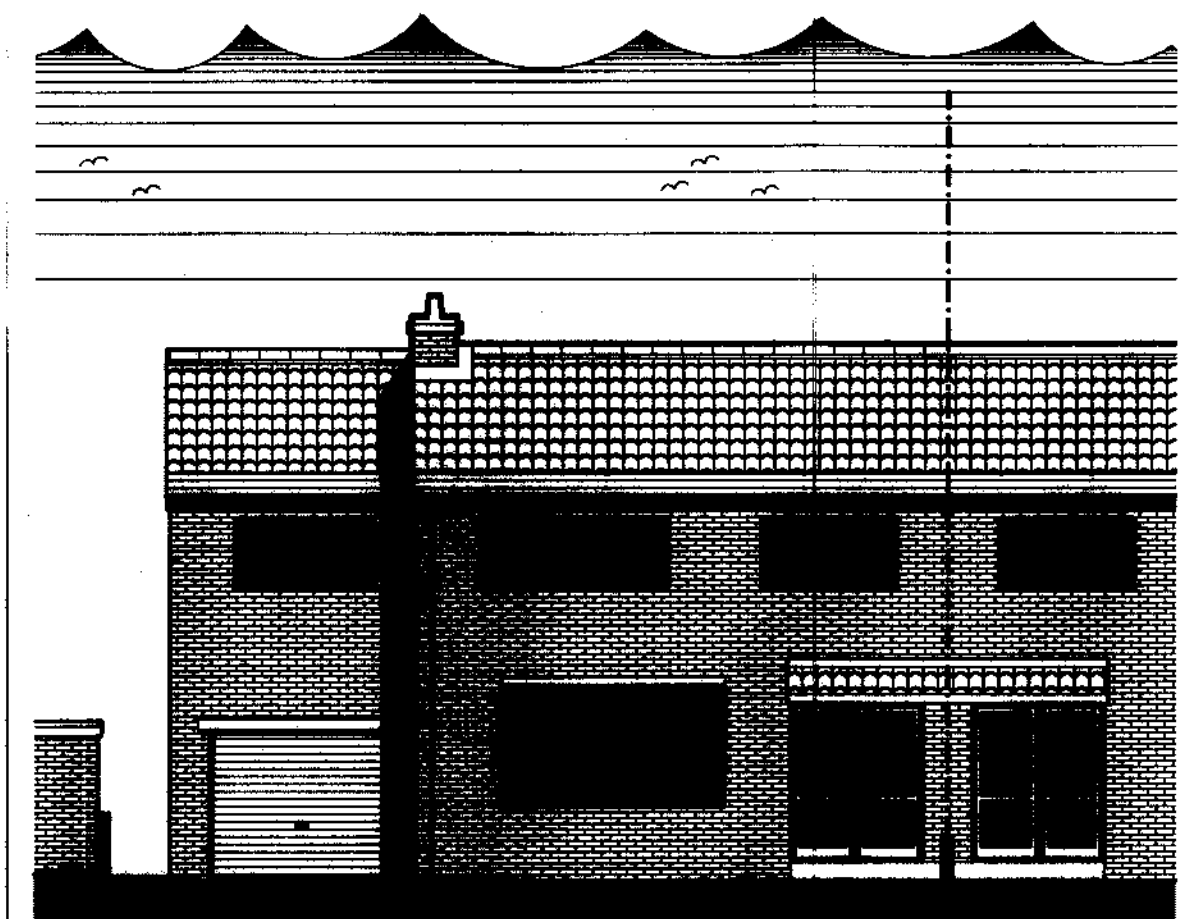
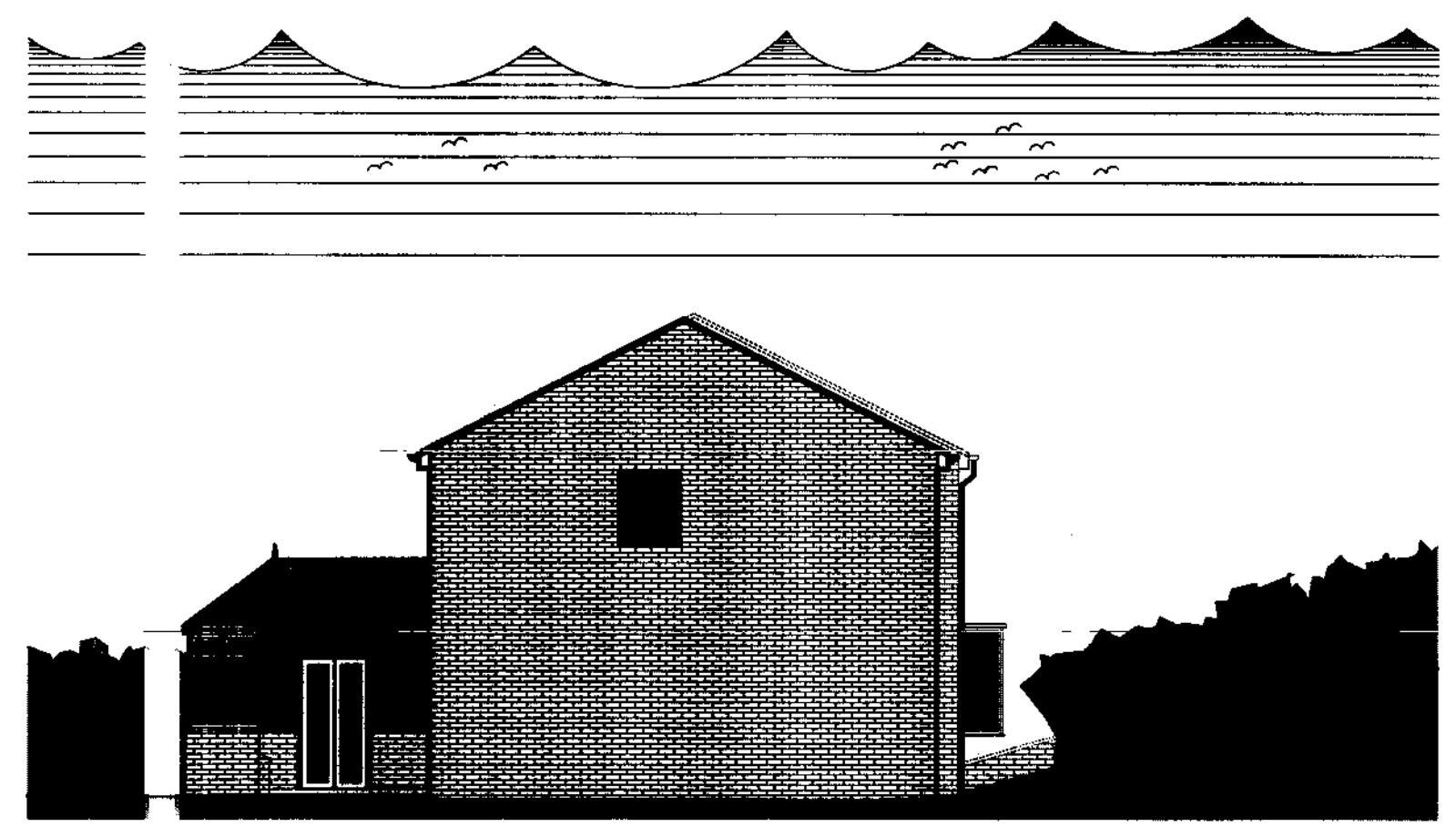


● DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.  
 ● The Contractor must verify all dimensions on site before commencing any work or stop drawings.  
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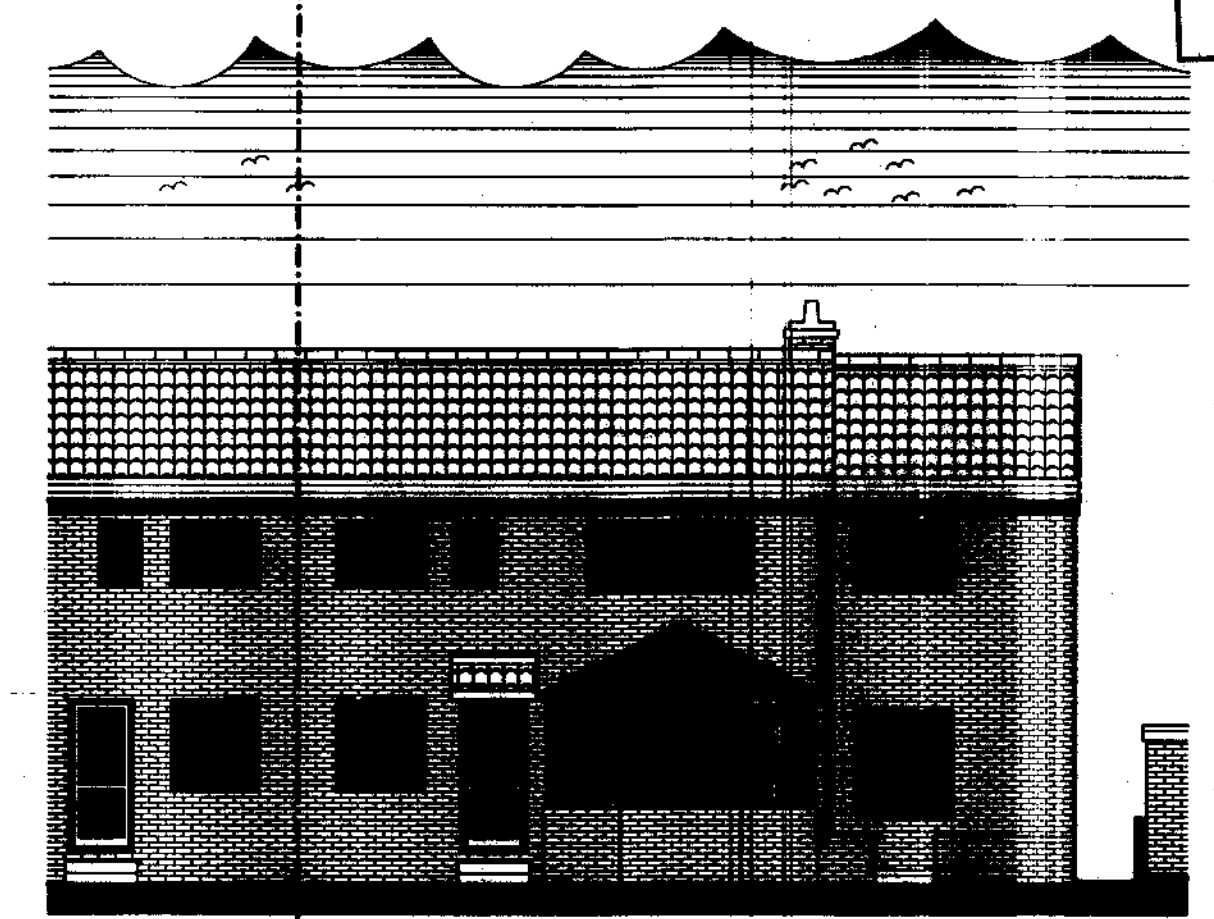
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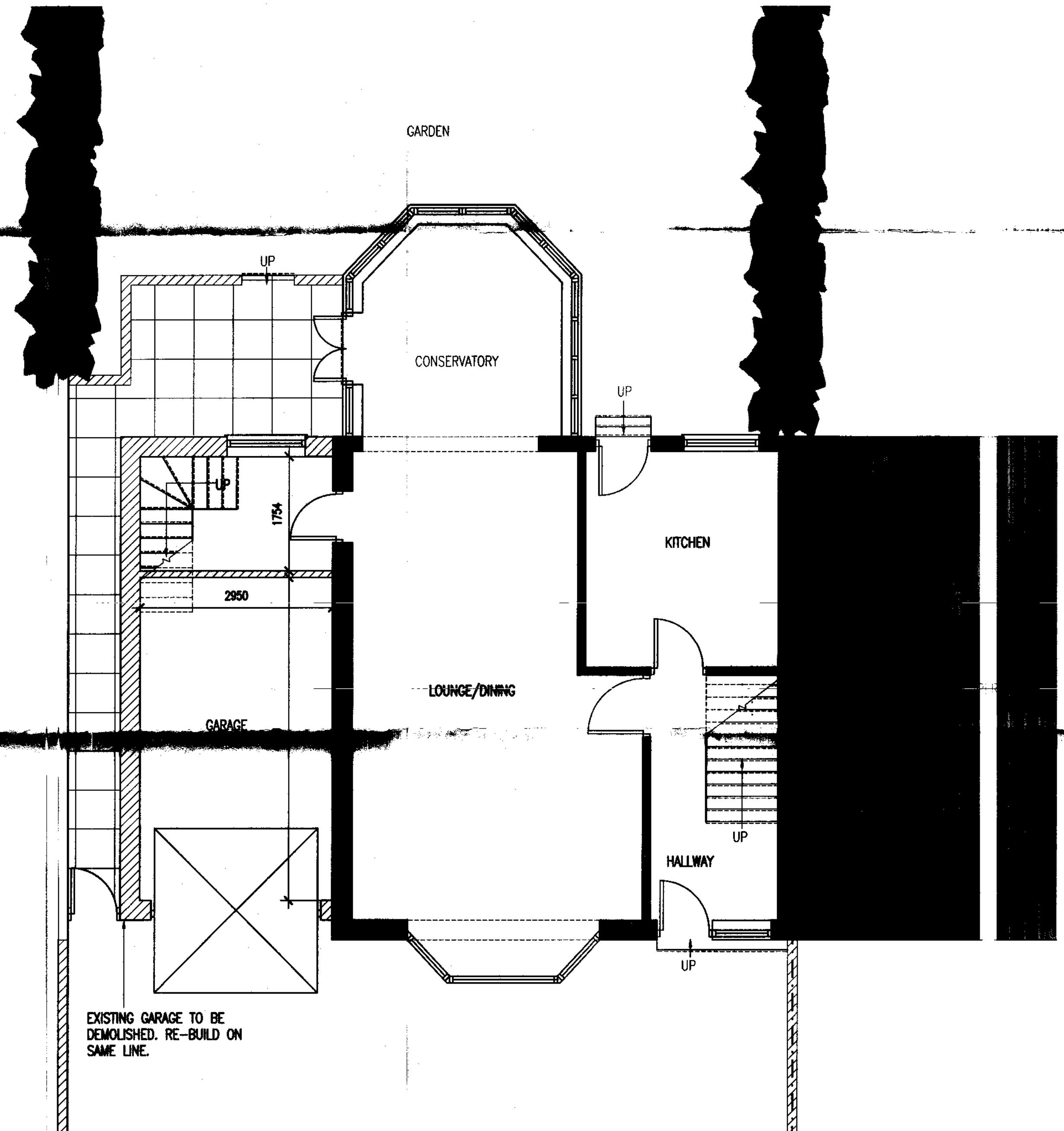
PROPOSED FRONT ELEVATION



