

NYM / 2008 / 0 2 9 7 / F L
NORTH

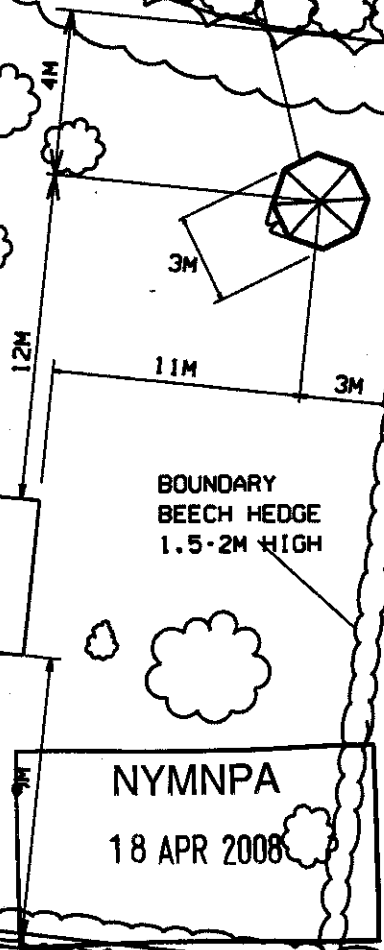
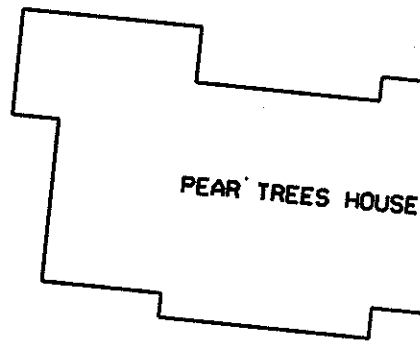
MR. & MRS. ELLIS
PEAR TREES HOUSE
BROOM HOUSE LANE
EGTON BRIDGE
NORH YORKSHIRE
YO21 1UZ



