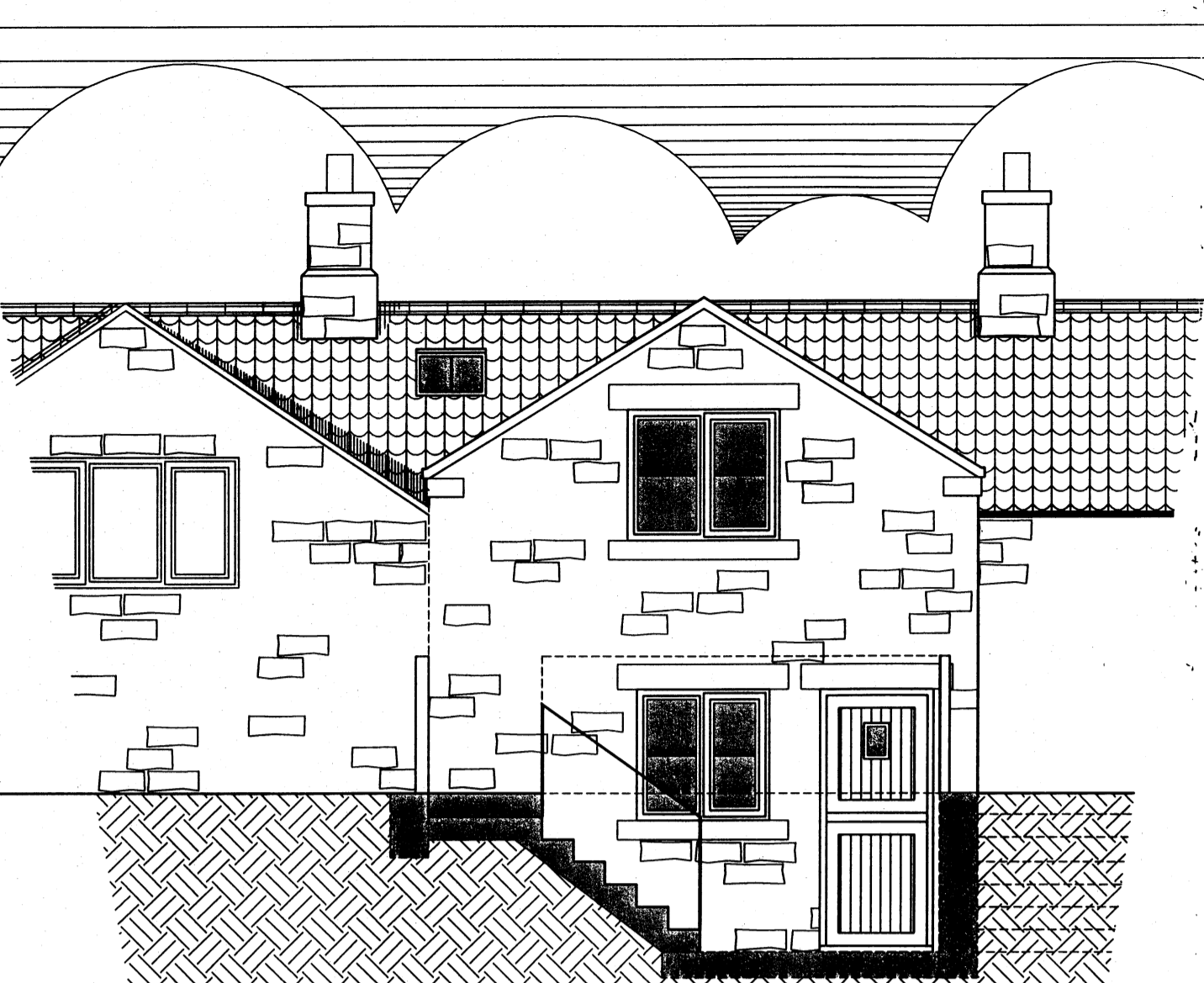
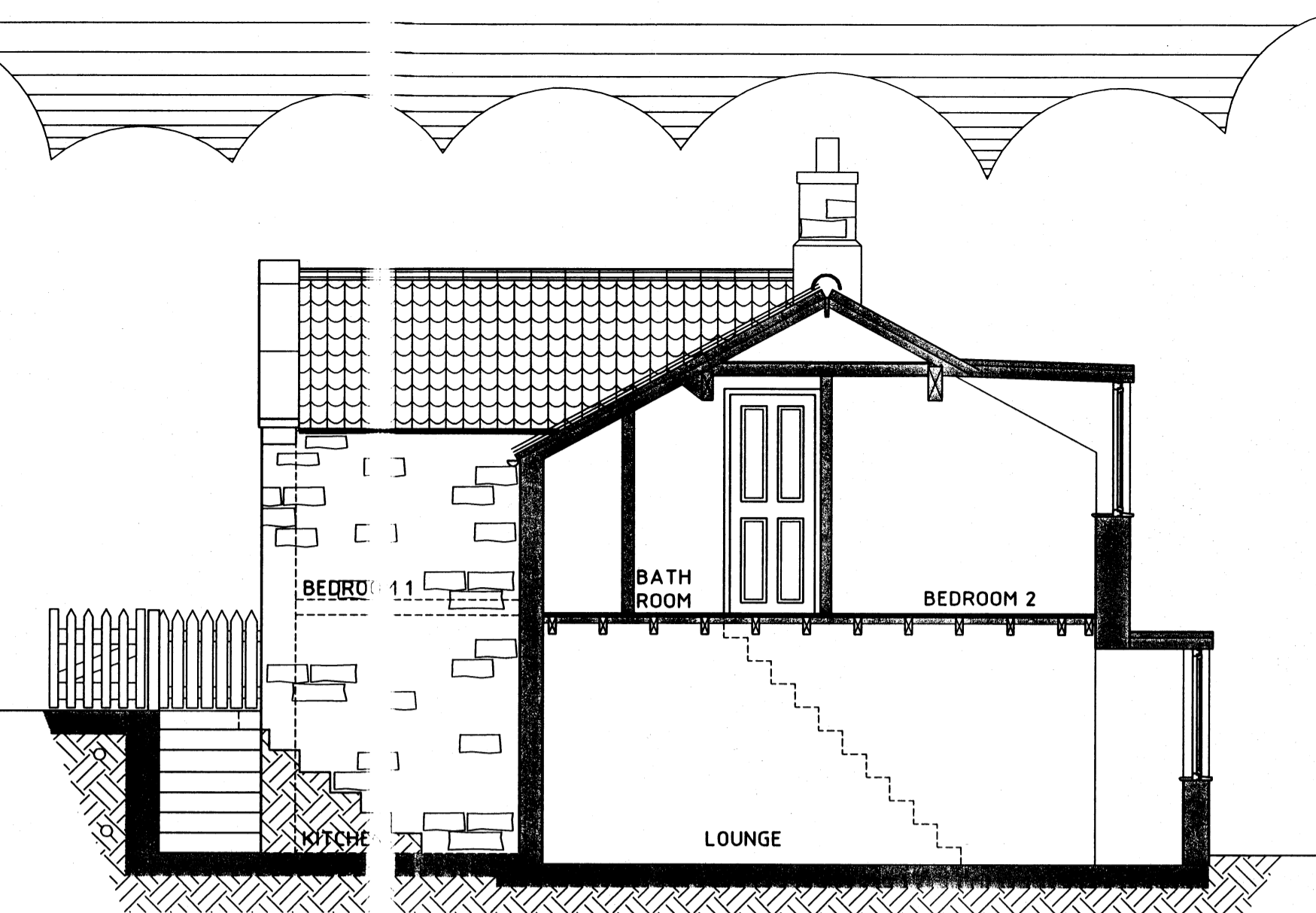


