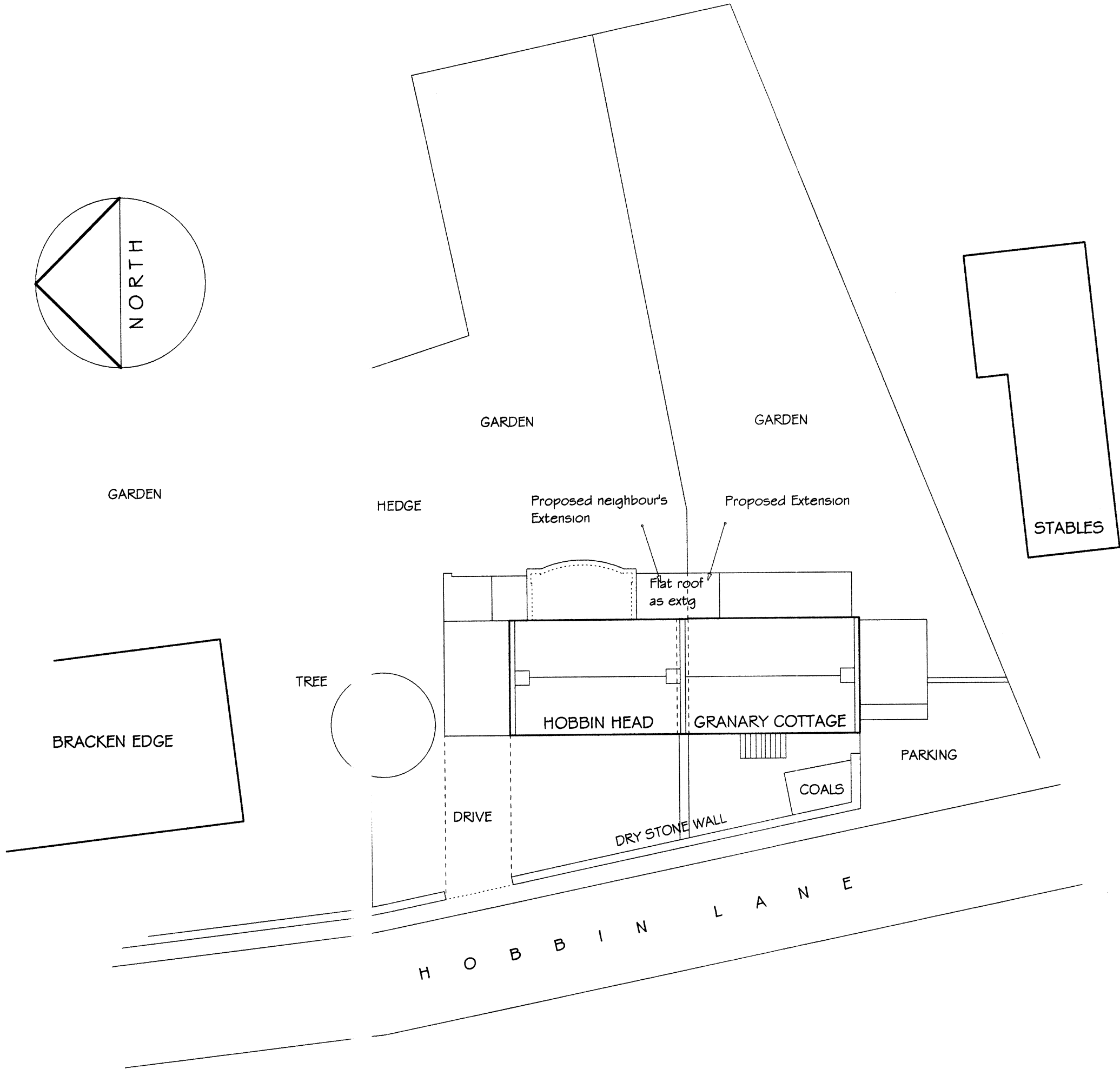
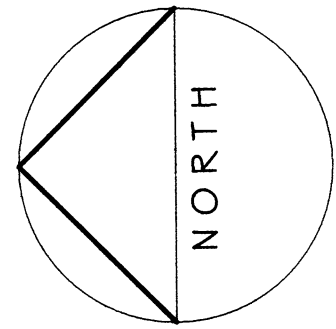


NYM 2007/0145/FL

NYMNP  
25 FEB 2008



Proposed:  
EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:  
PROPOSED SITE PLAN

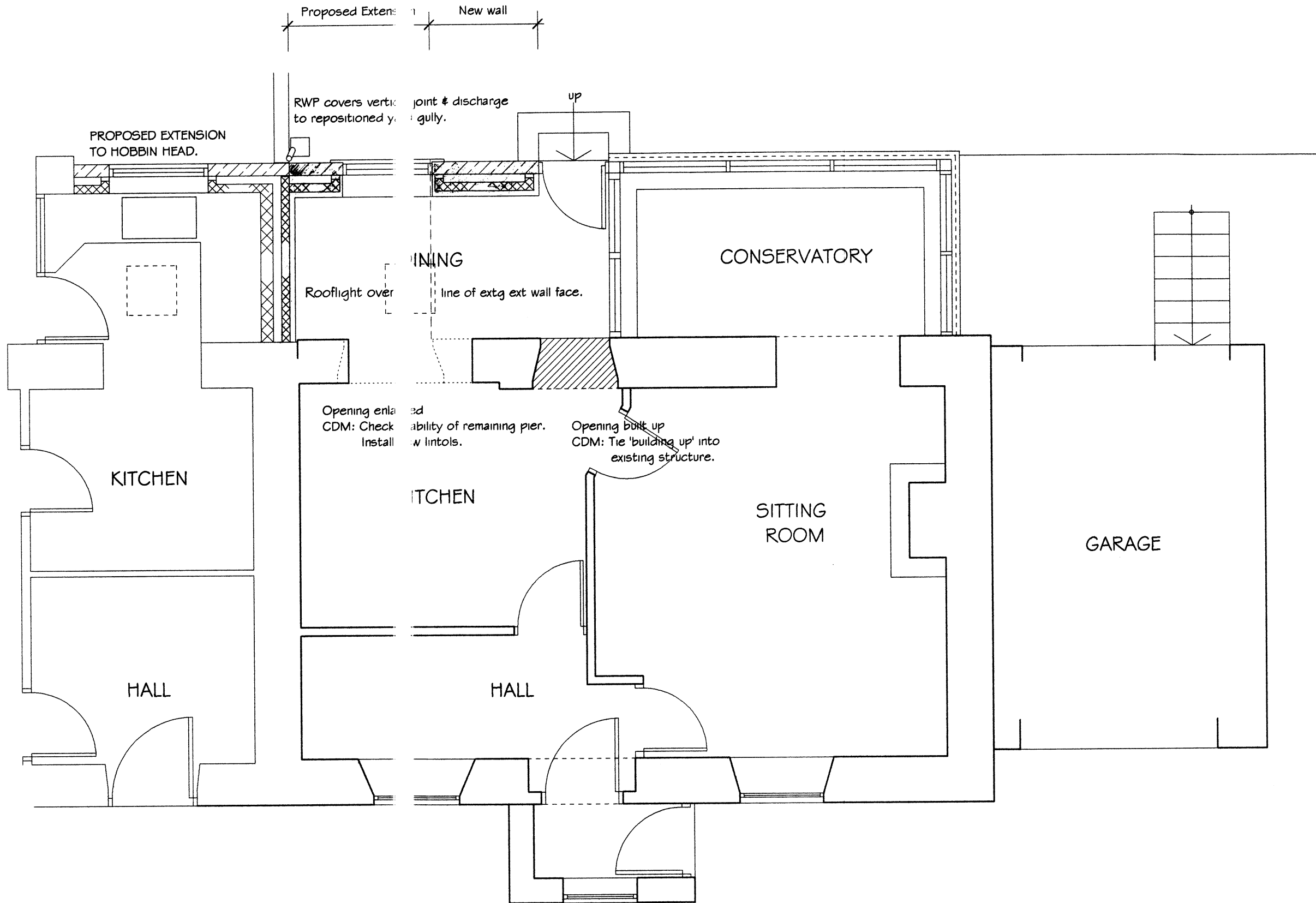
Drawing No. 711/66  
Date: FEBRUARY 2007 Scale: 1/200