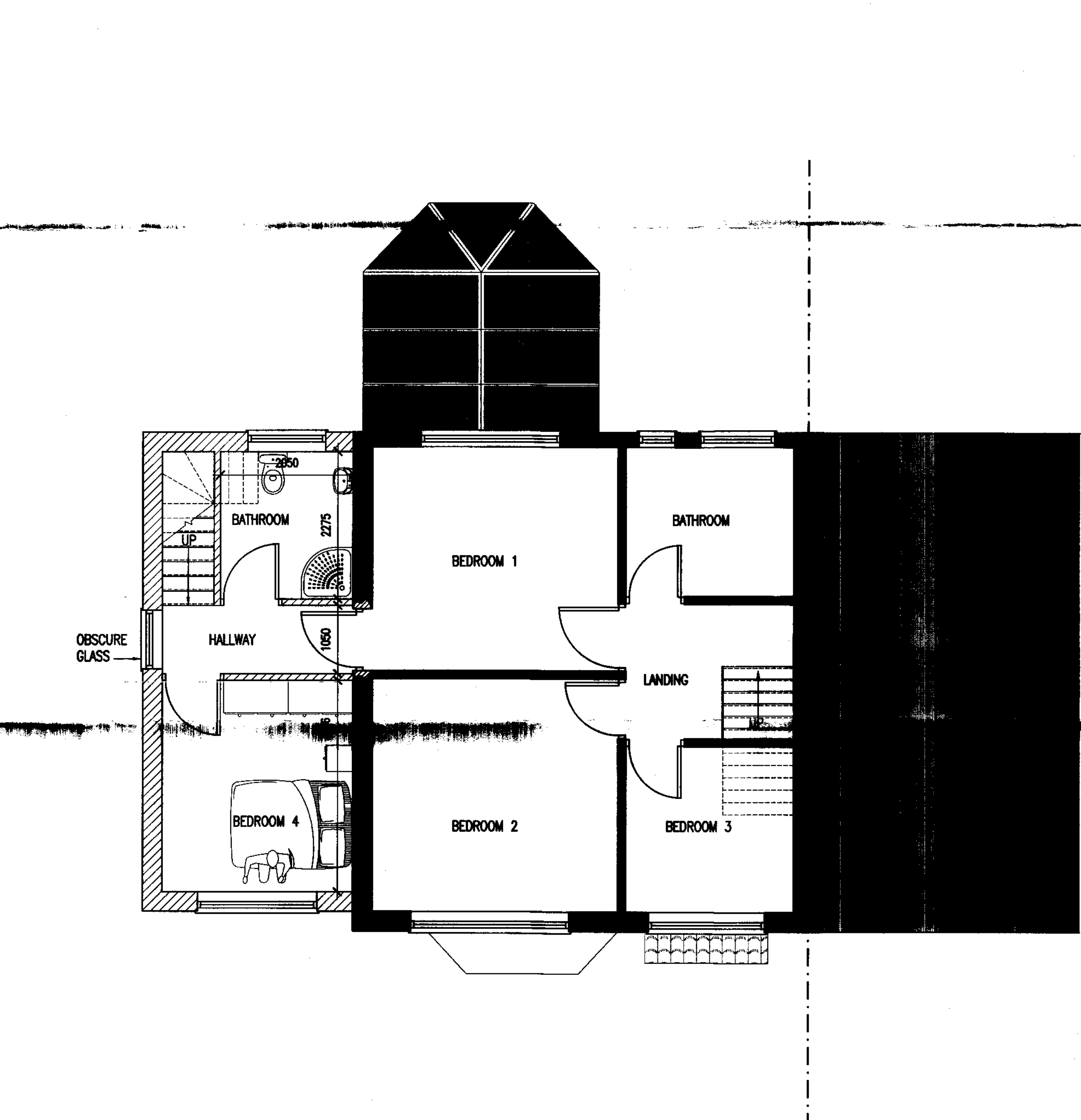
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