BOUNDARY
LLEYLANDII HEDGE
2M HIGH

SHRUBS AND SMALL
TREES 2-3M HIGH
2.5M DEEP

3M WIDE X 3M HIGH
OCTAGONAL SUMMER HOUSE
'LUGARDE PRIMA LOUISA PC11
WITH GREY SHINGLE TYPE ROOF
TO MATCH WITH HOUSE



BOUNDARY
BEECH HEDGE
1.5-2M HIGH

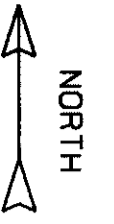
BEECH HEDGE
3M ABOVE ROAD

BOUNDARY WALL

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18 APR 2008

BROOM HOUSE LANE

Summer House Site Plan
Drg No PTH-0010 Rev A



GRAZING FIELD

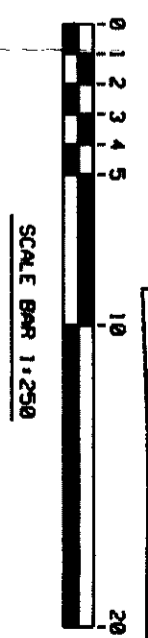
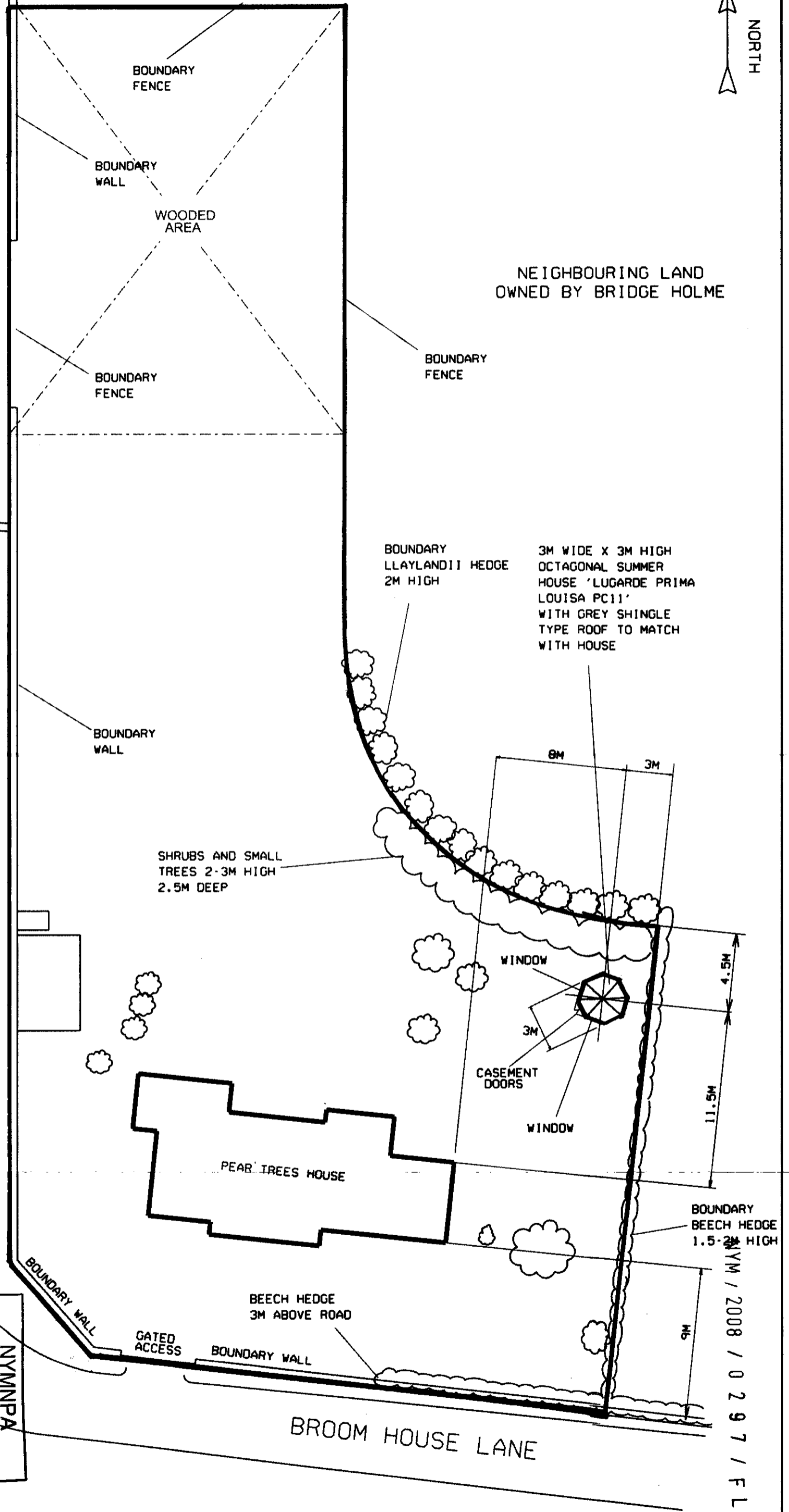
NEIGHBOURING LAND OWNED BY BRIDGE HOLME

NEIGHBOURING LAND OWNED BY VEGAMARA

REV	DATE	BY	CHKD	APPRD	DESCRIPTION
0	01/05/08	RE	JE	RE	ISSUED FOR PLANNING APPROVAL

ADDRESS OF PROPERTY
 MR & MRS. ELLIS
 PEAR TREES HOUSE
 BROOM HOUSE LANE
 EGTON BRIDGE
 NORTH YORKSHIRE
 YO21 1UZ

Pear Trees House
 Summer House Location
 DRAWN: R. ELLIS
 SCALE: 1:250
 DATE: 01 MAY 2008
 SKETCH NO.: PTH-010
 REV: 0



