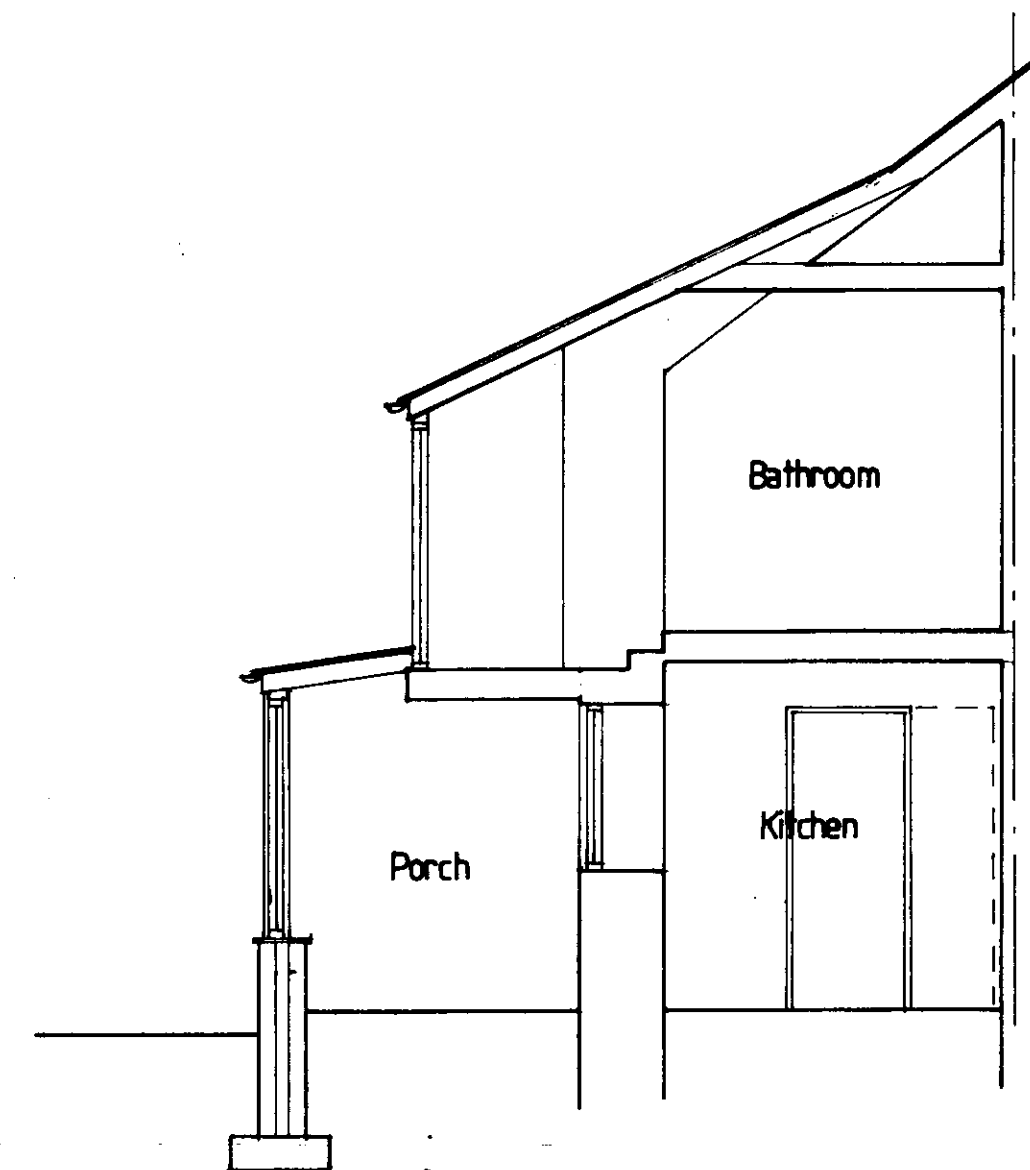
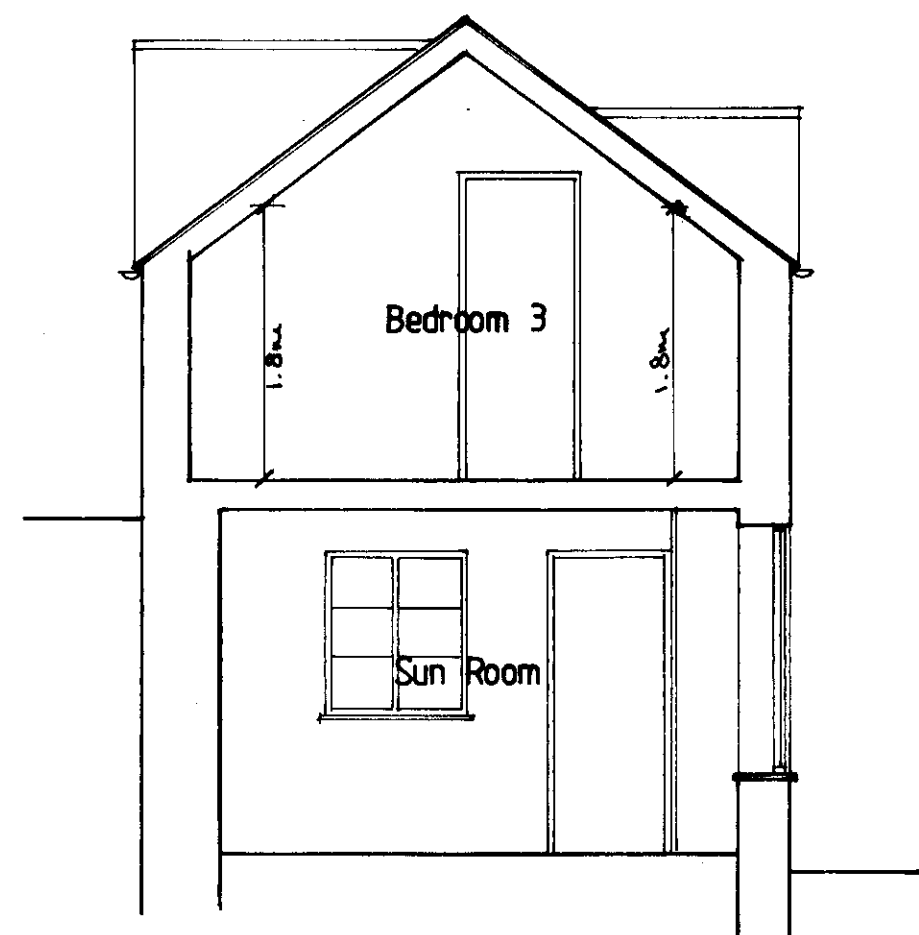