B	JUNE07	CE	ISSUED FOR APPROVAL	TRH
A	24/05/07	DKB	ISSUED FOR APPROVAL	TRH
REV	DATE	BY	APPROVAL	CRD

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

DISCIPLINE: ARCHITECTURAL

CLIENT: Mr D & Mrs C Moss

PROJECT: Extension To 16 Mulgrave View Stainsacre

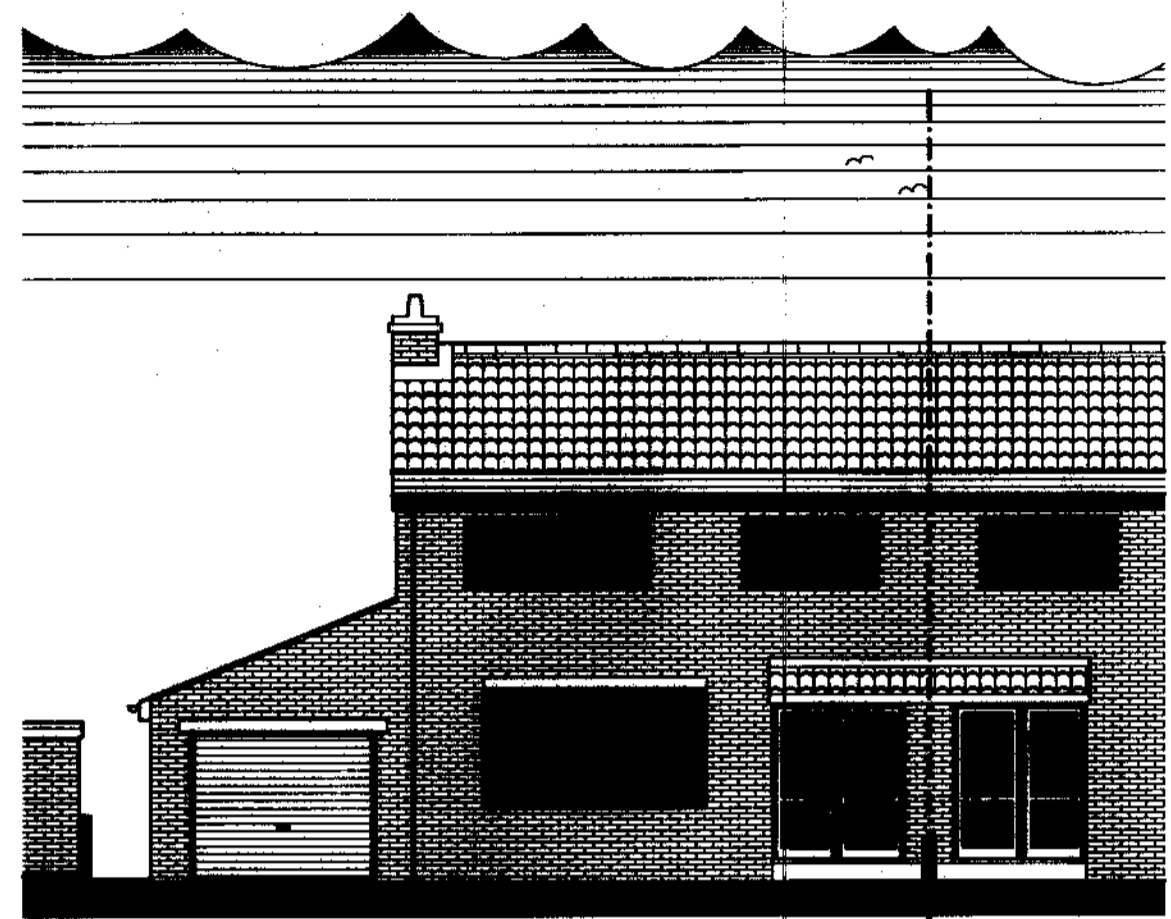
TITLE: Proposed Plans & Proposed Elevations

DRAWN: D.Birdsell	CHECKED: T. R. HARRISON	APPROVED:
SCALE @ SHEET: 1:50 & 1:100 @ A1	DATE: 24/05/07	DRAWING STATUS: PRELIMINARY
DRAWING No: D9029-02	REV: B	

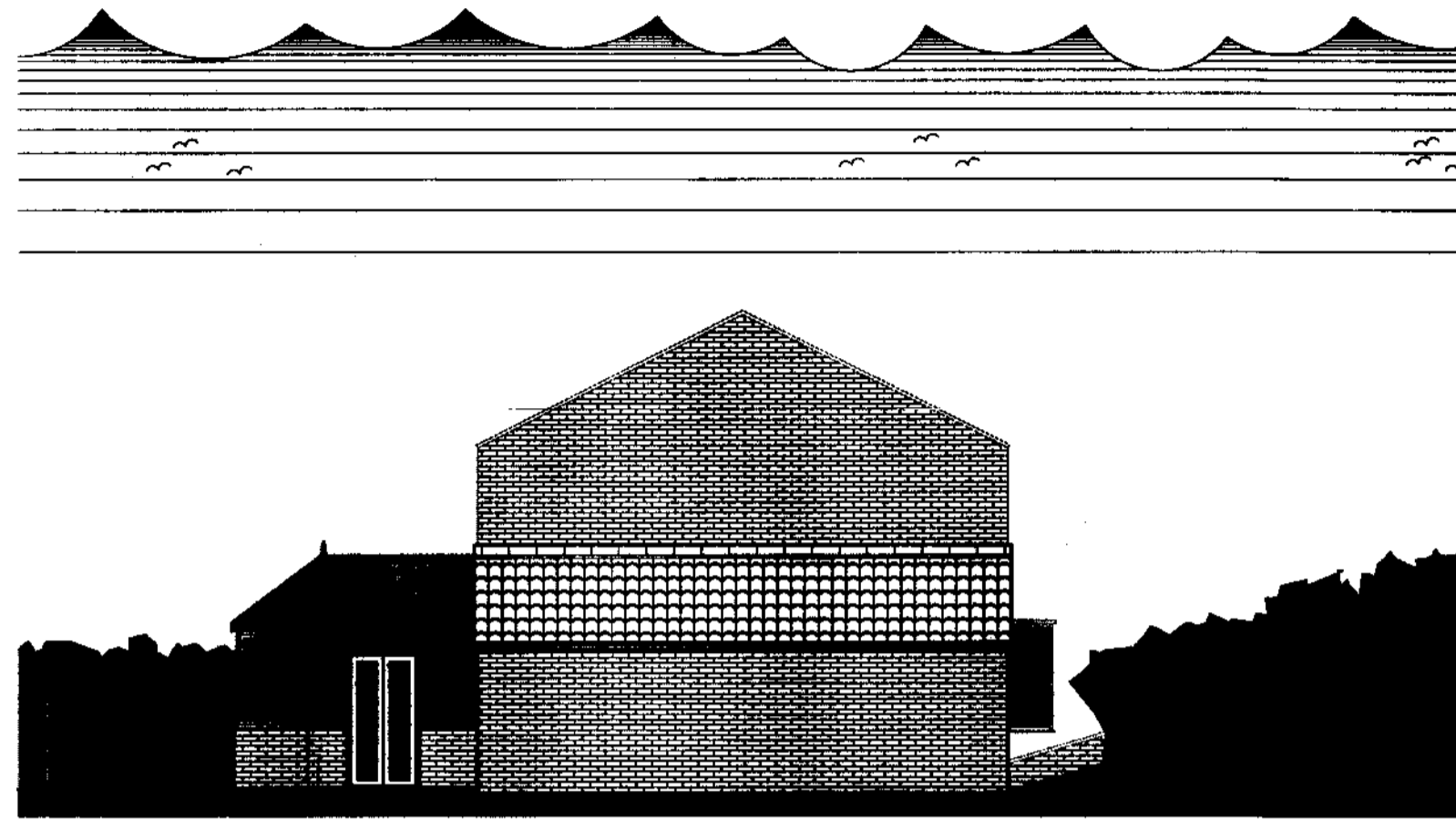
EXISTING GARAGE TO BE DEMOLISHED. RE-BUILD ON SAME LINE.

• DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.  
 • The Contractor must verify all dimensions on site before commencing any work or sleep demolition.  
 • The Contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the Technician is to be informed before work is initiated.  
 • Work within The Construction (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

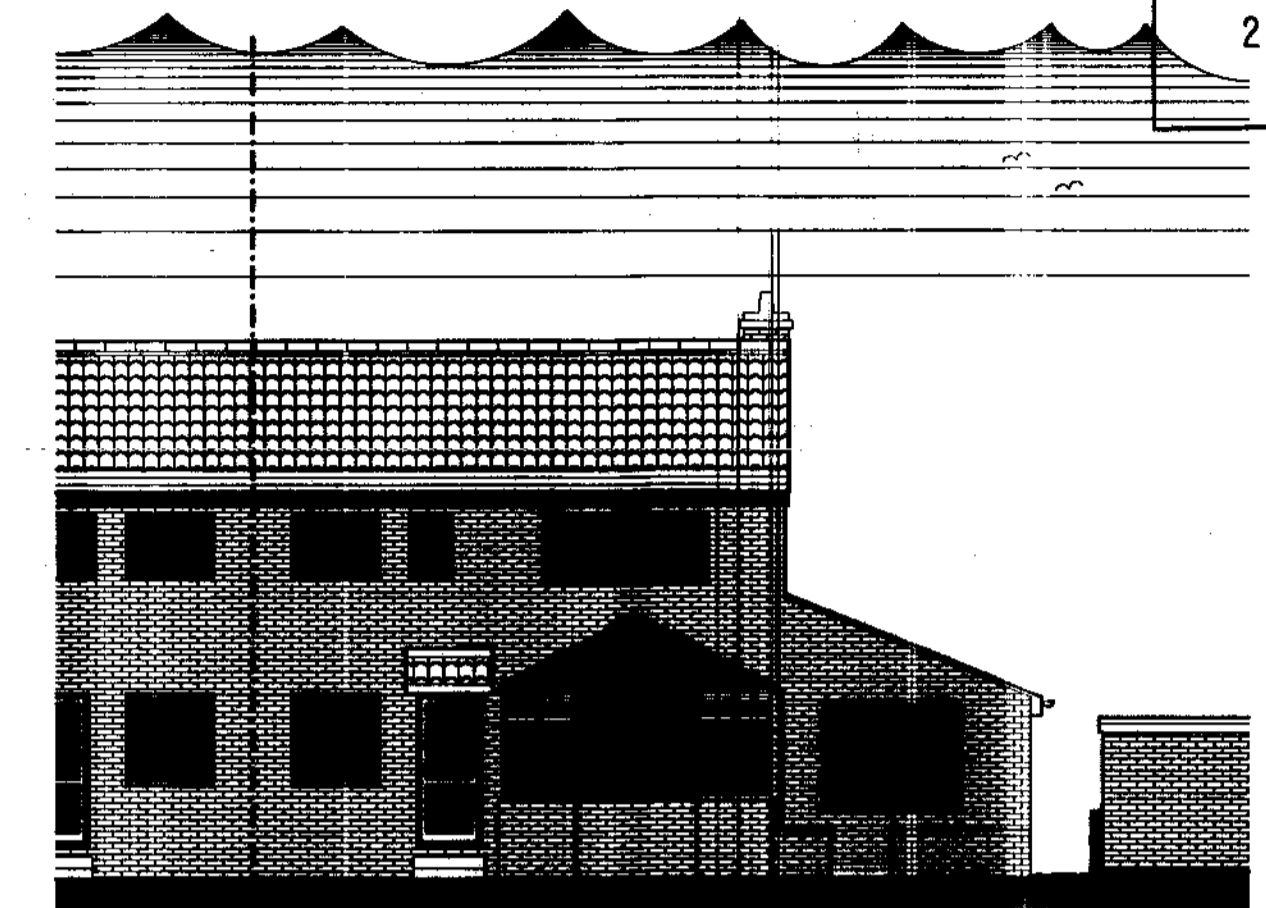
NYMNP  
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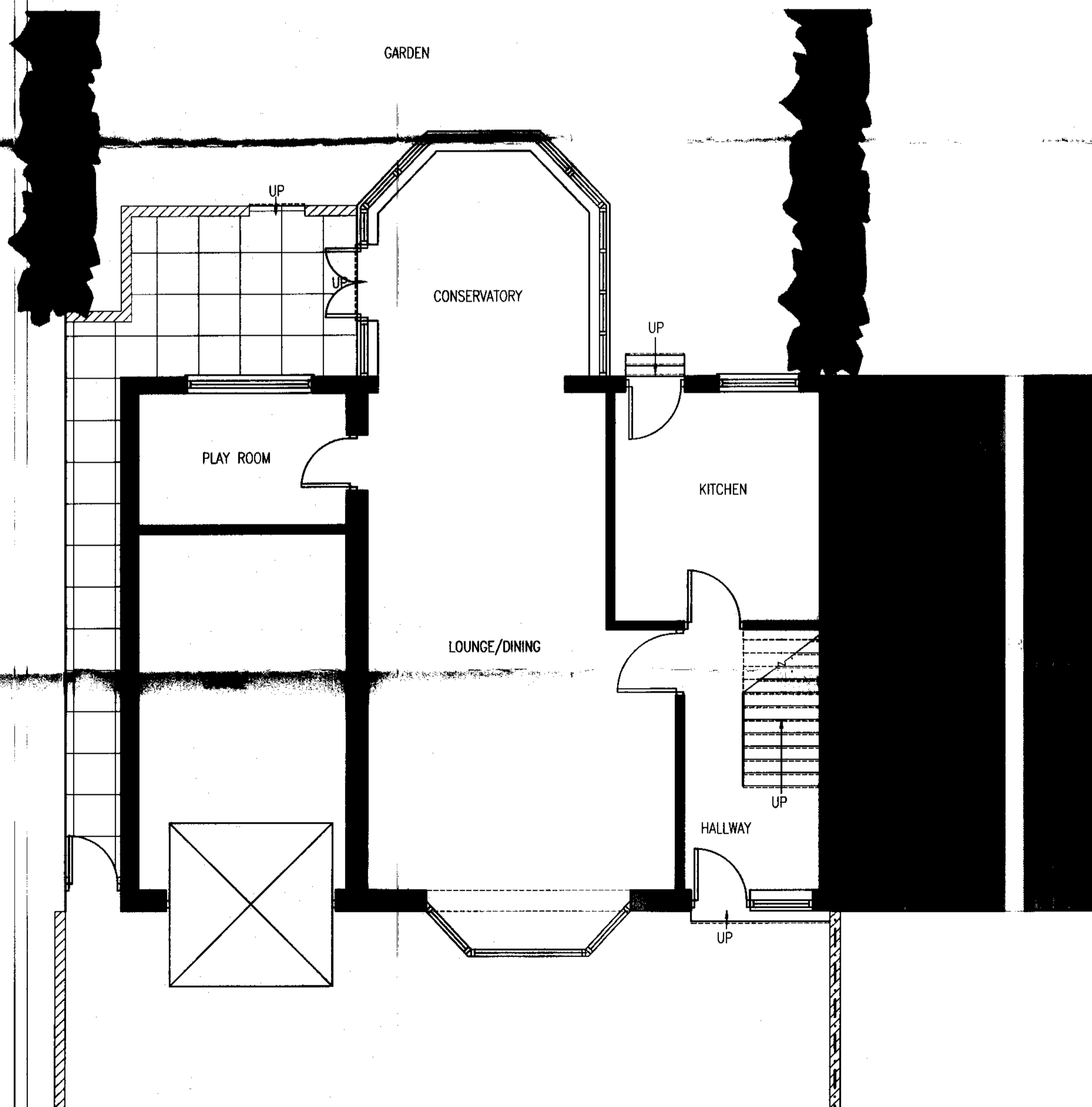
EXISTING FRONT ELEVATION