NYMNP
 - 6 MAY 2008

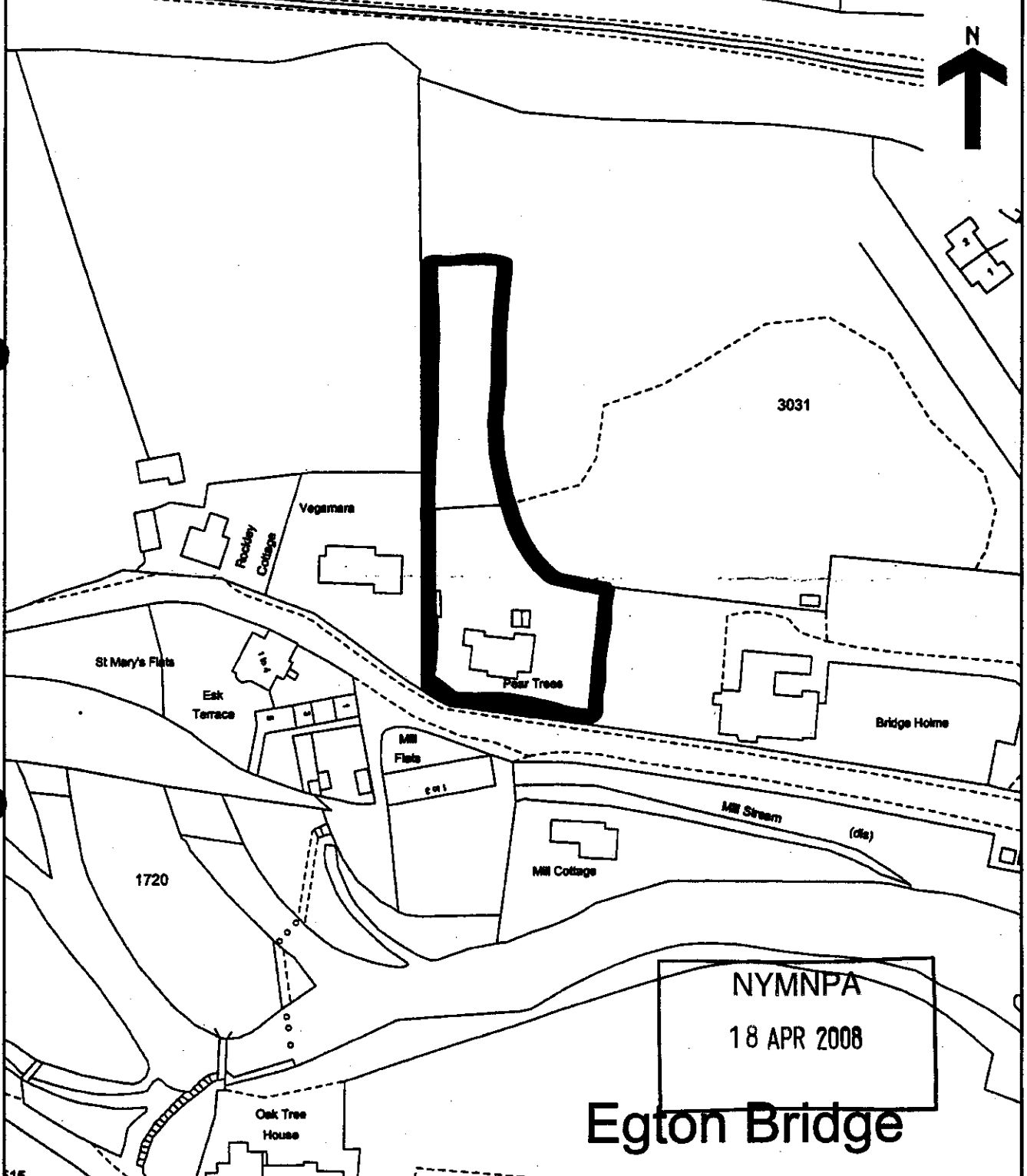
NYM / 2008 / 0297 / FL

Land Registry
Official copy of
title plan

Title number NYK328758
Ordnance Survey map reference NZ8005SW
Scale 1:1250 enlarged from 1:2500
Administrative area North Yorkshire: Scarborough



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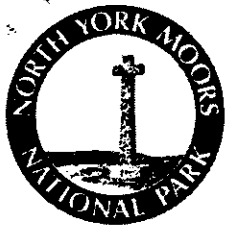
Egton Bridge

This official copy issued on 6 August 2007 shows the state of this title plan on 6 August 2007 at 16:36:24. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 7 - Title Plans.