MICHAEL MILLER  
BA(Hons) ARCH. CIAT  
Architectural Consultant.



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WHITBY  
NORTH YORKSHIRE.  
YO21 2PP.  
Tele: 01 947 897 497.

NYMNP  
25 FEB 2008



Proposed:  
EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS

Drawing:  
PROPOSED GROUND FLOOR

Drawing No. 711/61  
Date: FEBRUARY 2008      Scale: 1/50

MICHAEL MILLER  
BA(Hons) ARCH. CIAT  
Architectural Consultant.



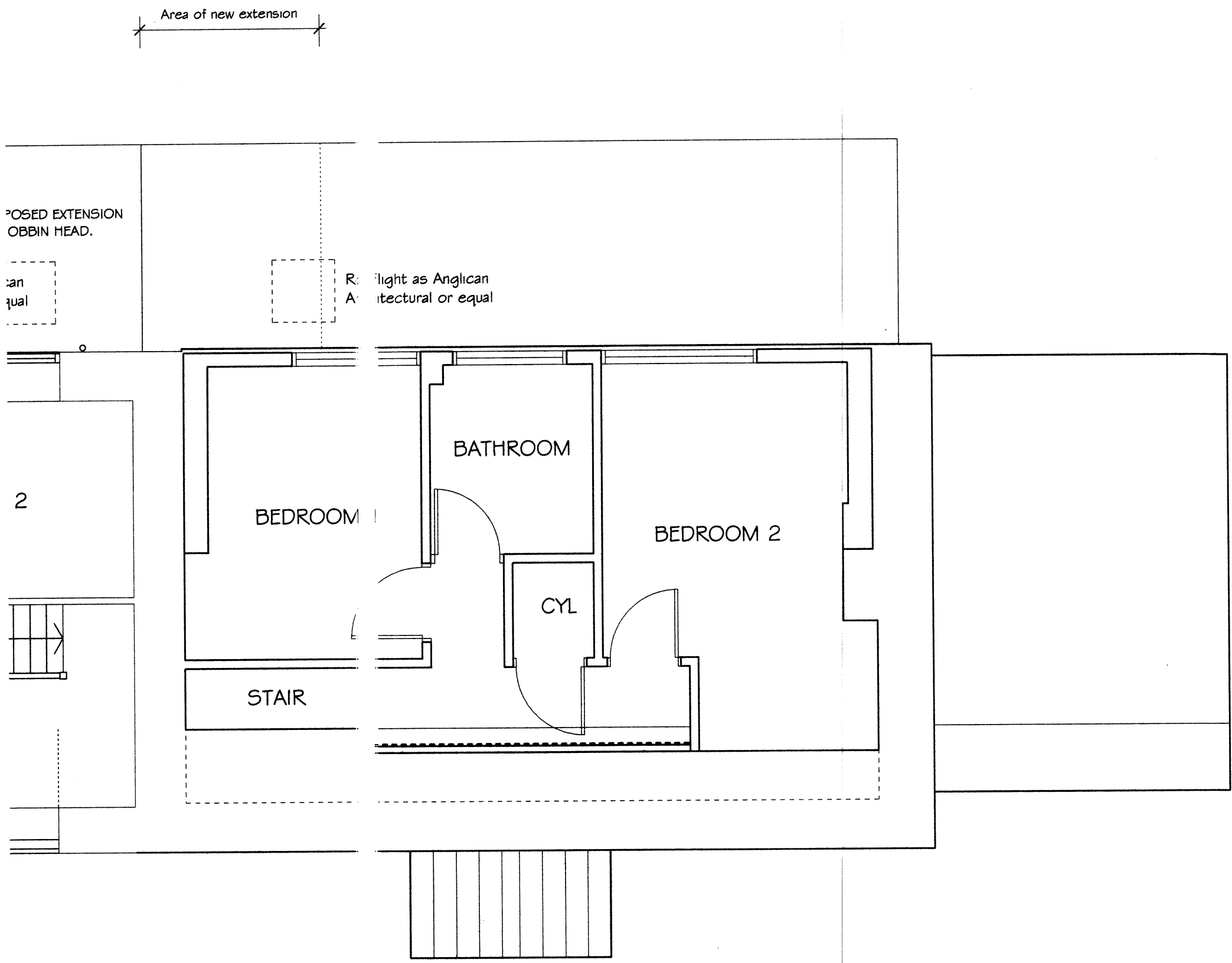
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NORTH YORKSHIRE.  
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Tele: 01 947 897 497.