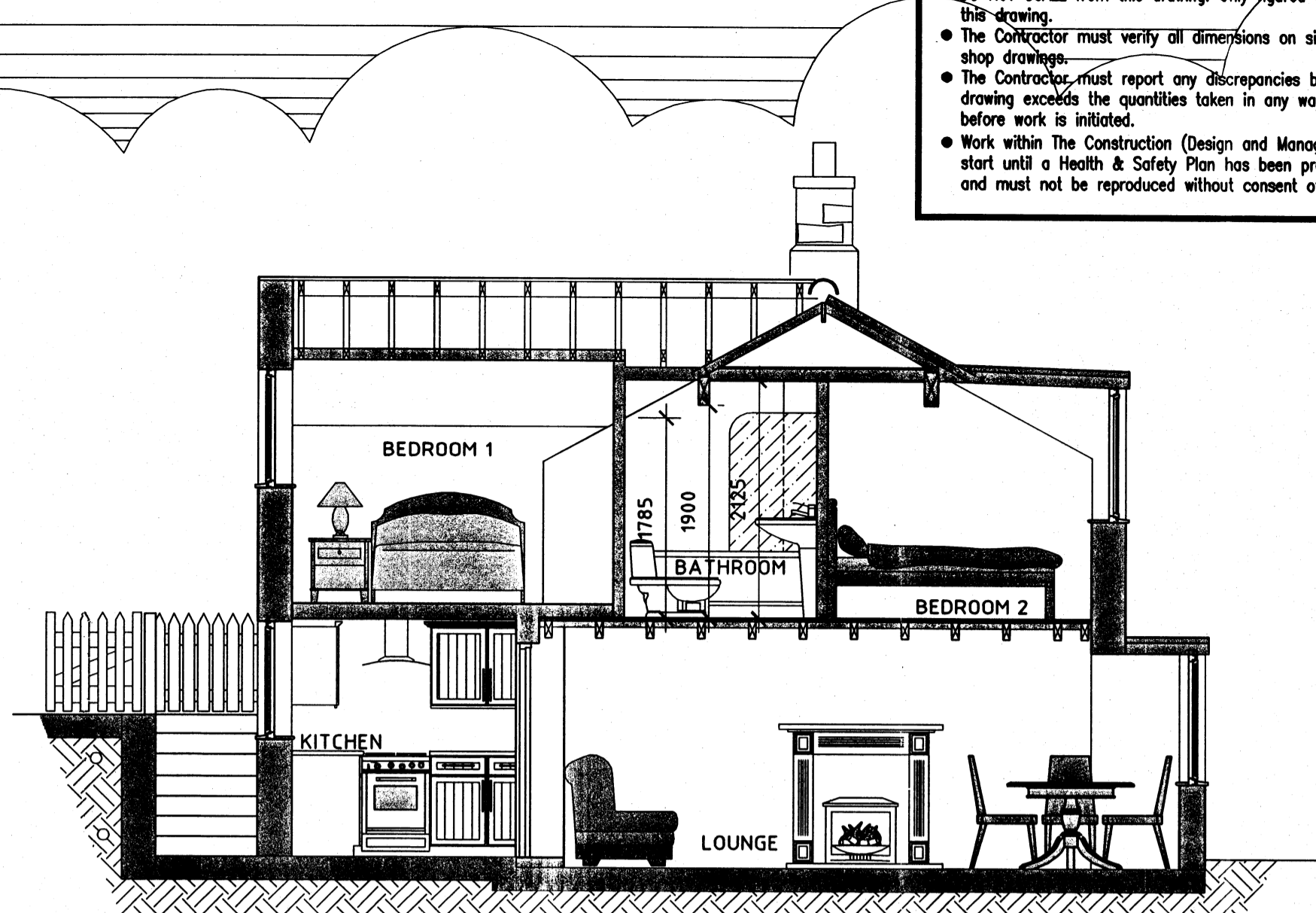
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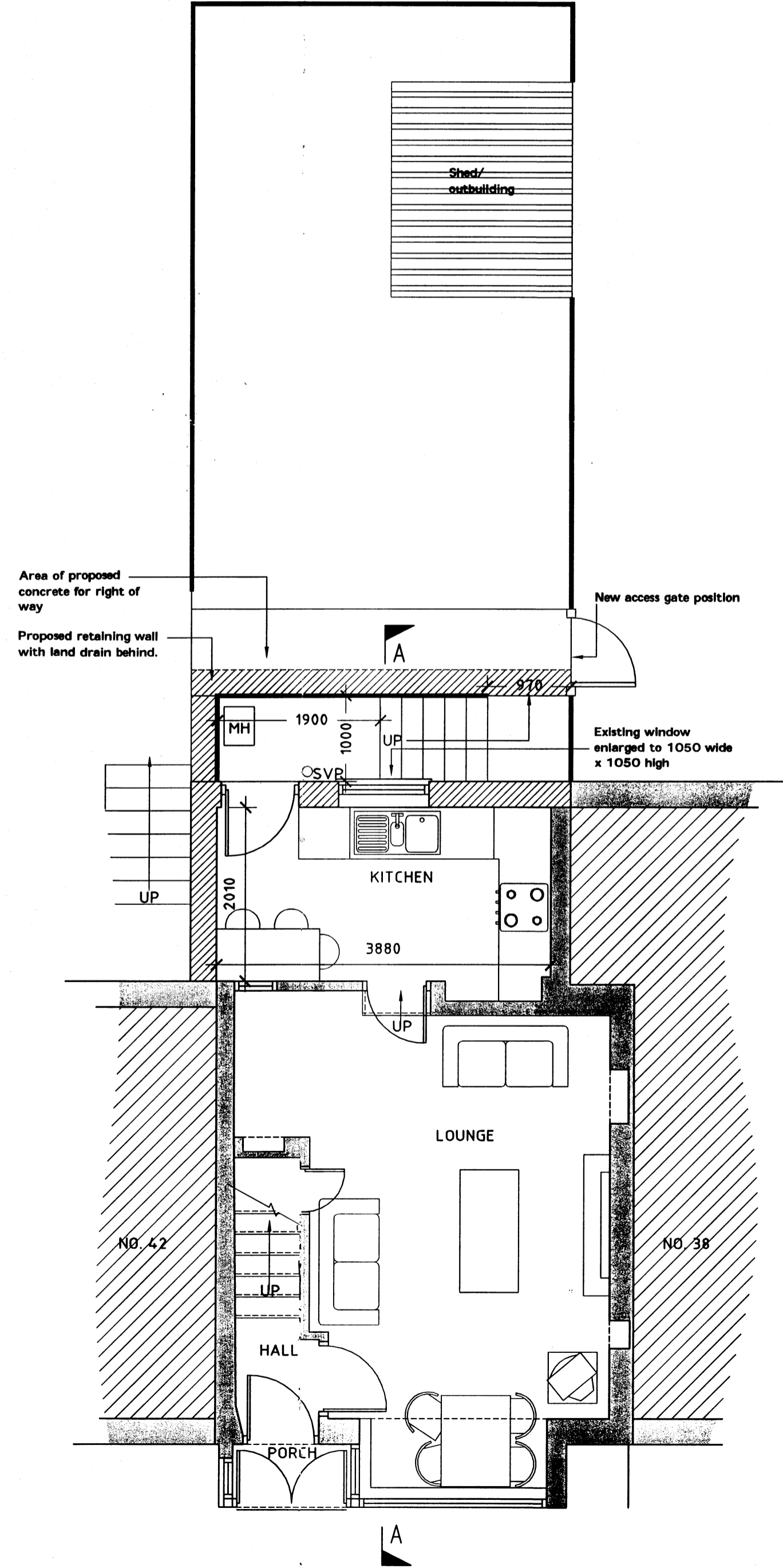
REAR ELEVATION