This title is dealt with by Land Registry, York Office.

Location Plan
PTH-0011 Rev A



08/0297

PL.1

Grid ref NZ80240, 03290

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

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Country Code: National Number: Extension Number:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available) Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference (must be completed if postcode is not known):

Easting:

Northing:

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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, extinguishment and/or creation of public rights of way? Yes No

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):

Officer name:

Title: First name: Surname:

Reference:

Date:

Details of the pre-application advice received:

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

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

8. Parking

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

9. Council Employee / Member

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

10. 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)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:
 Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:
 Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Windows - description:
 Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Doors - description:
 Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

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11. Materials (continued)

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Boundary treatments - description:Description of *existing* materials and finishes:

No existing construction.

Description of *proposed* materials and finishes:

No boundary treatment required.

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

No existing construction.

Description of *proposed* materials and finishes:

No changes to vehicle access or hard standing.

Lighting - add descriptionDescription of *existing* materials and finishes:

No existing construction.

Description of *proposed* materials and finishes:

No lighting required.

Others - description:

Type of other material:

Description of *existing* materials and finishes:

No existing construction.

Description of *proposed* materials and finishes:

No other requirements.

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:

Drawing as attached with copies of manufacturer's catalogue.

12. Certificates (Certificate A)**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.

Title: First name: Surname: Person role: Declaration date: Declaration made**12. Certificates (Agricultural Holdings Certificate)****Agricultural Holding Certificate****Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (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: Title: First Name: Surname: Person role: Declaration date: Declaration Made**13. Declaration**I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. Date

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18 APR 2008

DESIGN AND ACCESS STATEMENT

FOR

PROPOSED SUMMER HOUSE AT

**Pear Trees House
Broom House Lane
Egton Bridge
North Yorkshire YO21 1UZ**

INTRODUCTION

This application is for a summer house to be located within the boundary of Pear Trees House. The main dwelling building is a coach house built in the 1850's and was converted into a 2-storey house in 1956.

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- 6 MAY 2008

DESIGN

The chosen design of the summer house is an octagonal shape with pitched roof. It was decided that this design would be more suited to the area and more pleasing to the eye than the usual rectangle shape with a flat felted roof. Although the octagon shape is of a higher cost it was clear this was a superior design and more suited to the area where it is to be located.

The location of the summer house has been decided not only to obtain benefit from the rotation of the sun but also placed in an unobtrusive location within the plot. The octagon's natural shape will blend with the adjacent Leylandii trees, shrubs, back drop and general area. It is proposed to paint the outside with a protective white paint and the pitched roof will remain as supplied, blue shingle effect which reflects the main dwelling building roof tiles.

The structure comprises eight sides. One side containing a casement $\frac{3}{4}$ glazed door and 2 sides each containing one glazed window $\frac{3}{4}$ the height of the side. The windows will be sited one either side of the door. The door will

face a south-westerly direction towards the main dwelling building. The remaining 5 sides will be whole. These sides will face the boundary of the adjacent land known as Bridgeholme, so as not to overlook the property.

The structure will sit on a solid base elevated 10cm above the ground thereby minimising any damp problems to the base of the structure. This will require a step in front of the door for access. The estimated height from the ground to the top of the pitched roof will be 310cm. The octagonal hardstand will be surrounded by a 30cm wide trench containing gravel/slate chippings to assist in drainage. It is planned to grow climbing plants around the structure to assist in blending with the surroundings. In time a pathway will be created linking with other paths leading to the main dwelling

The size of the structure measures 3.0M across the flats of the octagon giving a floor area of 7.5M²

The summer house will be used for social and pleasure activities during the warmer months.

ACCESS

Access to the summer house when constructed will be gained by paths leading from the rear of the main dwelling.