GROUND FLOOR LA OUT

CDM: Rooflight stated not mansafe (ie non-loadbearing). Fit conspicuous sign 'NO FOOTWAY'.

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25 FEB 2008



FIRST FLOOR LAYOUT

Proposed:  
EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:  
PROPOSED FIRST FLOOR

Drawing No. 711/62  
Date: FEBRUARY 2008      Scale: 1/50

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Architectural Consultant.



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25 FEB 2008



Proposed:

EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:

PROPOSED SOUTH WEST ELEV

Drawing No. 711/63

Date: FEBRUARY 2008 Scale: 1/50

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Architectural Consultant.



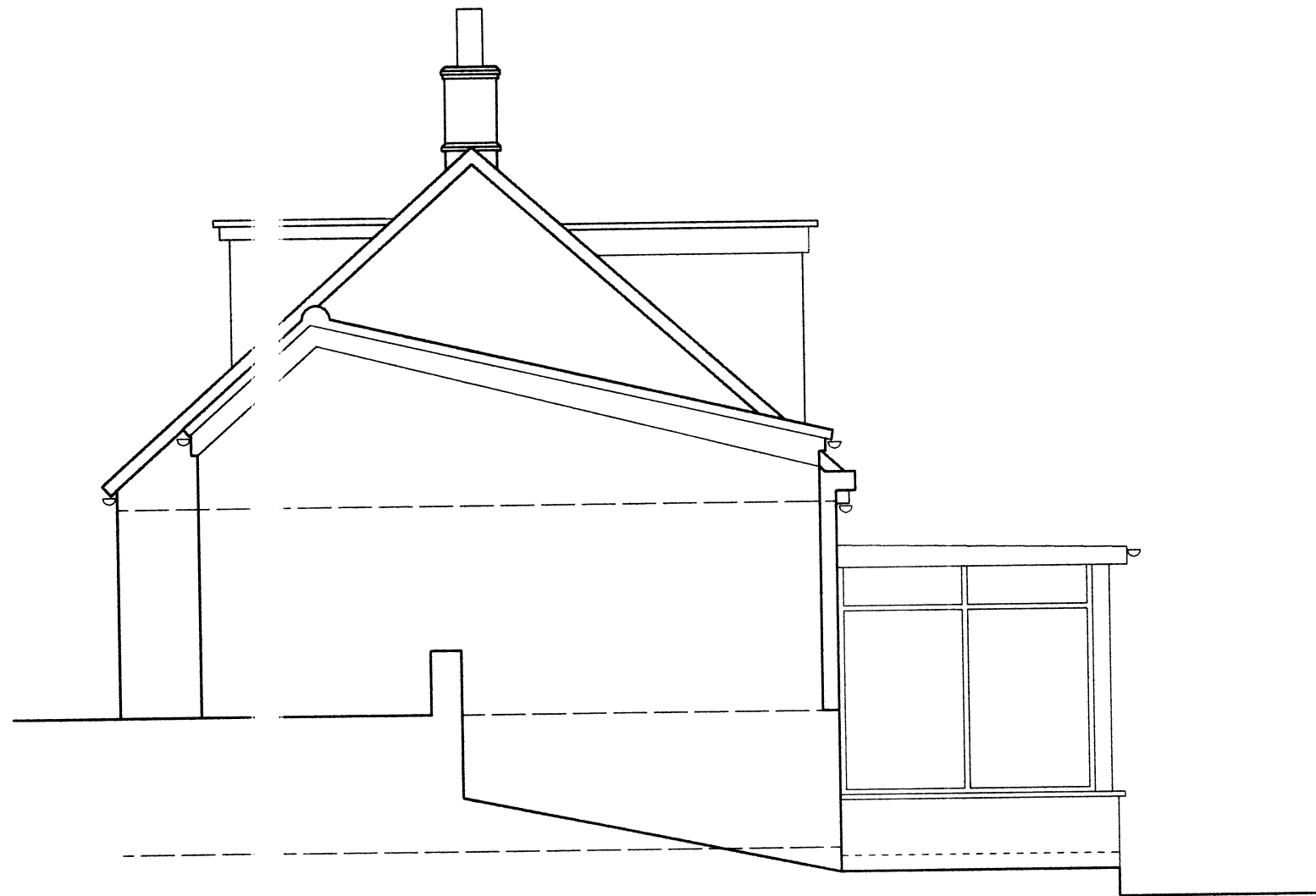
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Tele: 01 947 897 497.

SOUTH WEST EL VATION

NYM / 2008 / 0145 / FL

NYMNP  
25 FEB 2008



SOUTH EAST ELEVATION

Proposed:

EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:  
PROPOSED SOUTH EAST ELEV

Drawing No. 711/64  
Date: FEBRUARY 2008 Scale: 1/50

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Architectural Consultant.



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NORTH EAST ELEVATION

Proposed:  
EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:  
PROPOSED NORTH EAST ELEV