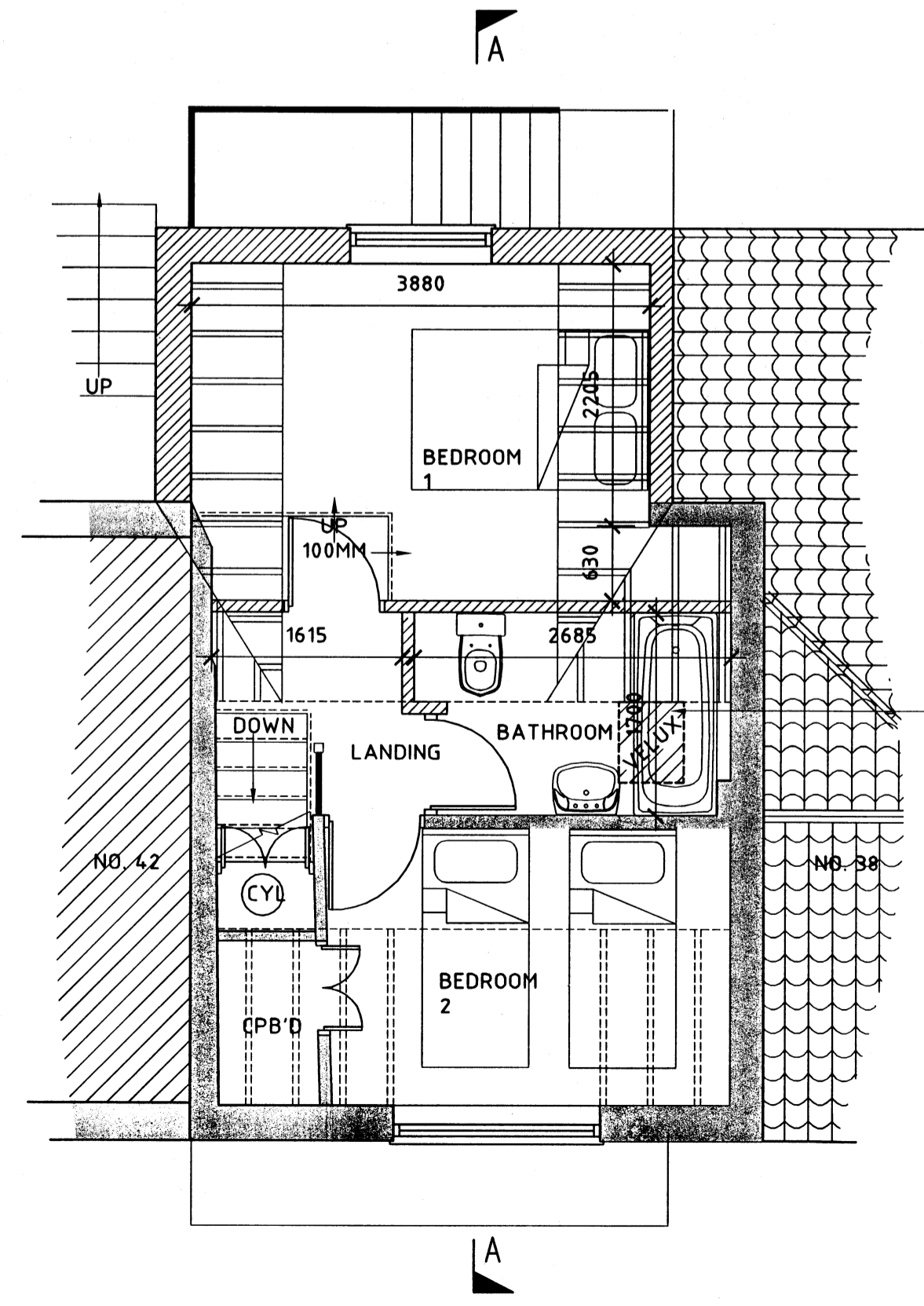
SIDE ELEVATION



SECTION THROUGH PROPOSED EXTENSION A-A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DATE	BY	AMENDMENT	CRD	APD
C	13/02/08	CE	ISSUED FOR PLANNING	TRH	
B	1/02/08	CE	AMENDED TO SUIT CLIENT COMMENTS	TRH	
A	31/01/08	CE	ISSUED FOR APPROVAL	TRH	