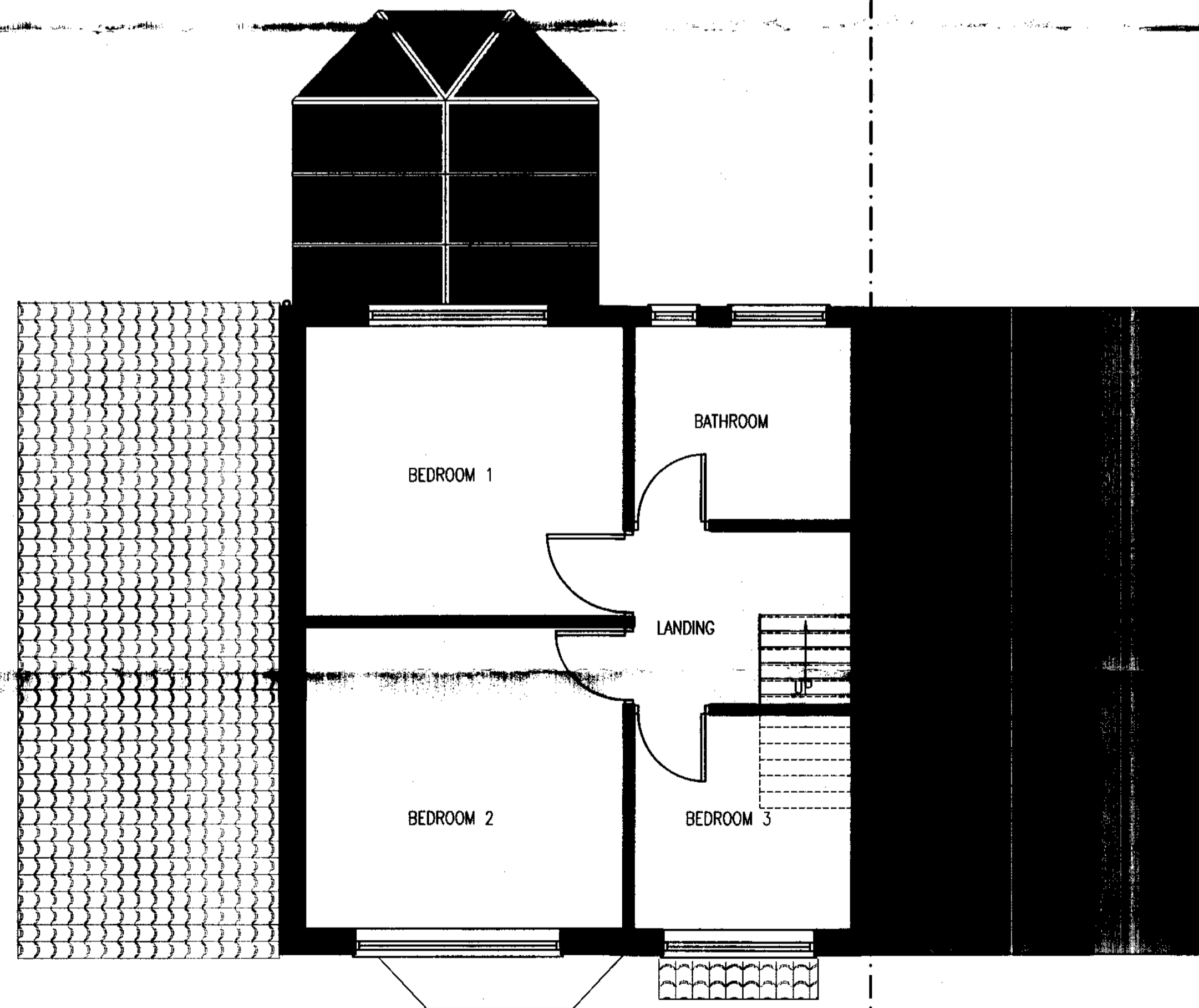
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR PLAN