During construction of the summer house, access will be gained from the east side of the main dwelling to the proposed location via the main drive and lawned areas. Removal of trees or shrubs for access will not be necessary. The construction of the hard stand will require materials to be delivered to the site. These materials will be brought directly inside the boundary of the property and will not be required to be left on a public highway. There is sufficient access to the property to allow this together with sufficient outside storage space. Only minimal equipment will be required which again will be delivered and stored inside the property boundary.

The summer house will be delivered inside the property boundary as a flat pack and assembled on the site.

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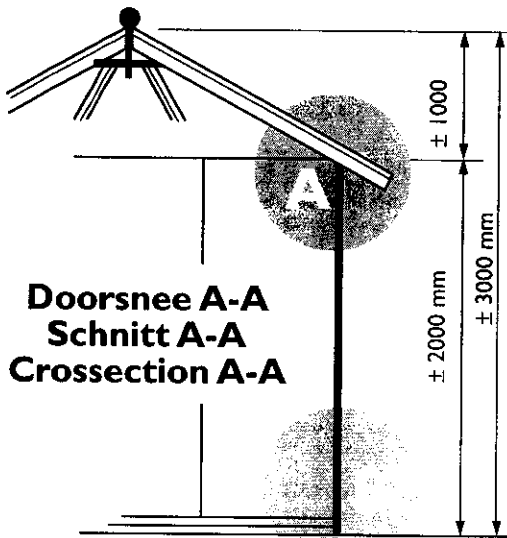
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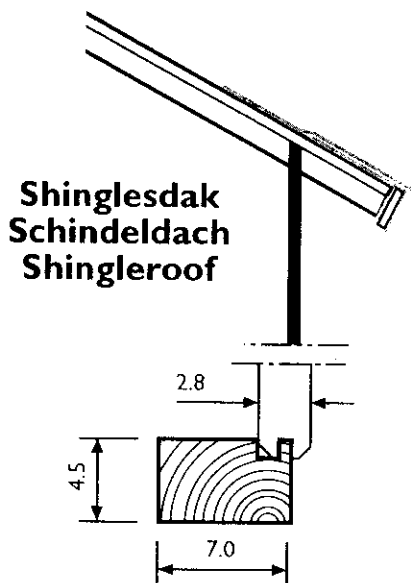
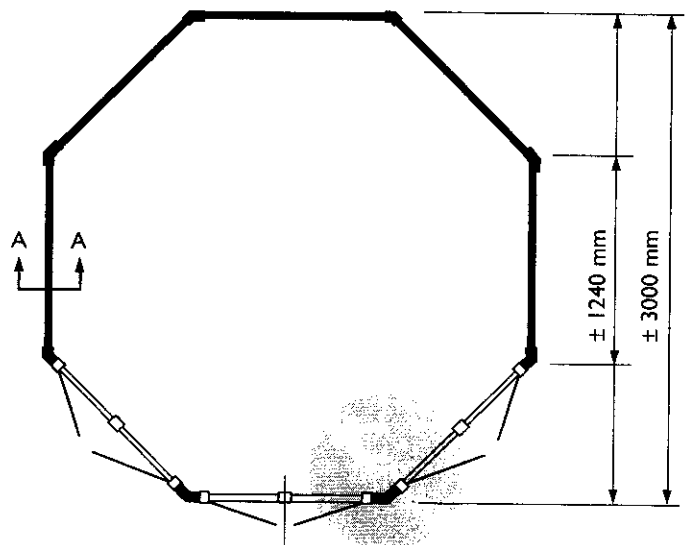


Voor aanzicht
Vorder Ansicht
Front view

Zij aanzicht
Seiten Ansicht
Side view



Doorsnee A-A
Schnitt A-A
Crosssection A-A

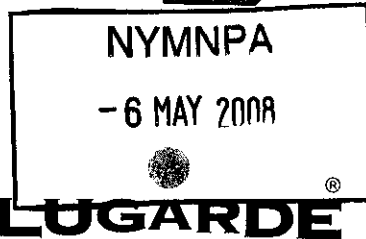


Shinglesdak
Schindeldach
Shingleroof

Gewicht/Weight:
Shingles/Schindeln: 610 kg.
Riet/Reet/Thatched: 670 kg.