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

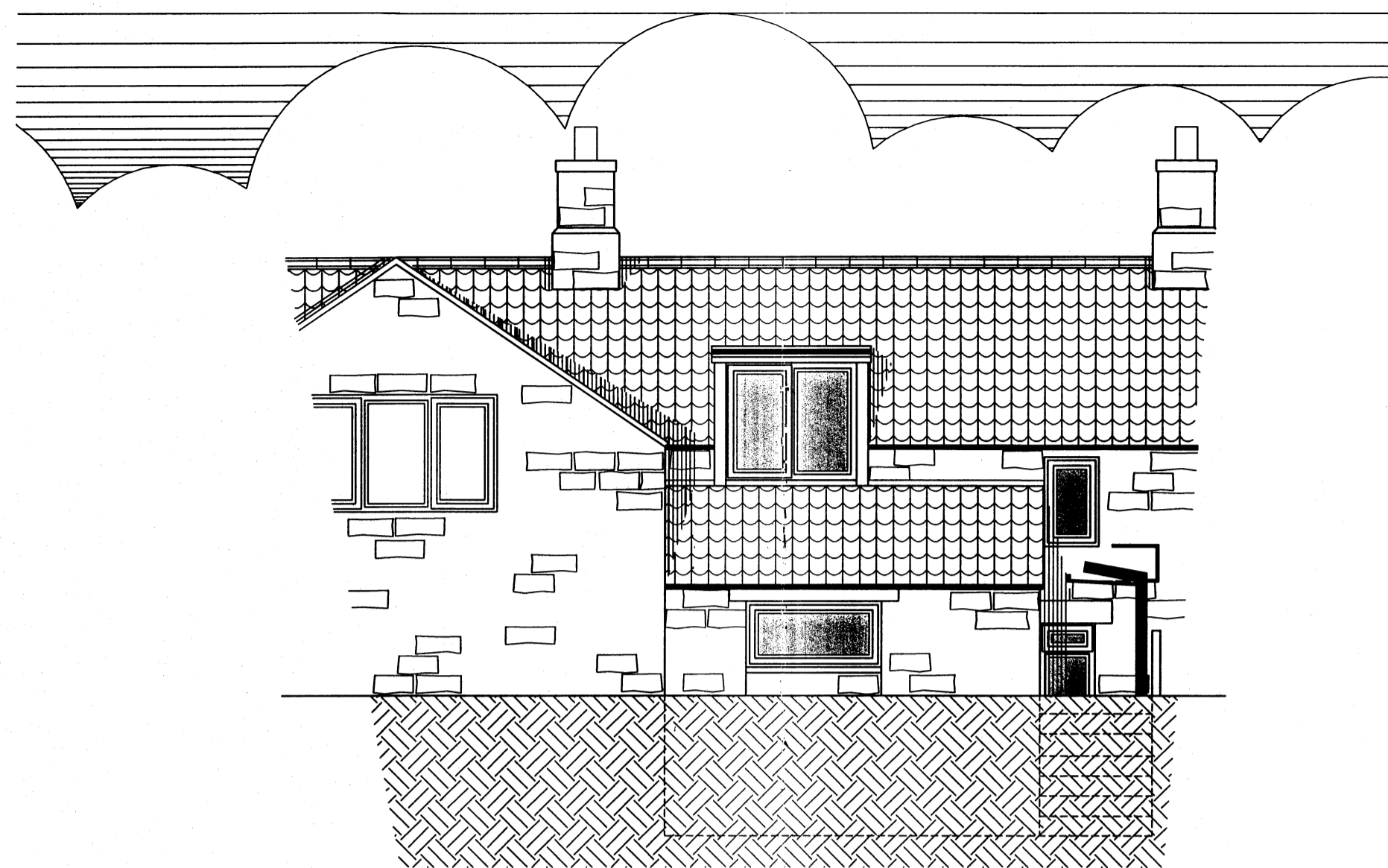
CLIENT: MR B. & MRS L. SARGEANT

PROJECT: PINE COTTAGE, 40 MAIN ROAD AISLABY, WHITBY