Drawing No. 711/65  
Date: FEBRUARY 2008      Scale: 1/50

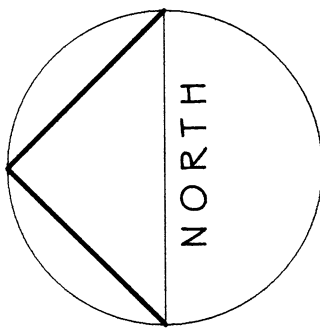
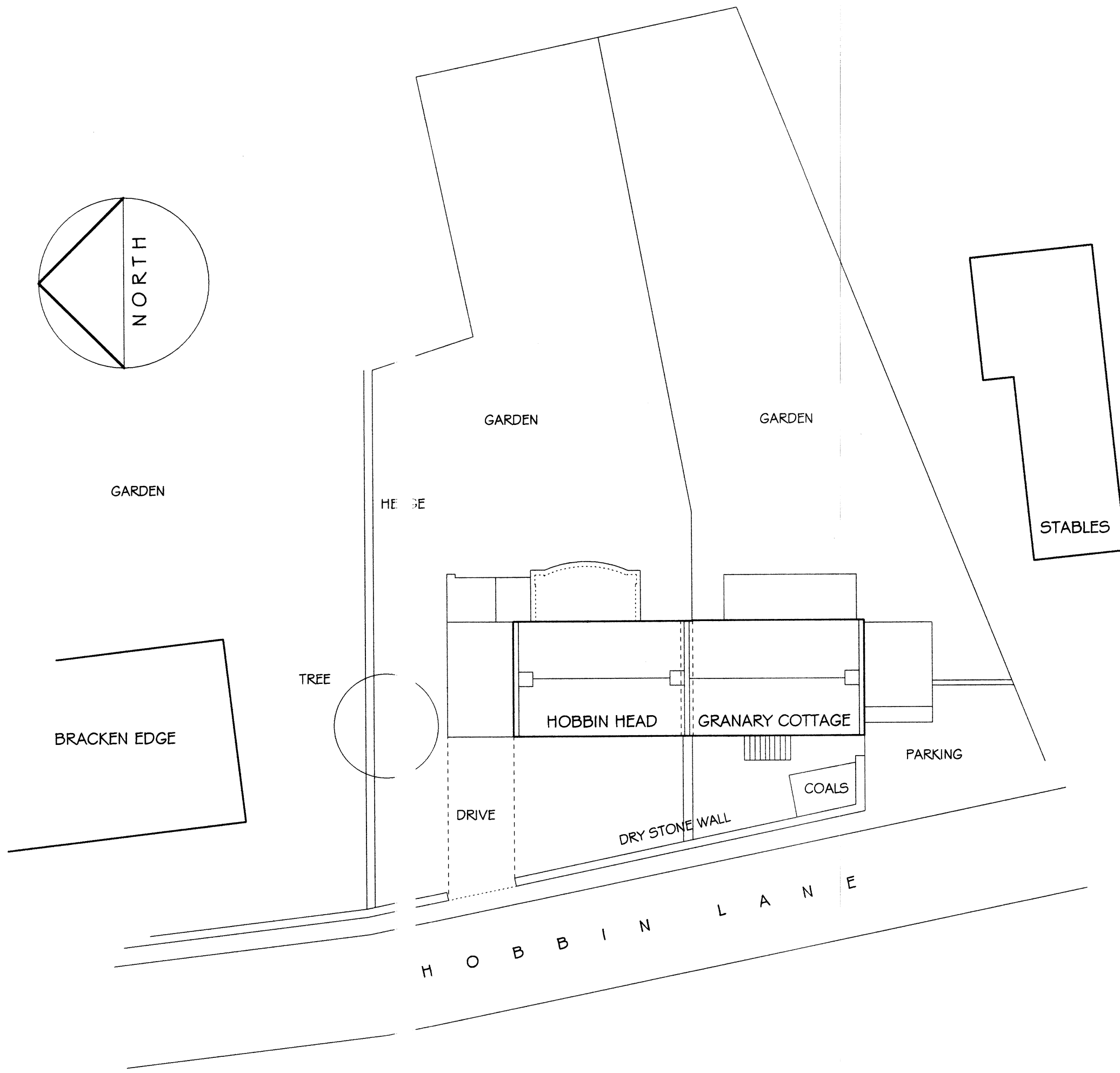
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Tele: 01 947 897 497.

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25 FEB 2008



Proposed:  
 EXTENSION at  
 GRANARY COTTAGE  
 HOBBIN LANE. SLEIGHTS.

Drawing:  
 EXISTING SITE PLAN

Drawing No. 711/56  
 Date: FEBRUARY 2007 Scale: 1/200

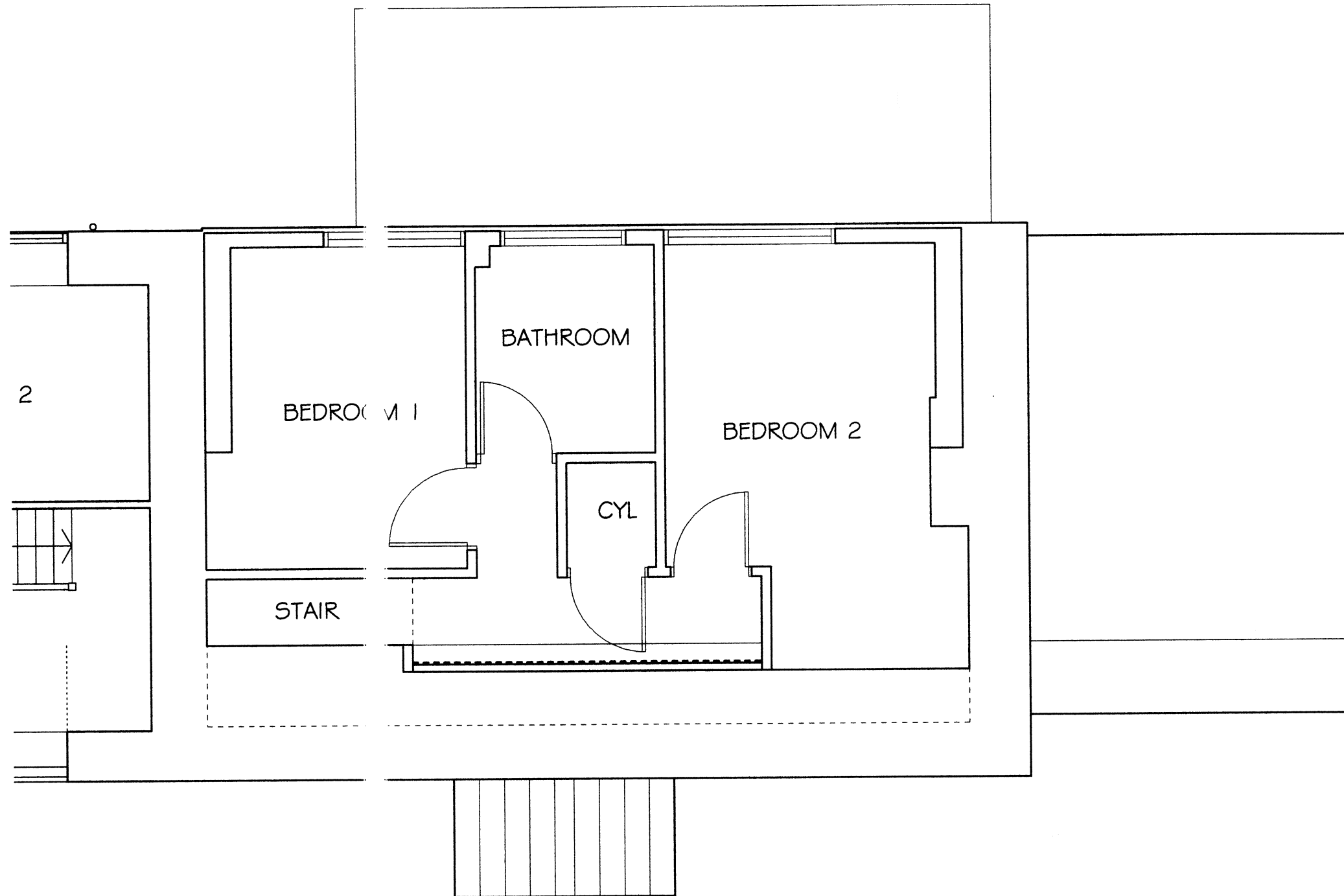
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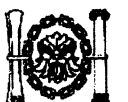
Proposed:

EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:  
EXISTING FIRST FLOOR

Drawing No. 711/52  
Date: FEBRUARY 2008      Scale: 1/50

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Architectural Consultant.