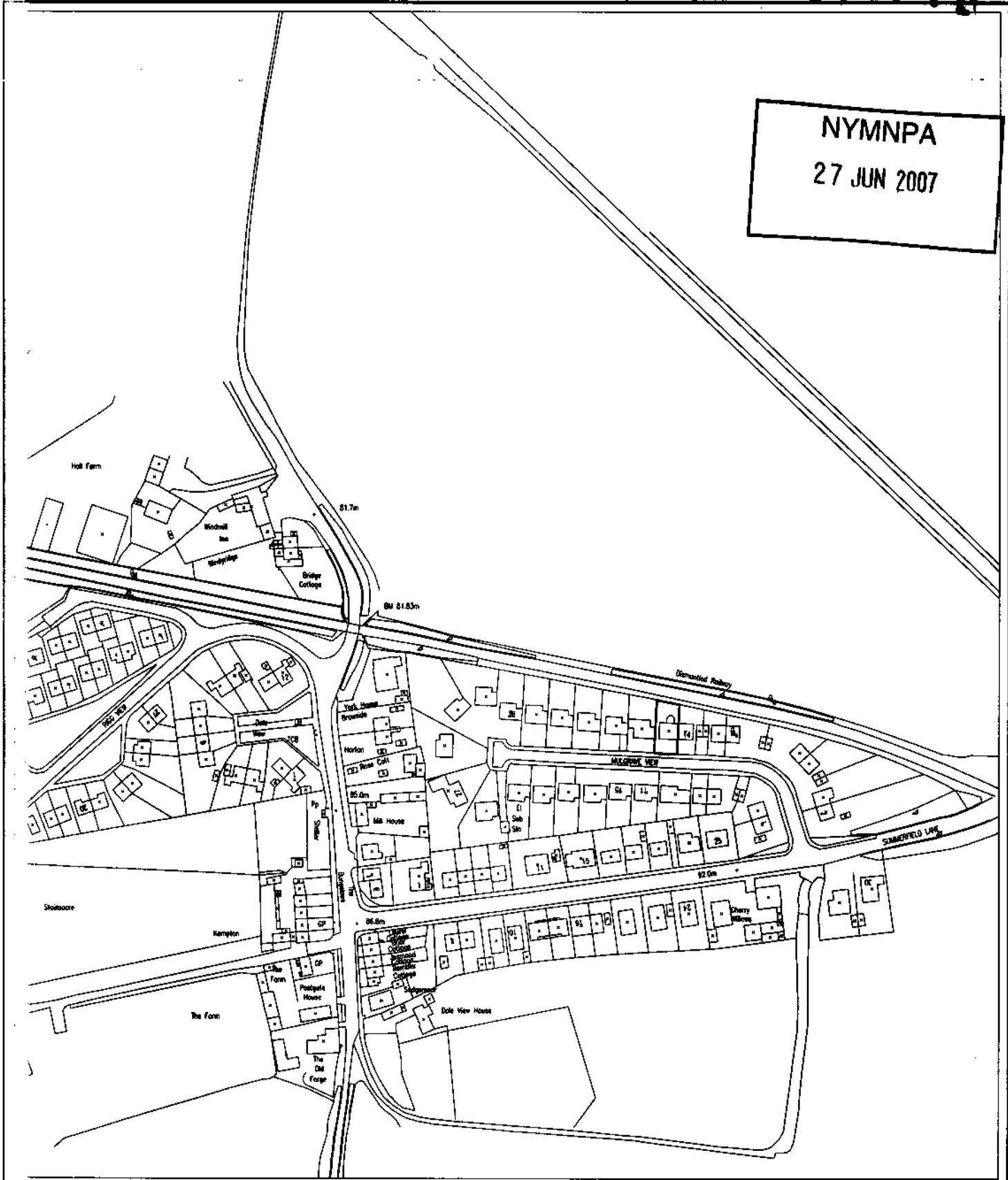
EXISTING FIRST FLOOR PLAN

B	JUNE07	CE	ELEVATIONS UPDATED	TRH
A	24/05/07	DWB	ISSUED FOR APPROVAL	TRH
REV	DATE	BY	REVISION	CHKD

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 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE:	ARCHITECTURAL	
CLIENT:	Mr D & Mrs C Moss	
PROJECT:	Extension To 16 Mulgrave View Stainsacre	
TITLE:	Existing Plans & Existing Elevations	
DRAWN:	CHECKED:	APPROVED:
D.Birdall	T. R. HARRISON	
SCALE OF SHEET:	DATE:	DRAWING STATUS:
1:50 & 1:100 @ A1	24/05/07	PRELIMINARY
DRAWING NO.:	B	
	D9029-01	

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27 JUN 2007



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 general@bhdpartnership.com www.bhdpartnership.com

CLIENT:  
**MR & MRS MOSS**

PROJECT:  
**16 MULGRAVE VIEW,  
STAINSACRE.**

DRAWING TITLE:  
**SITE PLAN**

A4 DRN: **CB** DATE: **21/07/07**  
 SCALE: **1:2500@A4** ISSUE: **PRELIMINARY**

JUN07	CE	ISSUED FOR APPROVAL	TRH	
DATE	BY	AMENDMENT	CHKD	APVD

DRAWING NR:  
**D9029-03**

REV:  
**A**



pt. 1

**North York Moors National Park  
Planning Application Form**

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

For office use only

Ref: 2007/0572

Admin Ref: \_\_\_\_\_

Date Valid: \_\_\_\_\_

Grid ref: NZ 91497, 08465

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**SECTION 1 YOUR DETAILS**

<p><b>1. Applicant</b></p> <p>Name <u>MR + MRS MDSS</u></p> <p>Address <u>16 MULGRAVE VIEW</u> <u>STAINSACRE</u> <u>WHITBY</u></p> <p>Post Code _____</p> <p>Tel No _____</p>	<p><b>2. Agent</b></p> <p>Name <u>BHD PARTNERSHIP</u></p> <p>Address <u>AIRY HILL MANOR</u> <u>WHITBY</u> <u>N. YORKS</u></p> <p>Post Code <u>YO21 1BB</u></p> <p>Tel No <u>[REDACTED]</u></p>
<p><b>3. Applicant's interest in the land</b> <u>OWNER.</u></p>	