Oppervlak
Oberfläche
Area: ± 7,5 m²

Inhoud
Inhalt
Contents: ± 17,4 m³



LUGARDE

LUGARDE HOLLAND

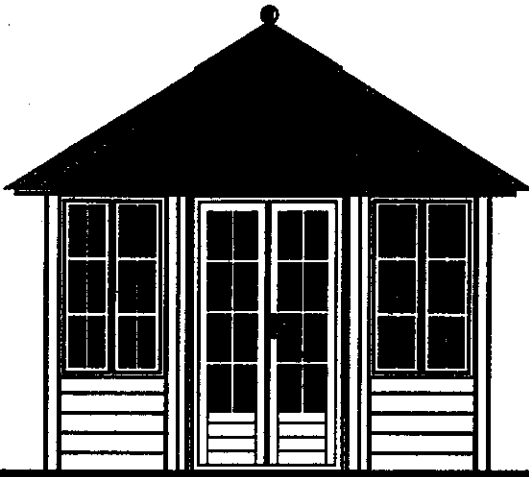
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Louisa

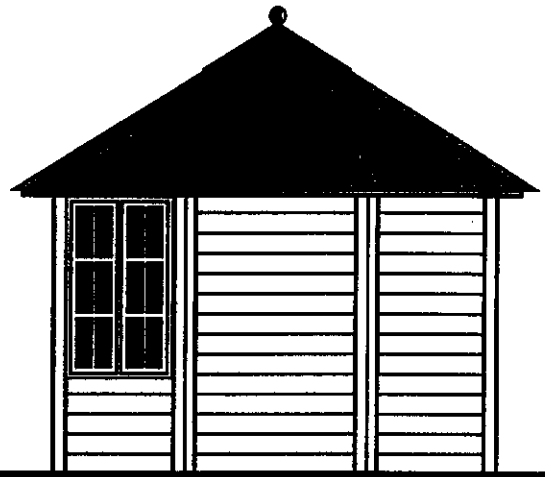
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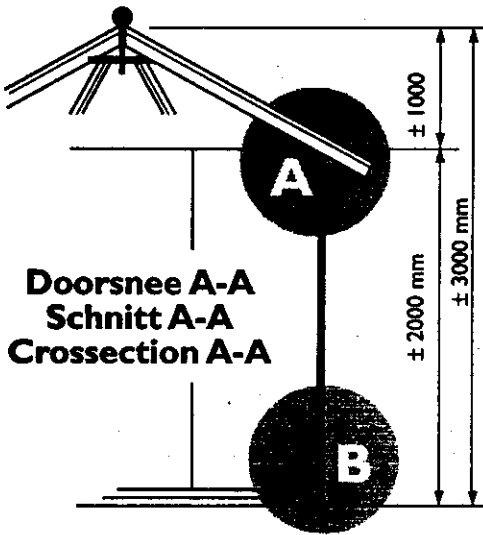
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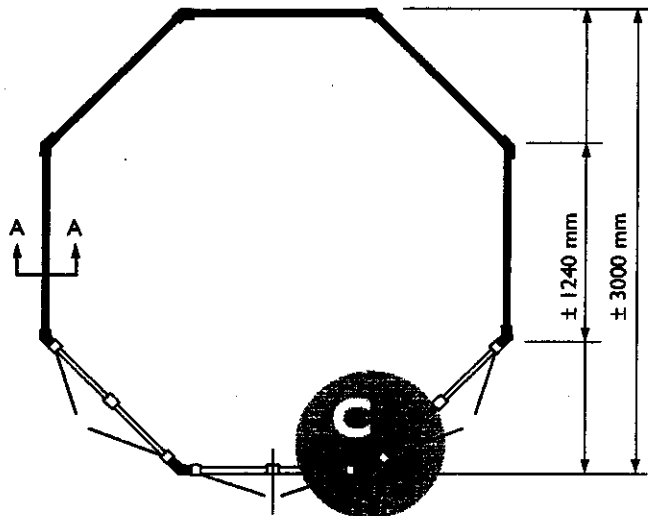
Voor aanzicht
Vorder Ansicht
Front view