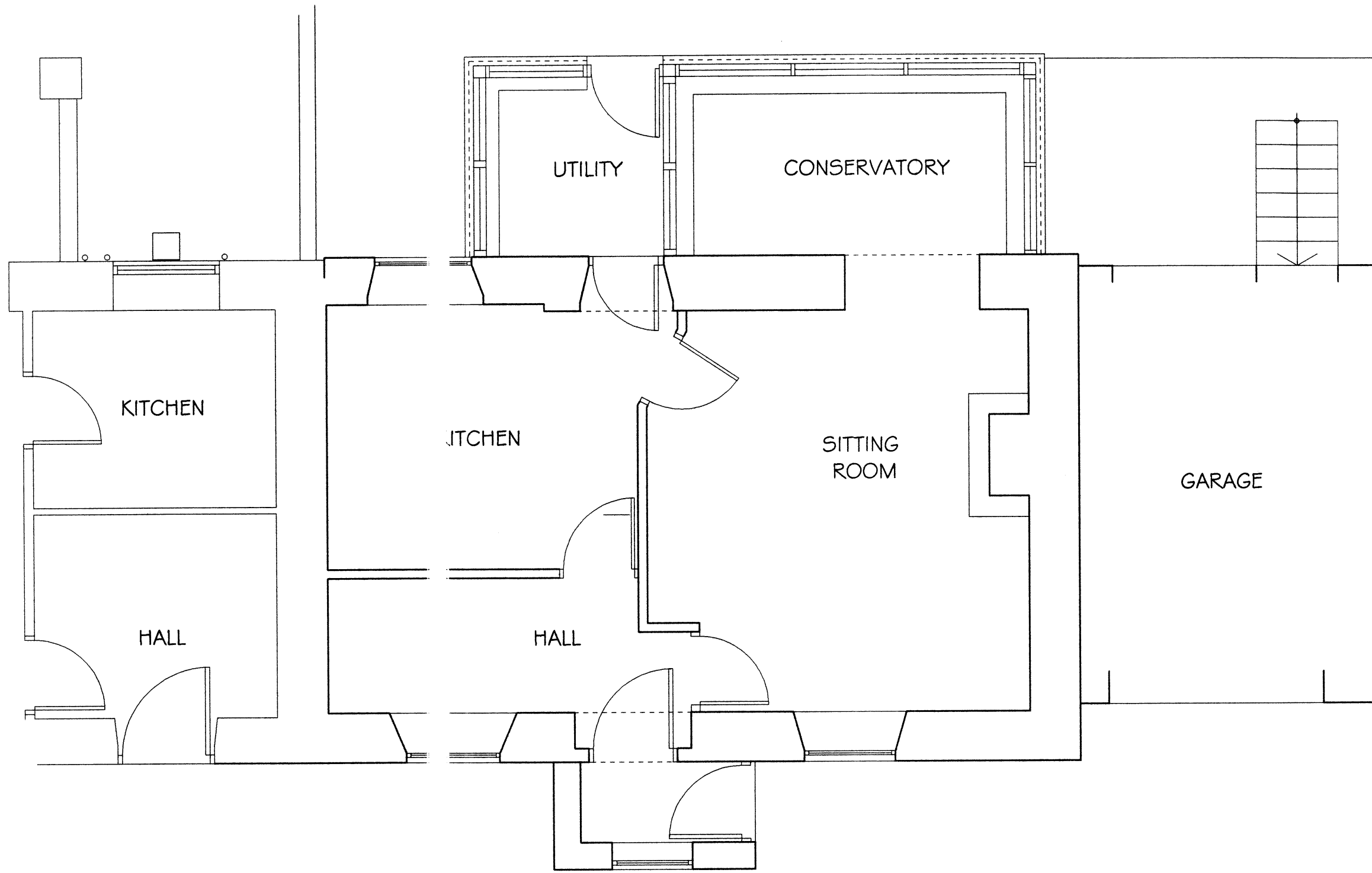
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NORTH YORKSHIRE.  
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Tele: 01 947 897 497.

FIRST FLOOR LAYOUT



NYMNP  
25 FEB 2008



Proposed:  
EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS

Drawing:  
EXISTING GROUND FLOOR

Drawing No. 711/51  
Date: FEBRUARY 2008      Scale: 1/50

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GROUND FLOOR LA OUT



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25 FEB 2008

Proposed:

EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:

EXISTING NORTH EAST ELEV

Drawing No. 711/55

Date: FEBRUARY 2008 Scale: 1/50

MICHAEL MILLER  
BA(Hons) ARCH. CIAT  
Architectural Consultant.



