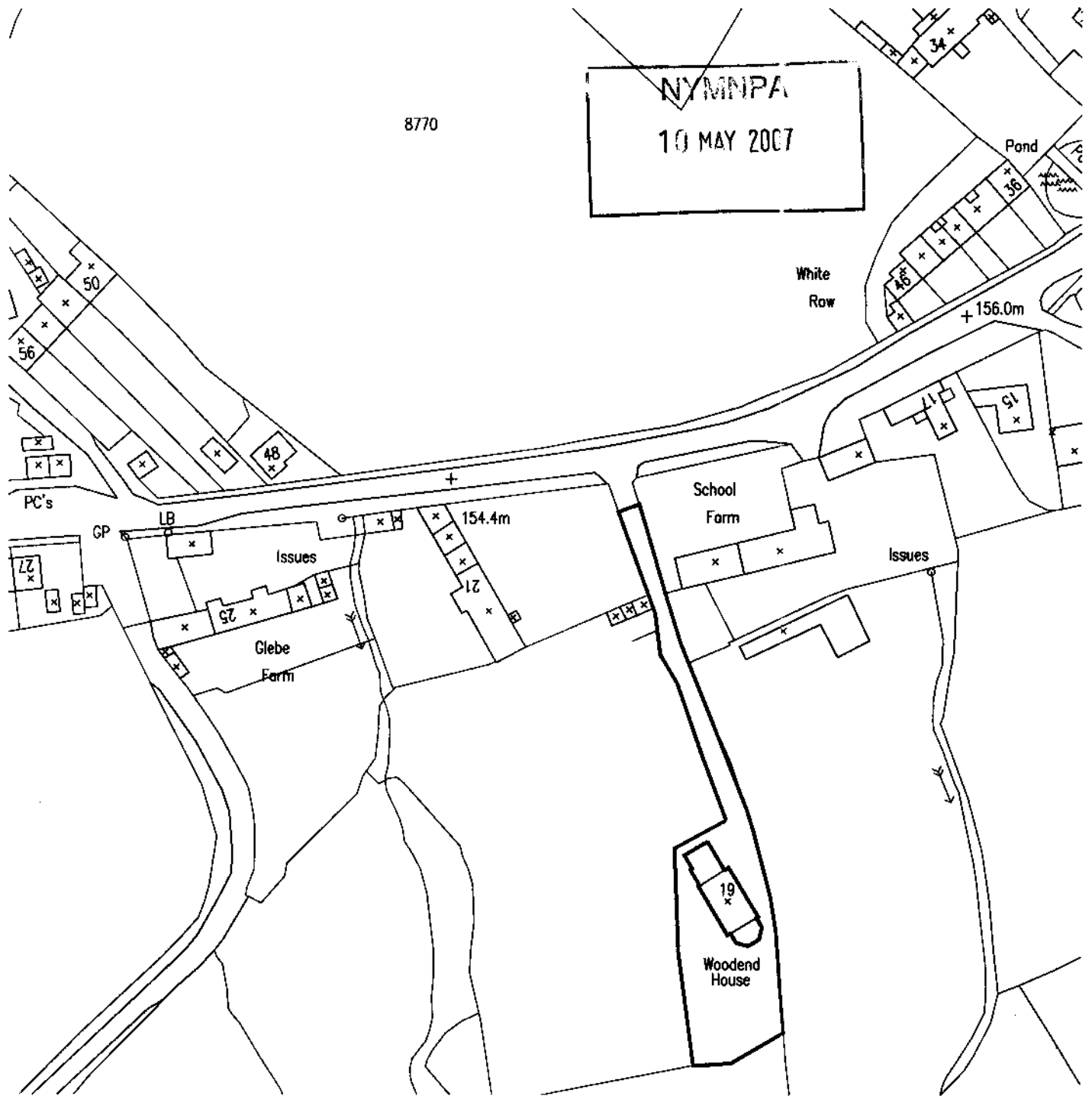
DRAWN: G. Reed	CHECKED: TRH	APPROVED:
SCALE & SIZE: 1:50 & 1:100 @ A1	DATE: 09.10.06	DRAWING STATUS: PLANNING

D8736-01 B

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10 MAY 2007

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 Tel: 01947-694871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

CLIENT:
Dr J & Mrs P McAuley

PROJECT:
Proposed Sunroom and Extension to Woodend, Aislaby, Whitby

DRAWING TITLE:
SITE LOCATION PLAN

A4 DRN: **R. Partlett** DATE: **09.05.07**
 SCALE: **1:1250** ISSUE: **PLANNING**

A	09.05.07	RMP	ISSUED FOR PLANNING		
REV	DATE	BY	AMENDMENT	CHKD	APVD

DRAWING NR:
D8736-09

REV:
A

SECTION 4 BUSINESS, RETAIL OR OTHER COMMERCIAL

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:

Existing m² Proposed m²

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

20. Employment

a) How many staff in total will be employed on the site as a result of the proposed development?