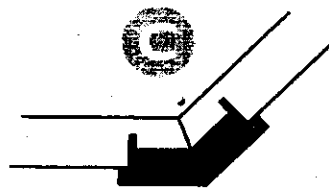
Zij aanzicht
Seiten Ansicht
Side view



Doorsnee A-A
Schnitt A-A
Crosssection A-A



Shinglesdak
Schindeldach
Shingleroof



Gewicht/Weight:
Shingles/Schindeln: 610 kg.
Riet/Reet/Thatched: 670 kg.

Oppervlak
Oberfläche
Area: ± 7,5 m²

Inhoud
Inhalt
Content

NYM/A,4 m³

18 APR 2008

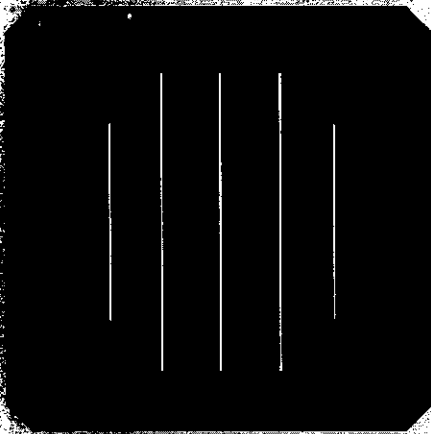
PRIMA ^{® 2004}

Louisa

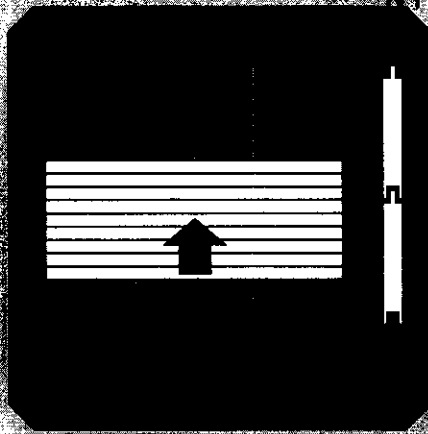
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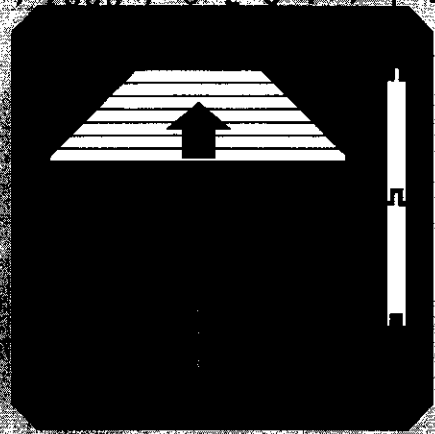
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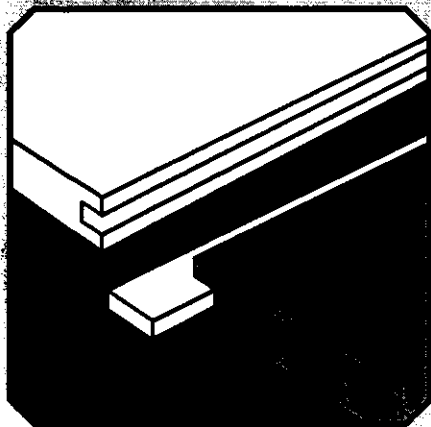
Vloer delen uitverdelen.
Bodenrillen gleichmäßig verteilen.
Distribute the floor sections evenly.