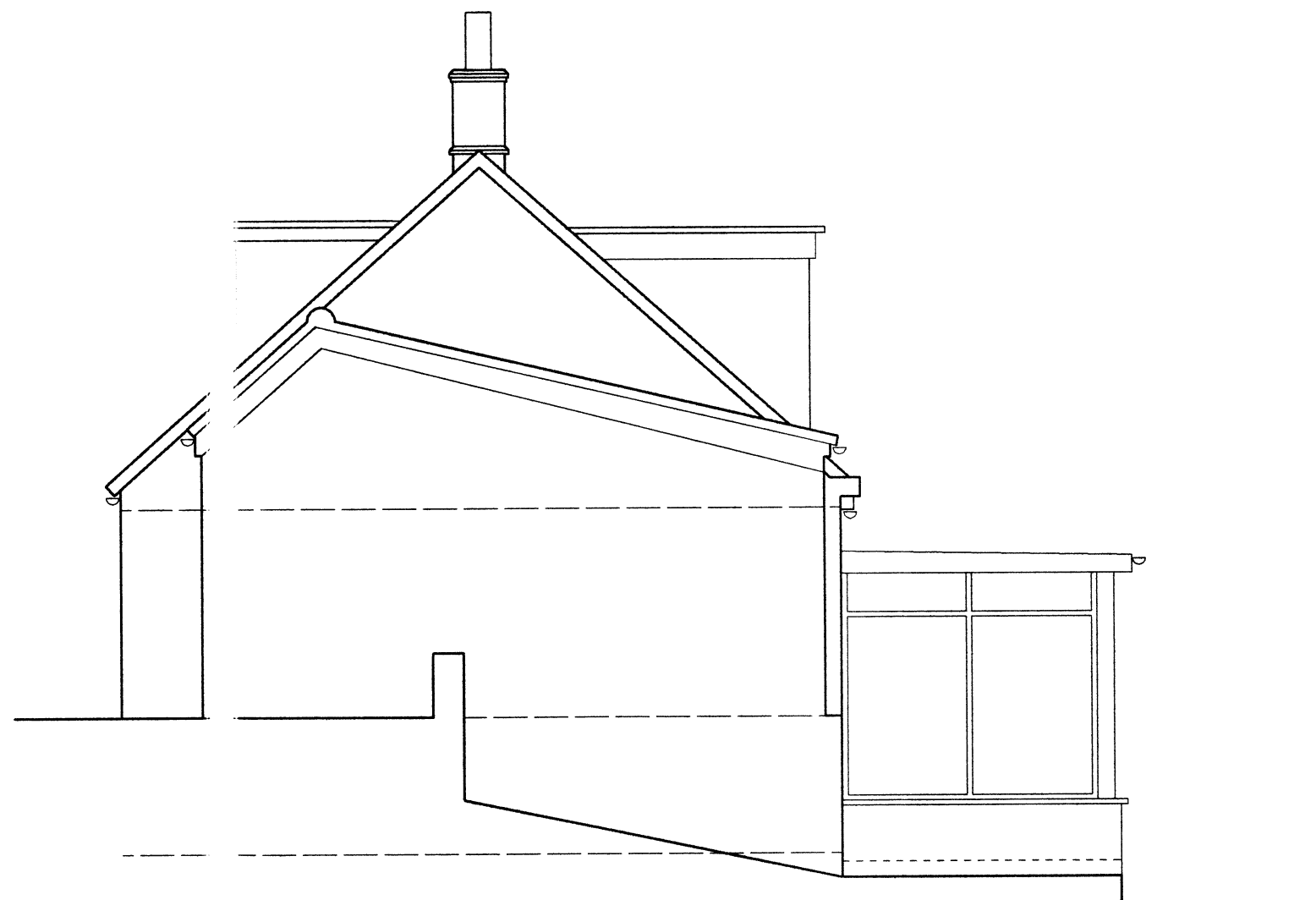
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YO21 2PP.  
Tele: 01 947 897 497.

NORTH EAST ELEVATION

NYM, 2008 0145 / FL

NYMNP  
25 FEB 2008



SOUTH EAST ELEVATION

Proposed:

EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:  
EXISTING SOUTH EAST ELEV

Drawing No. 711/54  
Date: FEBRUARY 2008 Scale: 1/50

MICHAEL MILLER  
BA(Hons) ARCH. CIAT  
Architectural Consultant.



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NYM 0145/FL

NYMNP  
25 FEB 2008



Proposed:

EXTENSION at  
GRANARY COTTAGE  
HOBBIN LANE. SLEIGHTS.

Drawing:

EXISTING SOUTH WEST ELEV

Drawing No. 711/53

Date: FEBRUARY 2008 Scale: 1/50

MICHAEL MILLER  
BA(Hons) ARCH. CIAT  
Architectural Consultant.



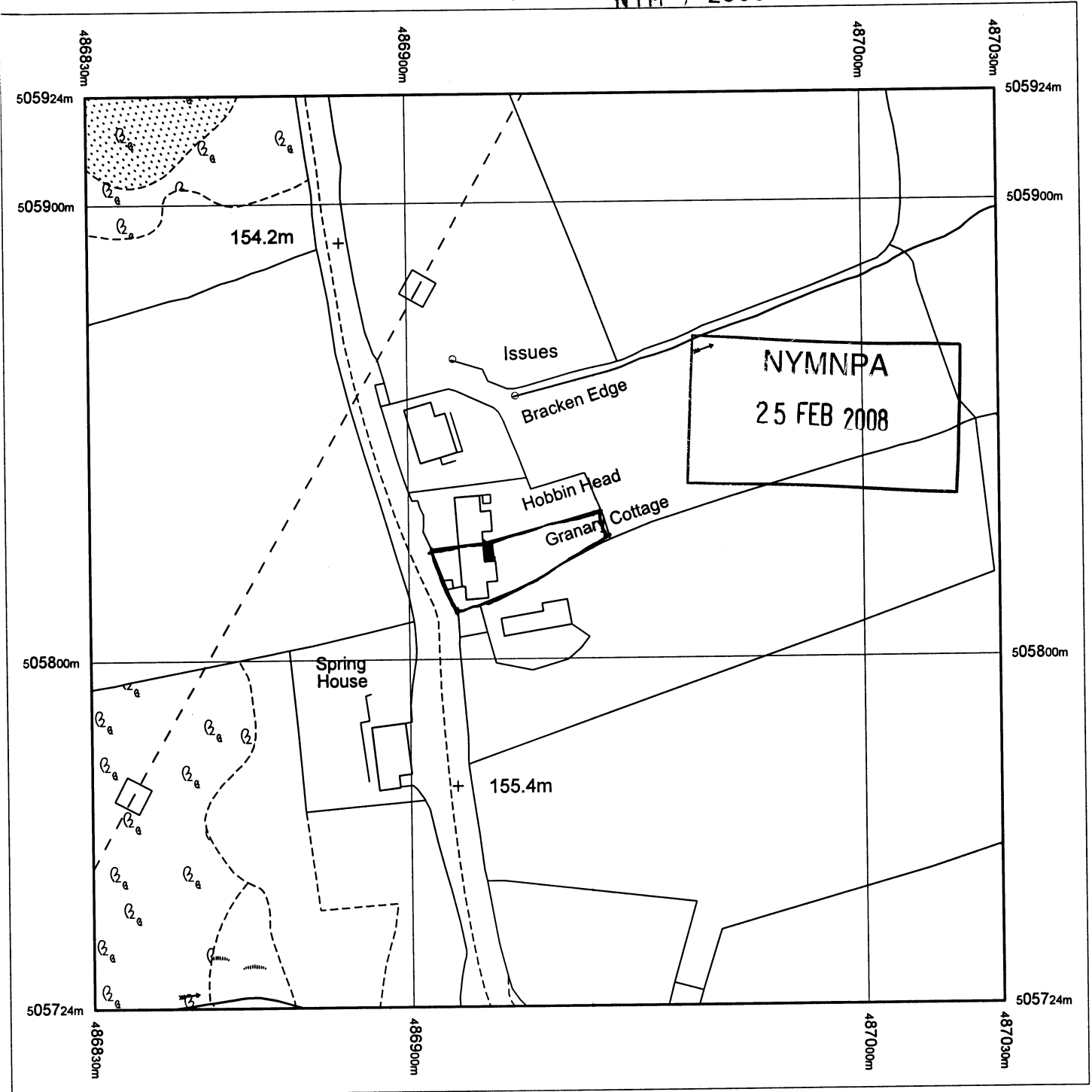
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NORTH YORKSHIRE.  
YO21 2PP.  
Tele: 01 947 897 497.