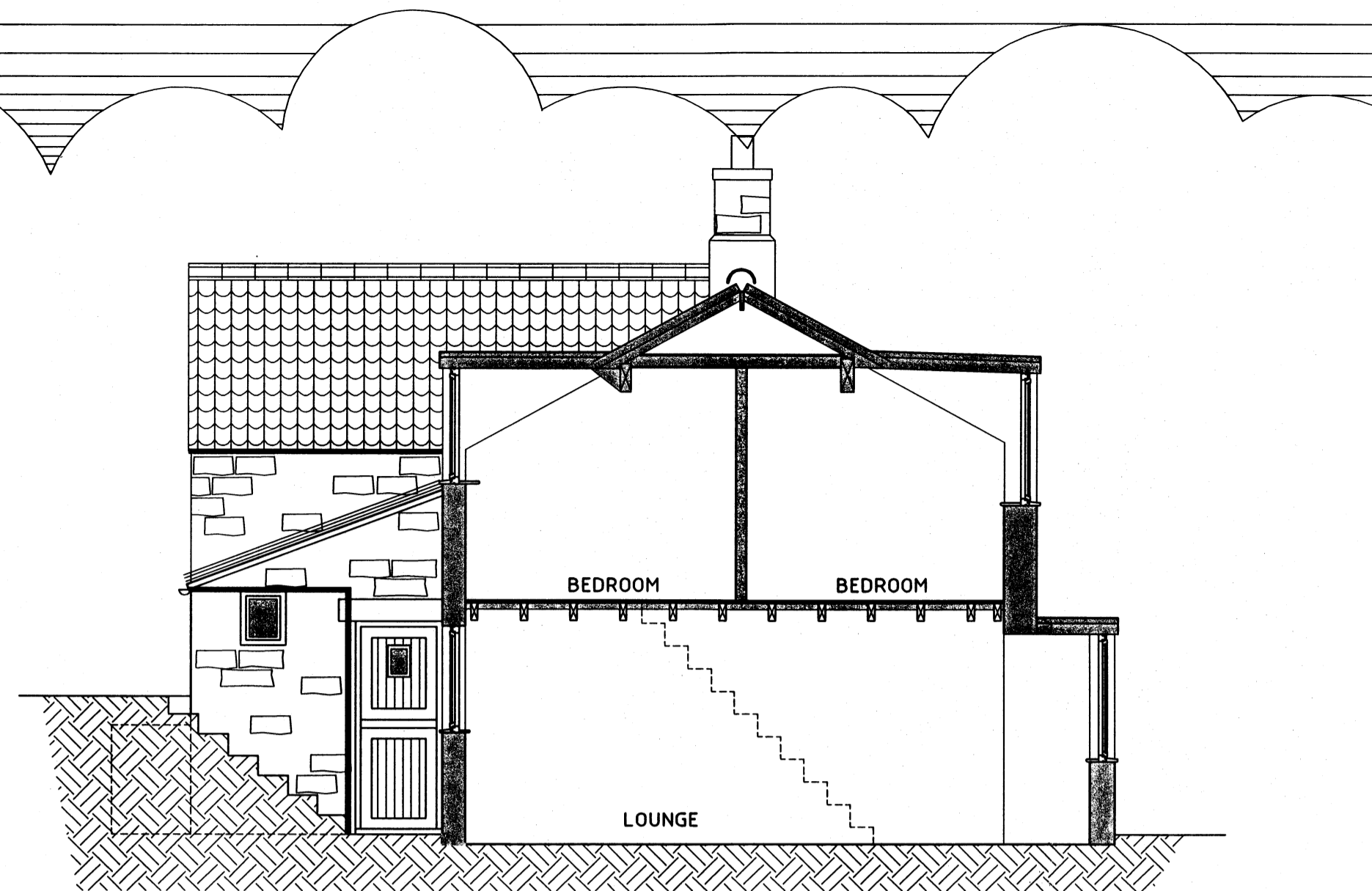
TITLE: PROPOSED PLANS AND ELEVATIONS

DRAWN: C.BYNON	CHECKED: T.R.HARRISON	APPROVED:
SCALE @ SIZE: 1:50@ A1	DATE: 31/01/08	DRAWING STATUS: PLANNING
DRAWING No: D9249-02		REV: C