**SECTION 2 YOUR PROPOSAL**

**4. Full postal address or location of the application site**  
16 MULGRAVE VIEW  
STAINSACRE, WHITBY

**5. Applicant's interest in adjoining land**  
NONE

**6. Brief description of proposed development**  
SIDE EXTENSION (2 STOREY)

**SECTION 3 YOUR APPLICATION**

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

<input checked="" type="checkbox"/>	A. Full application including building works	go to Question 12
<input type="checkbox"/>	B. Application for change of use (no building works)	go to Question 12
<input type="checkbox"/>	C. Outline application	go to Question 8
<input type="checkbox"/>	D. Reserved matters application	go to Question 9
<input type="checkbox"/>	E. Removal or variation of condition	go to Question 10
<input type="checkbox"/>	F. Renewal of temporary permission	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
  - Means 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 \_\_\_\_\_

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12. **Use**

What is the building/land used for at present? RESIDENTIAL

If it is unused at present, what was its last use? N/A.

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

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\*~~

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 trees/hedgerows YES/NO (delete as appropriate)  
Planting trees YES/NO (delete as appropriate)

16. **Materials**

Walls AS MAIN HOUSE

Roof AS MAIN HOUSE

17. **Is your application for business, retail or other commercial use?**

YES/NO (delete as appropriate) If NO go to Section 5  
If YES please complete Questions 18-23 of Section 4 on page 4 of this form

**SECTION 5 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION**

24. **Plans**

Please list below the plans which will accompany this application.

D9029-01B, D9029-02B, D9029-03A.

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.

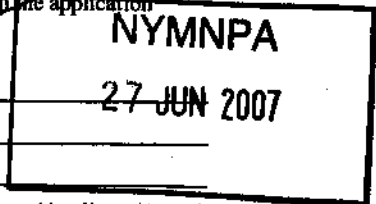
I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed \_\_\_\_\_ (Applicant/Agent)  
\* On behalf of MR + MRS MOSS. (Applicant)  
Date 22.6.07.

**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 \_\_\_\_\_~~



**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 \_\_\_\_\_ (Applicant/Agent)  
On behalf of MR + MRS MOSS (Applicant)  
Date 22.6.07

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

- the necessary plans, numbered 09029-016, 09029-020, 09029-03A.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- the fee of £ 135 by cheque/postal order no \_\_\_\_\_

Signed \_\_\_\_\_ (Applicant/Agent)  
On behalf of MR + MRS MOSS (Applicant)  
Date 22.6.07 \* delete as appropriate

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**DESIGN & ACCESS STATEMENT**  
**PROPOSED EXTENSION TO 16 MULGRAVE VIEW**  
**STAINSACRE, WHITBY**  
**FOR**  
**MR. D. & MRS. C. MOSS**

**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**

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1.0 **DESIGN**

1.0 **Context**

The existing house is located in an estate of thirty dwellings in Stainsacre just two miles or so outside of Whitby.

The dwelling is a 3 bed semi-detached house and the applicants are a young family who need an additional bedroom and bathroom facility, particularly as there is not a ground floor WC in the house.

The proposed extension will be slightly smaller than the garage and play room footprint.

It is proposed that these will be demolished and rebuilt in order to ensure the structural stability of the rooms above, given that Planning Permission is granted for the application.

The extension will not be as large as the house. It will be set back by 300mm in order to ensure that there is a visual break in the walling and so that the ridge is lower than that of the house.

The extension would be built of brickwork and roof tiles to match the existing dwelling or in materials to suit the planning authority.

We consider that the proposed extension will not be detrimental to the surroundings or neighbours and will therefore satisfy the following policies:

- PPG3 Housing 2000
- H1 Development in Local Needs Settlement
- H8 Extensions to Dwellings
- GP3 General Development Policy.

2.0 **Amount of Development**

The proposed extension consists of the following gross areas:

**Ground Floor** Garage and stairs etc – 7.4m x 3.25m = 24.05m<sup>2</sup>

**First Floor** Bedroom, bathroom and stairs and landing - 7.4m x 3.25m = 24.05m<sup>2</sup>

Total Area – 48.1m<sup>2</sup>



27 JUN 2007

### 3.0 Layout and Scale

As stated previously the proposed extension at ground floor level will be slightly smaller in area than the existing i.e. 300mm less than the depth of the existing house and also less than half of the width of the existing house which is approximately 7m wide (frontage).

The ridge height of the proposed extension will also be approximately 150mm lower than the existing house whilst the roof pitch will match the existing house.

However because of the size and protrusion of the existing bay window to the front elevation adjacent to the garage, and the existing conservatory to the rear, the proposed extension recedes visually and does not impact significant on the street scene.

The extension will be at approximately 900mm off the western boundary and on the same line as the original garage and playroom.

The neighbouring property no. 18 has their garage located on the boundary and the gable wall of that house is approximately 3.6m away from the proposed gable wall of the extension.

The proposed landing window to the extension will incorporate obscure glass in order to ensure there is no loss of privacy for the neighbours.

The proposed extension will incorporate security locks on the windows and to the garage door. In addition the garden door to the west will also include security measures by means of bolts top and bottom or a lock.

### 4.0 Landscaping

The existing drive will be made good to match in front of the extension and this will fit into the existing surroundings.

The bricks, roof tiles and white upvc windows and gutters are all to match the existing house.

### 5.0 Access

The existing house is accessible directly from the drive and parking area with access through the front door. The front step is a nominal 150mm high.

There is also access available through a pair of double doors in the conservatory at the rear at 1200mm wide.

All proposed internal doors will be at 850mm wide and the hallway/landings at 1050 wide will provide satisfactory access for all.

22.06.07