SOUTH WEST ELEVATION



NYM / 2008 / 0145 / FL



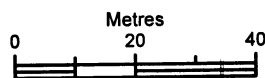
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

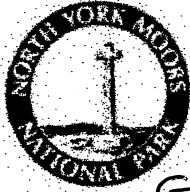
Supplied by: **Blackwells**  
 Serial number: 00786100  
 Centre coordinates: 486980 505824

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:  
[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

<b>Granary Cottage</b>
Hobbin Lane
Sleights
YO22 5EX

08/145

PT1



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25 FEB 2008

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Harmesley  
York  
YO62 3BP

Telephone: 01430 770657  
Email: dc@northyorkmoors-npa.gov.uk  
Website: www.moors.nk.net

Grid Ref NZ 86915, 05819

Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.  
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title: <b>MRS</b>	First name: <b>RAE</b>	Title: <b>MR</b>	First name: <b>MICHAEL</b>
Last name: <b>CARLILL</b>		Last name: <b>MILLER</b>	
Company (optional):		Company (optional): <b>MICHAEL MILLER BA - MCIAT ARCHITECTURAL CONSULTANT</b>	
Unit:	House number:	House suffix:	House suffix:
House name: <b>GRANARY COTTAGE</b>		House name: <b>PARK VIEW</b>	
Address 1: <b>HOBBIN LANE</b>		Address 1: <b>GLAISDALE</b>	
Address 2: <b>SLEIGHTS</b>		Address 2: <b>WHITBY</b>	
Address 3:		Address 3:	
Town: <b>WHITBY</b>		Town:	
County: <b>N. YORKSHIRE</b>		County: <b>NORTH YORKSHIRE</b>	
Country: <b>ENGLAND</b>		Country: <b>ENGLAND</b>	
Postcode: <b>YO21 5EX</b>		Postcode: <b>YO21 2PP</b>	

**3. Description of Proposed Works**

Please describe the proposed works:

**EXTENSION TO FORM KITCHEN / DINING ROOM.**

### 3. Description of Proposed Works (continued)

Has the work already been started without planning permission?  Yes  No  
 If Yes, please state when the works were started (DD/MM/YYYY):  (date must be pre-application submission)

Has the work already been completed without planning permission?  Yes  No  
 If Yes, please state when the works were completed (DD/MM/YYYY):  (date must be pre-application submission)

### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name: **GRANARY COTTAGE**

Address 1: **HOBBIN LANE**

Address 2: **SLEIGHTS**

Address 3: **WHITBY**

Town:

County: **N. YORKSHIRE**

Postcode (optional): **YO22 5EX**

### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way?  Yes  No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name: **AUSA MANNERS**

Reference: **AM/ENR 3971**

Date (DD MM YYYY): **19.12.2007**  
(must be pre-application submission)

Advice given: **BEST IF NEIGHBOUR (THIS APPLIC) COULD EXTEND AS WELL.**

### 7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?  Yes  No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

**711/56 + 711/66**

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers e.g. T1, T2 etc. and state the reference number of any plans or drawings:

### 8. Parking

Will the proposed works affect existing car parking arrangements?  Yes  No

If Yes, please describe:

### 9 Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council?  Yes  No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	STONE TO HOUSE. GLAZED FRAME (UPVC) TO UTILITY.	EXTG UTILITY FRAMES REPLACED & NEW WALLS NATURAL STONE COURSED/FALED/PUNTED TO MATCH EXISTING WORK	<input type="checkbox"/>	<input type="checkbox"/>	711/51 to 56 711/61 to 66
Roof	HOUSE: TILED (CLAY) EXTENSIONS: FLAT FELTED	FLAT FELTED TO MATCH EXTG.	<input type="checkbox"/>	<input type="checkbox"/>	DITTO
Windows	UPVC & SKI MIX.	SW. FOR PAINT FINISH	<input type="checkbox"/>	<input type="checkbox"/>	DITTO
Doors	EXISTING	EXISTING RE-USED	<input type="checkbox"/>	<input type="checkbox"/>	DITTO
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?  Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

711/51 EXTG GPL	711/61 PROPOSED GPL	DS. PLAN - NO REF.
711/52 " PFL	711/62 " PFL	D+A ST. "
711/53 " SW ELEV.	711/63 " SW ELEV	
711/54 " SE "	711/64 " SE "	
711/55 " NE "	711/65 " NE "	
711/56 " SITE PLAN	711/66 " SITE PLAN.	



11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form  
**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant: \_\_\_\_\_ Or signed - Agent: \_\_\_\_\_ Date (DD/MM/YYYY): **20.12.2008**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

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25 FEB 2008

Signed - Applicant: \_\_\_\_\_ Or signed - Agent: \_\_\_\_\_ Date (DD/MM/YYYY): \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

\_\_\_\_\_

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

\_\_\_\_\_

Signed - Applicant: \_\_\_\_\_ Or signed - Agent: \_\_\_\_\_ Date (DD/MM/YYYY): \_\_\_\_\_

11. Certificates (continued)

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- \* Certificate A cannot be issued for this application
- \* All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**AGRICULTURAL HOLDINGS CERTIFICATE**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

20.02.2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant 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 this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

NYMNPA  
25 FEB 2008

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

**12. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- |  |  |  |
|--|--|--|
| 3 copies of a completed and dated application form: <input checked="" type="checkbox"/>  | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>• National Park</li> <li>• Site of special scientific interest</li> <li>• Conservation area</li> <li>• Area of outstanding natural beauty</li> <li>• World Heritage Site</li> <li>• The Broads</li> </ul> | The correct fee: <input checked="" type="checkbox"/>   |
| 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> |  | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/>        |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/>                                      |  | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |

**13. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

20.02.2008 (date cannot be pre-application)

**14. Applicant Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**15. Agent Contact Details**

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

**16. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

**12. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. The correct fee:  The original and 3 copies of the following documents:

The completed and dated application form <input checked="" type="checkbox"/>	The completed, dated Article 7 Certificate (Agricultural Holdings) <input checked="" type="checkbox"/>	A design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/>
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north <input checked="" type="checkbox"/>	The completed, dated Ownership Certificate (A, B, C or D - as applicable) <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• National Park</li> <li>• Site of special scientific interest</li> <li>• Conservation area</li> <li>• Area of outstanding natural beauty</li> <li>• World Heritage Site</li> <li>• The Broads</li> </ul>
Other plans and drawings or information necessary to describe the subject of the application <input checked="" type="checkbox"/>		

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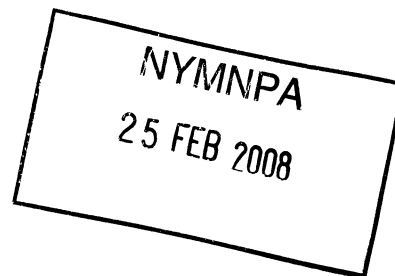
NYM : 2008 / 0 1 4 5 / F L

Proposed:

EXTENSION to  
FORM KITCHEN/DINING ROOM

at:

GRANARY COTTAGE  
HOBBIN LANE  
SLEIGHTS  
WHITBY



DESIGN & ACCESS STATEMENT  
FEBRUARY 2008

MICHAEL MILLER  
BA(Hons) ARCH. CIAT  
Architectural Consultant.



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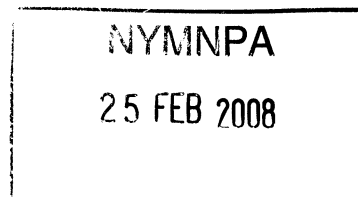
16 PARK VIEW. GLAISDALE.  
WHITBY  
NORTH YORKSHIRE.  
YO21 2PP.  
Tele: 01 947 897 497.

**1.00. PROJECT BRIEF.**

The brief for this project is to form an extension to the existing Kitchen at the rear of the dwelling in order to form a combined Kitchen/Dining Room.

The extension is to be sympathetic to the existing building and in the style adopted by previous extensions.

A Design and Access Statement is required because the site lies within a National Park. This has been prepared in accordance with requirements of DGLC Circular 01/2006 and guidance offered in the CABE publication 'Design and access statements'.

**1.00. DESIGN PROCESS.****1.10. ASSESSMENT****1.11. Physical Context.**

Granary Cottage is situated within a string of roadside properties near the head of Hobbin Lane and is located several miles south west of Whitby, within the North York Moors National Park boundary. The architecture of the hamlet is predominantly domestic and vernacular in style with many recent adaptations. Land use in the vicinity is largely agricultural and there are many such groups of domestic properties which abut this. Construction materials for buildings are generally natural stone walls and clay pantile roofs.

**1.12. Social & Economic Context:**

The local residents will not be affected by the development as the extension is concealed at the rear of the property and the nearest properties with views to the site are 1.5 kilometres to the north east. The immediate neighbouring property is not unduly affected as the intention is to submit a planning Application to extend that property in a complementary fashion. The site has a long history of domestic use and the proposal is consistent with that use.

The proposal contributes to the improvement of the dwelling and so either maintains or is additive to the value of the property. This in turn is contributory to the maintenance of the hamlet as a sustainable economic unit.

**1.13. Planning Policies.**

The project requires to address the North York Moors Planning Authority's Local Plan and the following policies apply:

H8 Extensions to Dwellings and GP3 General Development Policy.

H8 states that extensions will be permitted where:

- 1) The proposal is consistent with the host building
- 2) It does not reduce amenity space.
- 3) Conforms with GP3.

GP3 requires that:

- 1) The design respects or enhances the character of the building/locality
- 2) The proposal does not have unacceptable impact.
- 3) There is safe and convenient access.
- 4) Services can be provided.

**2.00. INVOLVEMENT.**

The applicant has had early consultations with the North York Moors National Park and has been advised to submit a Planning Application.

3.00. EVALUATION.

3.01. Siting of extension.

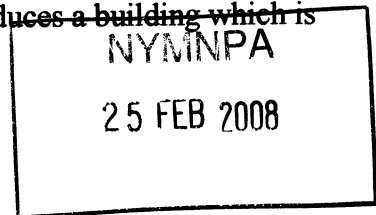
There are no other options for the location of this extension as the intention associated with existing space. This is to the north-west elevation where an under-used yard area presents the opportunity. The new building would be at the rear of the property and therefore out of sight.

Planning policies supportive of the proposal providing design and materials acceptable.

4.00. DESIGN.

It is not unwise to proceed with the design of this building since Planning Policies allow such additions. The location for the extension has been determined to be the north-west/rear elevation for the following reasons:

- i). Extending here is less prominent from the highway, which is more consistent with Planning Policy.
- ii). Form: the new building is diminutive in stature and takes references of style, scale and volume from the existing extension adjacent. The architecture is of the type recognisable in the vicinity. All this is consistent with the Planning Policies.
- iii). Functionally, the new Kitchen/Dining area will provide modest yet much needed space to allow more serviceable accommodation.
- iv). Constructionally, the building is intended to complement the existing arrangements.
- iv). Use of traditional materials accords with Planning Policies and produces a building which is sympathetic to the existing.



5.00. USE: Extension to dwelling.

6.00. AMOUNT: Approx 3.8m<sup>2</sup> or 3.2% of existing house area.

7.00. LAYOUT: See Design in 4.00 above.

8.00. SCALE: Considered relative to host building. Ceiling height approximates existing and results in a roofscape of recognisable scale. Plan form design to accommodate function required ie. extension of approximately 1.70 x 2.00m internal dimension. Window openings similar size to existing.

9.00. LANDSCAPING: As existing.

10.00. APPEARANCE: The building should blend in with the existing host building in terms of scale, form and construction materials. Details are expected to be simple and reflect the historical traditions of the locality. In time the materials use will weather to be almost indistinguishable from the existing building.

11.00. ACCESS. This will be from the existing floor level.

END