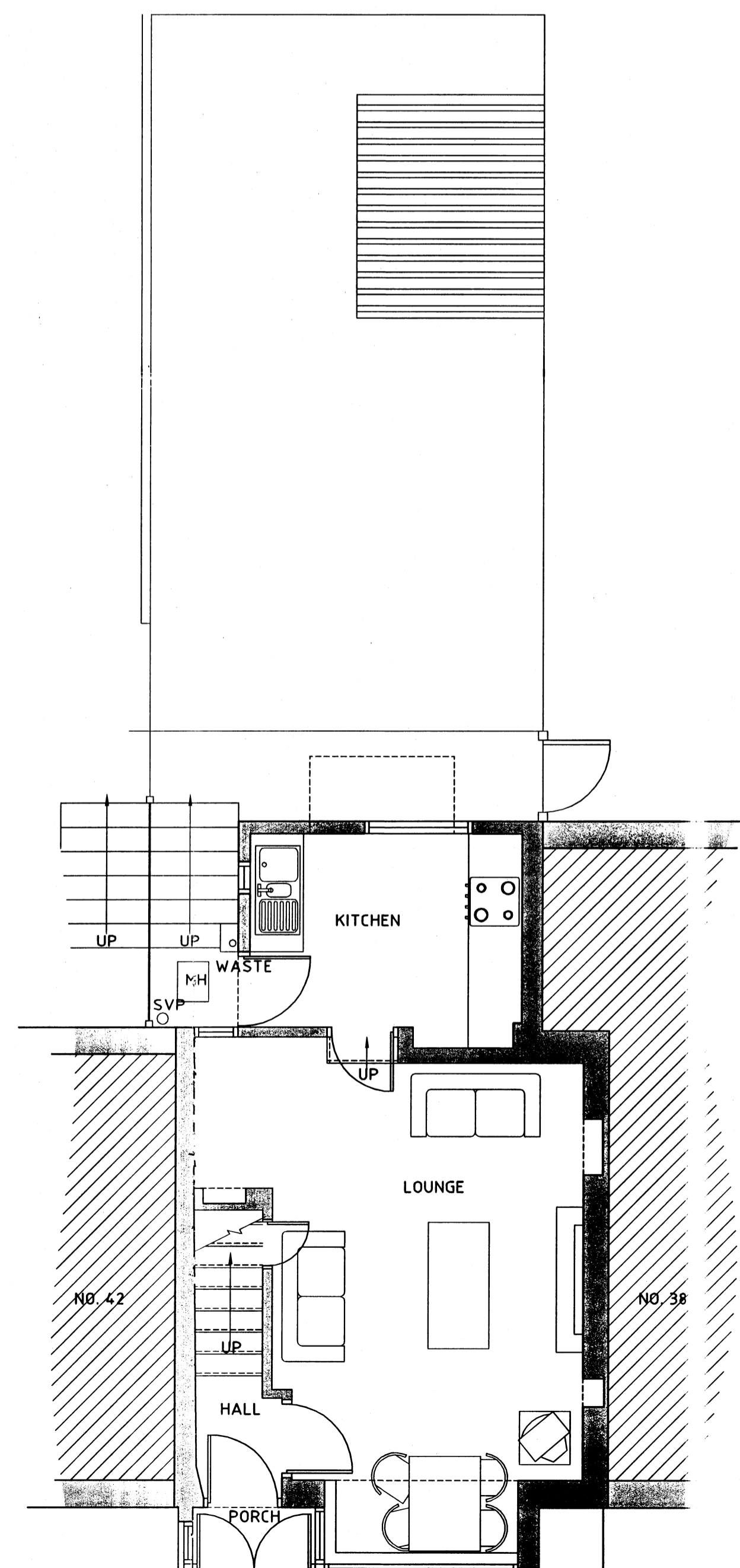
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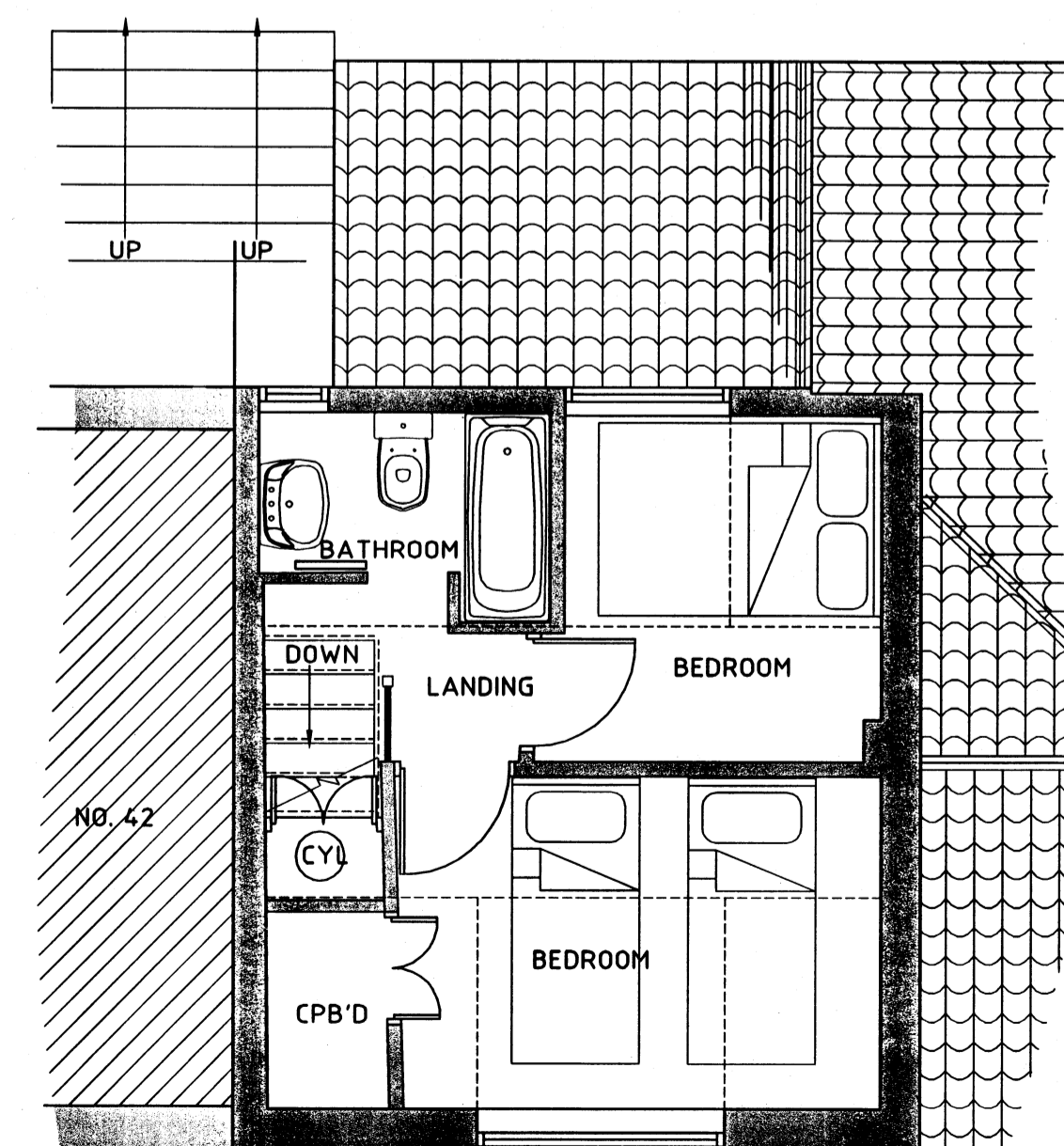
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REV	DATE	BY	AMENDMENT	CHKD	APVD
B	13/02/08	CE	ISSUED FOR PLANNING	TRH	
A	30/01/08	CE	ISSUED FOR APPROVAL	TRH	