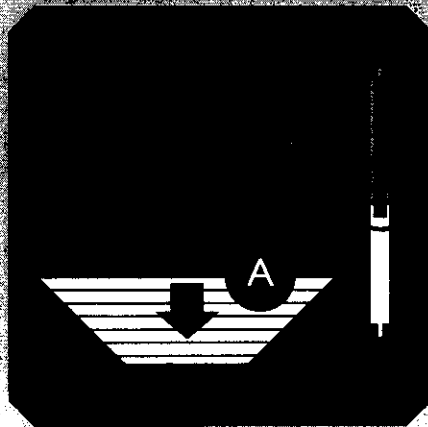
Rechte delen veer in groef leggen.
Gerade Bodenteile mit Feder in Nut verlegen.
Place the straight sections tongue in groove.



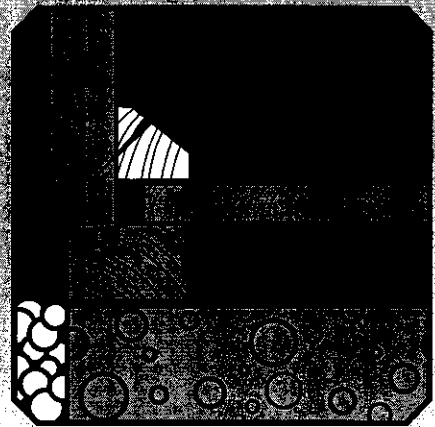
Schuine delen doorleggen.
Schräge Teile hintereinander verlegen.
Continue by placing the slanting sections.



Verbindingsstrook in de groef aanbrengen.
Verbindungsleiste in der Nut anbringen.
Place the connecting strip in the groove.



Schuine delen vanuit de strook doorleggen.
Schräge Teile von der Leiste ausgehend
hintereinander verlegen.
Continue laying the slanting sections from
the strip outward.



Plinten aan de wand spijkere.
Fußleisten an der Wand festnageln.
Nail the skirting boards to the wall.

Vloer (optie)

Zorg ervoor dat de onderlinge afstand tussen de vloerregels altijd gelijk is (uitverdelen).

De rechte vloerdelen veer in groef haaks op de vloerbalkjes leggen. De veer wijst in de richting van de pijl. Leg de vloerdelen niet te strak tegen elkaar i.v.m. de werking van het hout. Zorg altijd voor ca. 20 mm speling tussen de wand en de vloer.

De schuine vloerdelen doorleggen tot de korte wand.

Verbindingsprofiel tussen de twee groeven (A) aanbrengen en vervolgens met de veren in de richting van de pijl de vloer afmaken.

De plinten rondom aan de wanddelen bevestigen.

Boden (Option)

Zuerst die Bodenriegel laut dem abgebildeten Bodenplan gleichmäßig verteilen.

Die geraden Bodenteile mit Feder und Nut rechtwinkelig auf die Fußbodenbalken legen. Die Feder zeigt in Pfeilrichtung. Die Bodenbretter werden auf die Riegel genagelt, nicht auf die Fundamentbalken. Achtung: der Abstand zwischen Wand und Fußboden sollte ca. 3 cm sein, da das Holz sich ausdehnt. Auch deswegen die Bodenbretter nicht zu stramm ineinander schieben!

Die schrägen Bodenteile bis zur kurzen Wand hintereinander legen.

Verbindungsprofil zwischen den zwei Nuten (A) anbringen und danach mit den Federn in Pfeilrichtung den Boden fertig verlegen.

Die Fußbodenabdeckleisten an den Wänden nageln (nicht auf den Fußboden). Wir empfehlen Ihnen die Bodenbretter an der Unterseite dünn mit einem Imprägniermittel zu behandeln.

Floor (optional)

Ensure that the gaps between the floor sections are always equal (distribute evenly).

Place the straight sections tongue in groove at right angles on the floor joists. The tongue points in the direction of the arrow. Do not lay the floor sections too tightly together to prevent warping. Always leave an approx. 20 mm gap between the floor and the wall.

Continue laying the slanting floor sections to the short wall.

Place the connecting strip between the two grooves (A) and then finish the floor with the tongues in the direction of the arrow.

Attach the skirting boards around the wall sections.



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