Industrial Other

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?

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

Industrial Other

Please go back to Section 5 on page 2

Please send or deliver to:
The North York Moors National Park,
The Old Vicarage, Bondgate
Helmsley,
York YO62 5BP



North York Moors National Park Planning Application Form

Read the accompanying booklet
How to Complete a Planning Application

P41

For office use only

Ref: NYM/2007 / 0393 / FL

Admin Ref: 07/393

Date valid:

Grid ref: NZ85925, 08540

SECTION 1 YOUR DETAILS

1. Applicant

Name DR J & MRS P McAULEY

Address WOODEND, MAIN ROAD

ALSUDBY, WHITBY, YKS

Post Code

Tel No

2. Agent

Name ROB PARULETT - BHD PARTNERSHIP

Address ARY HILL MANOR

WATERSTEAD LANE, WHITBY

Post Code YO21 1QB

Tel No

3. Applicant's interest in the land

OWNERS

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

AS APPLICANT.

NYMINPA

10 MAY 2007

5. Applicant's interest in adjoining land

NONE

6. Brief description of proposed development

RECONSTRUCT EXISTING GARAGE TO FORM NEW UTILITY ROOM & GARAGE WITH HIPPED ROOF. CONSTRUCT NEW UNDERROOF STONE WITH SUNROOM OVER.

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?

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

- Siting
- Design
- External appearance
- Means of access
- Landscaping
- None

go to Question 12

9. Reserved Matters Application

Date of outline permission _____ Application No _____
 Please tick those details which you wish the Planning Committee to consider formally at this stage.
 Siting Design External appearance Method of 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 ? 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 (delete as appropriate)
 If YES, please tick the relevant boxes:
 New access to a road Vehicular Pedestrian
 Altered access to a road Vehicular Pedestrian

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 10 MAY 2007

14. Water Supply and Drainage

Please state (Please tick one box in each section) the method of:
 Water Supply Mains Private existing/proposed*
 Surface Water Disposal Public Surface Water Sewer River/Stream
 Soakaway Other existing/proposed*
 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 drain assessment will be required. Please see Question 14 in the accompanying booklet.

15. Trees

Does the application involve: Felling or lopping trees / hedges YES/NO (delete as appropriate)
 Planting trees YES/NO (delete as appropriate)

16. Materials

Walls NATURAL STONE TO MATCH EXISTING
 Roof TILED PLAIN ROSEMARY TILES 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:
D5736-01 REV B, 07 REV B, 08 REV B, REV A.

25. Certificate of Ownership and Agricultural Holdings Certificate

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] BHD PARTNERSHIP (Applicant/Agent)
 * On behalf of DR J & MRS P McAULEY (Applicant)
 Date 09.05.07

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 _____
 Signed _____ (Applicant/Agent)
 * On behalf of _____ (Applicant)
 Date 10 MAY 2007

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] BHD PARTNERSHIP (Applicant/Agent)
 On behalf of DR J & MRS P McAULEY (Applicant)
 Date 09.05.07

26. I / We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. We attach:

- the necessary plans, numbered _____
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.

- the fee of £ 135.00 by cheque/postal order to
 Signed [Signature] BHD PARTNERSHIP (Applicant/Agent)
 On behalf of DR J & MRS P McAULEY (Applicant)
 Date 09.05.07

* delete where appropriate

NORTH YORK MOORS NATIONAL PARK

10 MAY 2007

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

1 Location of the application site WOODEND, MAIN ROAD, AISLABY.

1 Please indicate distance to nearest mains drainage 300 METRES UP A VERY STEEP INCLINE

2 Number of Occupiers of proposed development:

Full Time 4 NO.
Part Time 1 NO

3 Number of previous occupiers (if applicable) N/A

4 What method of foul drainage is proposed (please tick the relevant box) * CONTINUE TO USE *
EXISTING SEPTIC TANK.

Septic Tank Package Treatment Plant Cess Pool

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.

NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank N/A

7. Please advise capacity of cess pool (minimum size 18 cubic metres) N/A

NY 2007 / 0393 / FL



DESIGN & ACCESS STATEMENT

**PROPOSED EXTENSION TO FORM UTILITY ROOM, GARAGE,
CONSERVATORY AND GARDEN ROOM**

AT WOODEND, MAIN ROAD, AISLABY, WHITBY, YORKSHIRE

FOR

Dr. J & MRS. P. MCAULEY

b h d partnership ltd

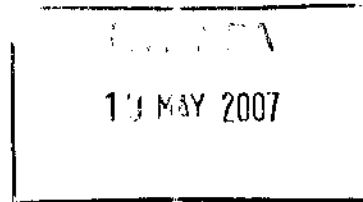
Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB

Tel: 01947 604871

Fax: 01947 600010

general@bhdpartnership.com

www.bhdpartnership.com

1.0 DESIGN**1.1 Context**

The existing property is a large detached stone built two storey house with a hipped roof of plain red rosemary tiles originally constructed around the early mid 20th century.

A large single garage was constructed as a later addition at sometime during the later part of the 1970's / 1980's and incorporates a flat felt roof.

The dwelling is located at the bottom of a steep drive and approached from the north set against a back drop of woodland to the south and with high hedges to the east and open farmland to the west.

Woodend is not visible from the Main Road through the village and is approximately 60 metres away from Woodleigh House and School Farm.

The proposal involves the demolition of the existing garage to the north end of the house which has been poorly constructed and is not properly tied to the main house.

The construction of an extension slightly deeper than the original garage to form a large Utility Room and Porch / Boot Room Area and a single garage. The existing flower bed to the north with shrubs etc is to be reduced in order to form a parking space or turning area adjacent to the garage.

At the south end it is proposed to construct a conservatory with access from the house (via altering an existing window to form a door) and a stone built garden room built into the sloping ground to support the conservatory above.

It is considered that the application relates to the following policies: -

- GP3 - General Development Policy.
- PPG7 - The Countryside - Environmental Quality and Economic and Social Development.
- BE1 - Conservation Areas - Proposals for Development.
- BE6 - Design of New Development.
- H8 - Extensions to Dwellings.

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1.2 Amount of Development

The single storey extension will consist of a Utility Room / Porch / Boot Room 3.4m wide x 6.3m deep (external) plus a garage 3.3m wide x 5.8m deep (external).

Total gross area 21.42m² plus 19.14m² Total 40.56m².

The conservatory will be approximately 4.1m wide (max) x 6.06m deep with the garden room below at 4.1m wide (max) and set to suit the fall of the land in a position that is well screened by the adjacent woodland.

Height to eaves	2.25m minimum	(front)
Height to eaves	2.7m maximum	(rear and side)
Height to Ridge	4m minimum	(front)
Height to Ridge	4.45m maximum	(rear and side)

Conservatory height to eaves above garden room 2.19m

Height to ridge above garden room 3.55m

1.3 Layout and Scale

The proposed extension is on the northern end of the property in place of the existing flat roofed garage and parking / turning area.

This will sit neatly within this area and remain subservient to the existing dwelling.

The existing dwelling is in the region of 13m long x 7.4m wide.

It is 5.3m high to eaves at the front and 7.3m high to eaves at rear.

Height to ridge is 8.7m at front approximately and 10.7m at the rear approximately.

The property is approximately 60 metres away from Woodleigh House and School Farm, both of which are large two storey properties and are at a significantly higher level than Woodend due to the steep sloping nature of the ground.

The conservatory is to be of timber and double glazed sat on a stone built garden room.

The extensions will include Chubb mortice locks to the doors and locks to all windows.

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1.4 Landscaping

Whilst the existing flower bed and Shrubs will be reduced in size in order to provide some additional parking and turning space this will be surfaced using the existing paver blocks.

Additional screen planting will then be added to the smaller flower bed.

The exiting adjacent woodland screens the conservatory.

1.5 Appearance

The extension will be constructed of natural stone coursed to match the existing house and with plain red clay rosemary tiles on the roof to also match the existing house.

The windows will be double glazed timber framed windows and painted white to match the existing windows.

The doors will be in timber and painted whilst the "up and over" garage door will also be of vertically boarded timber and treated with varnish or stain.

The conservatory will be of timber and double glazed painted white. The garden room below will be built of coursed natural stone to match the existing house with timber doors and windows.

2.0 ACCESS

The entrance to the Utility Room / Porch / Boot Room will be 841mm wide and also the garage door in order to provide Access for all.

The conservatory will be accessed via a doorway from within the house lounge some 1030mm wide approximately and also with access externally via double doors 1150mm wide to the rear.

The light switches and sockets will be positioned within the heights defined by building Regulations so as to be accessible for all.