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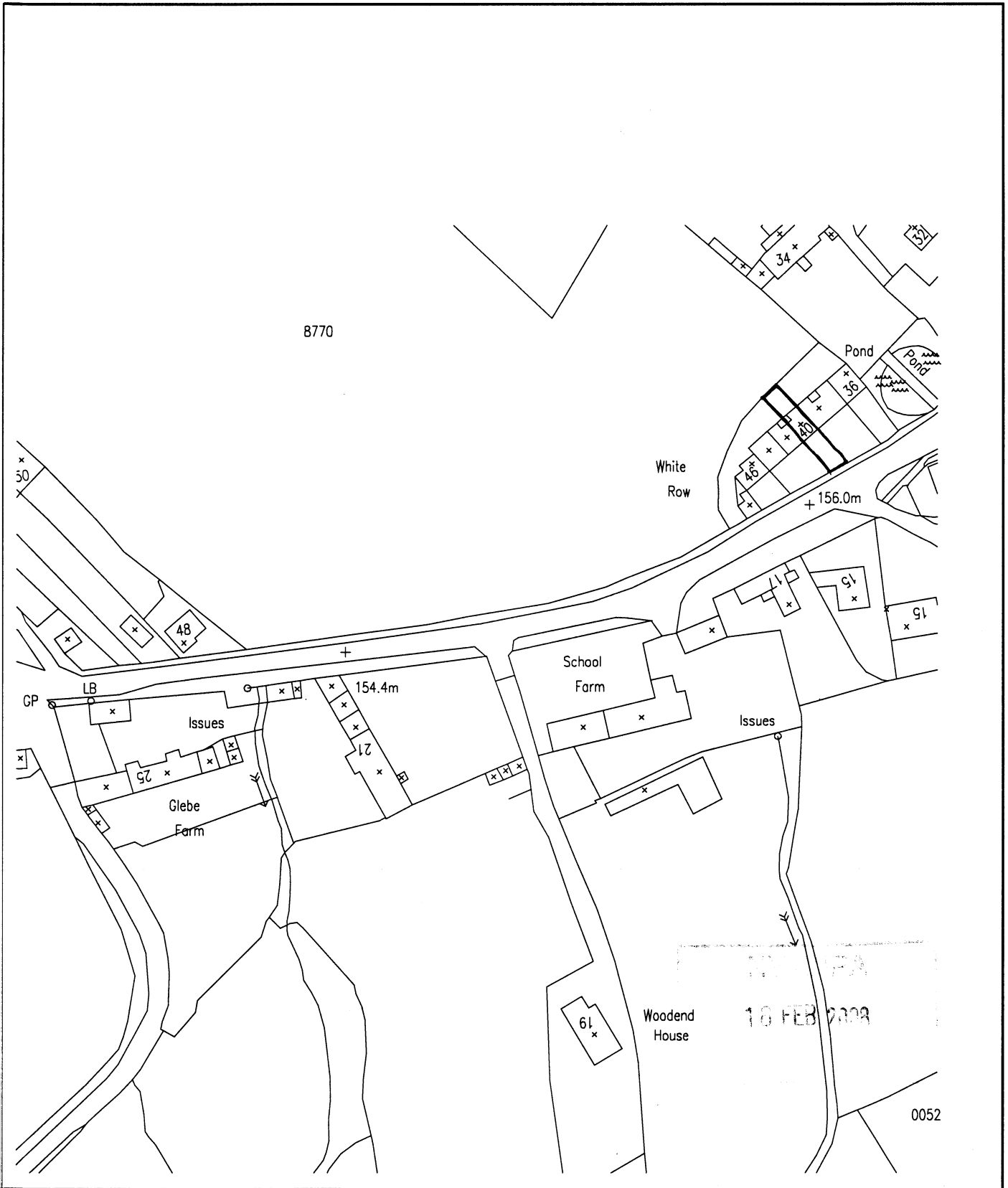
DISCIPLINE: ARCHITECTURAL

CLIENT: MR B. & MRS L. SARGEANT

PROJECT: PINE COTTAGE, 40 MAIN ROAD AISLABY, WHITBY

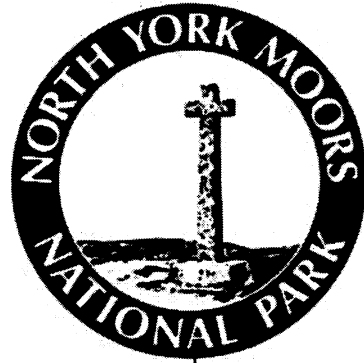
TITLE: EXISTING PLANS AND ELEVATIONS

DRAWN: C.EYNON	CHECKED: T.L.HARRISON	APPROVED:
SCALE & SIZE: 1:50@A1	DATE: 30/01/08	DRAWING STATUS: PLANNING
DRAWING No: D9249-01		REV: B



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			CLIENT: MR B & MRS L SARGEANT			DRAWING TITLE: SITE PLAN		
			PROJECT: PINE COTTAGE AISLABY			A4 DRN: DATE: 12/02/08		
			SCALE: 1:1250@A4			ISSUE: PLANNING		
A	12/02/08	CE	ISSUED FOR PLANNING	TRH	DRAWING NR: D9249-03			REV: A
REV	DATE	BY	AMENDMENT	CHKD	APVD			

Householder Application



PT1
copy

08/122

A1. Applicant Details

Organisation

Name

Title	Forename	Surname
MR	B	SARGEANT

A1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

A1.2 Communication Details

Telephone No.

Telephone No.	Extn No.
<input type="text"/>	<input type="text"/>

Daytime Telephone No.

Fax No.

Email Address

DX Number

A2. Agent Details

Organisation

bhd partnership

Name

Title	Forename	Surname
MRS	CLAIRE	EYNON

A2.1 Address Details

Name or flat number

Property number or name

AIRY HILL MANOR

Street

WATERSTEAD LANE

Locality

Town

WHITBY

County

Postal Town

Postcode

YO21 1QB

A2.2 Communication Details

Telephone No.

Telephone No.	Extn No.
[REDACTED]	

Daytime Telephone No.

[REDACTED]	
------------	--

Fax No.

[REDACTED]	
------------	--

Email Address

[REDACTED]@bhdpart

DX Number

12/08/2008

1. Site Address Details

1.1 Address Details

Name or flat number	<input type="text" value="PINE COTTAGE"/>
Property number or name	<input type="text" value="40"/>
Street	<input type="text" value="MAIN ROAD"/>
Locality	<input type="text"/>
Town	<input type="text" value="AISLABY"/>
County	<input type="text" value="NORTH YORKSHIRE"/>
Postal Town	<input type="text" value="WHITBY"/>
Postcode	<input type="text" value="YO21 1SN"/>
UPRN	<input type="text" value="0"/>
Location	<input type="text"/>

2. Description of the Proposed Development

Development Description

3. Access

Is existing access affected?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is a new access type proposed?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Disability Access

4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges? Yes No

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way? Yes No
 Is the site adjacent to a Public Right Of Way? Yes No

Describe the proposed alteration of the Public Right of Way

[Empty text box]

6. Materials

Walls

NATURAL STONE

Roof

CLAY PANTILES

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

[Empty text box]

7. Floor Space

Please state the existing floorspace of the building

62.4

sq.m

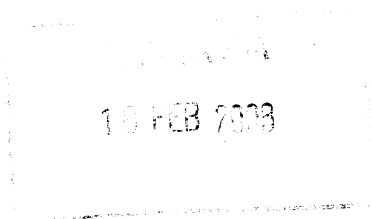
Please state the proposed new floorspace

72

sq.m

Signature

Electronically submitted; no signature required.



Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	MRS	CLAIRE	EYNON
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2008-02-13		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

None of the land to which the application relates is, or is part of, an agricultural holding. I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	<input type="text" value="MRS"/>	<input type="text" value="CLAIRE"/>	<input type="text" value="EYNON"/>
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	<input type="text" value="2008-02-18"/>		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

18 FEB 2008

DESIGN & ACCESS STATEMENT
PROPOSED REAR EXTENSION
PINE COTTAGE, 40 MAIN ROAD, AISLABY, WHITBY, YORKSHIRE
FOR
MR. & MRS B. SARGEANT

16 FEB 2008

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

1.0 Context

The existing property is a two bedroom terrace cottage in the village of Aislaby.

The existing first floor bathroom is extremely small and the access off the landing immediately at the head of the stairs currently does not satisfy Building Regulations.

Therefore the proposal is to extend the cottage at first floor level over the existing kitchen in order to provide a more appropriate sized bathroom and improved double bedroom.

The extension with a pitched pantiled roof reflects a number of similar extensions at the rear of neighbouring cottages on the terrace.

This will be in line with the neighbouring cottages, will not extend above the ridge of the host cottage and reflects the size and scale of the adjacent extensions. The proposed materials will match the existing in terms of natural coursed stone, red clay pantiles and timber windows.

For those reasons the application is considered to satisfy the following policies: -

- GP3 - General Development Policy.
- PPG3 - Housing (2000).
- H8 - Extensions to Dwellings.
- BE6 - Design of New Developments.

2.0 Amount of Development, Scale and Layout

The proposed extension is at first floor only and will sit on top of the existing kitchen and rear steps.

This amounts to a width of 4.45m, a depth of 2.3m and a height to ridge of 2.8m above kitchen eaves level. Amounting to an area of 10.24m².

The adjoining property No.38 Main Road has an existing extension of the same overall height, width and depth. Likewise at No.44 further up the terrace.

Therefore the proposal does not impact on neighbours amenity or natural light and is considered as a reflection of the existing neighbourhood.

The rear of the cottages have shared pedestrian access and individual garden or patio areas with views over open fields beyond.

No landscaping is proposed.

15 FEB 2008

3.0 Appearance

The proposal will match the existing cottage and neighbouring extensions by the use of coursed natural stone walling, stone lintels and cills, red clay pantiled roof, timber windows and stable door painted white and black pvc gutters fitted on gutter spikes.

7.0 ACCESS

Relatively level access is available from the front of the property into the cottage at ground floor level.

Due to the existing difference in ground levels the rear is much higher and therefore new improved steps are proposed in concrete with black painted iron railings.

Therefore given that the proposed extension matches with adjoining extensions, is traditional in appearance and will not have a detrimental impact on neighbours consideration of approval is required.

16 FEB 2008