FRST FLOOR PLAN



SECTION 'aa'



SECTION 'bb'

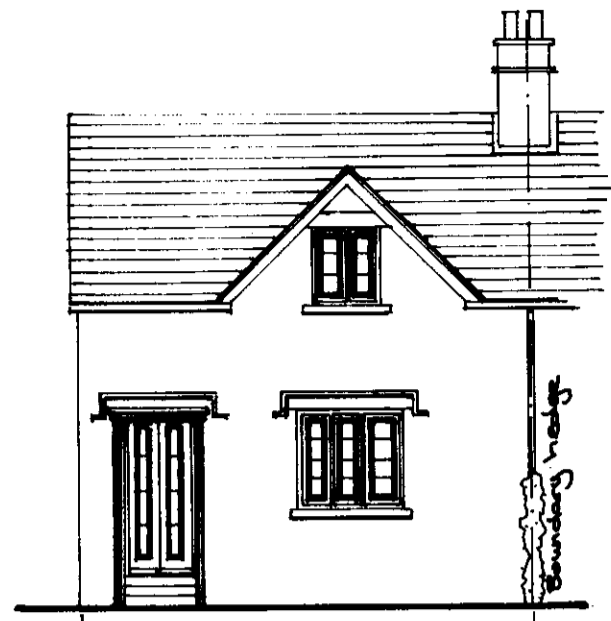
PROPOSED ADDITIONS & ALTERATIONS TO  
LITTLE GARTH COTTAGE, HACKNESS,  
SCARBOROUGH

PROPOSED FIRST FLOOR & SECTIONS

Date	April '08	Job no.	08/03
Drawn	VW	Dwg no.	04
Scale	1:50	Rev	

Victoria Wharton  
Architectural Design  
7 Red Scar Lane,  
Newby,  
Scarborough  
YO12 5RH  
Tel 07734 255300

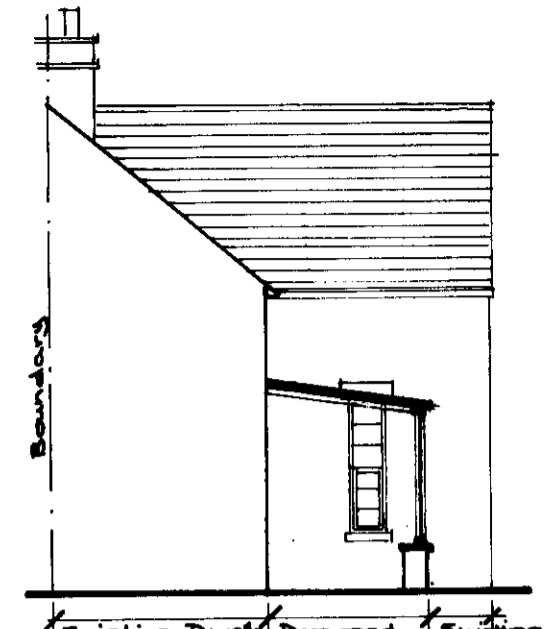
NYMNPA  
24 APR 2008



Existing Dwelling  
SOUTH ELEVATION 1



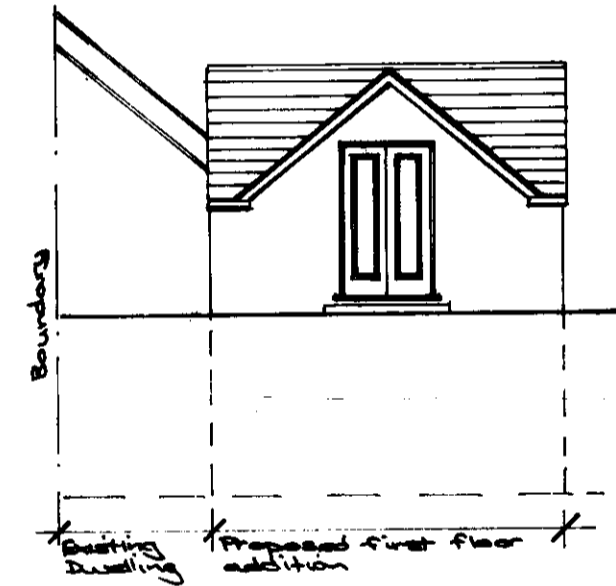
WEST ELEVATION



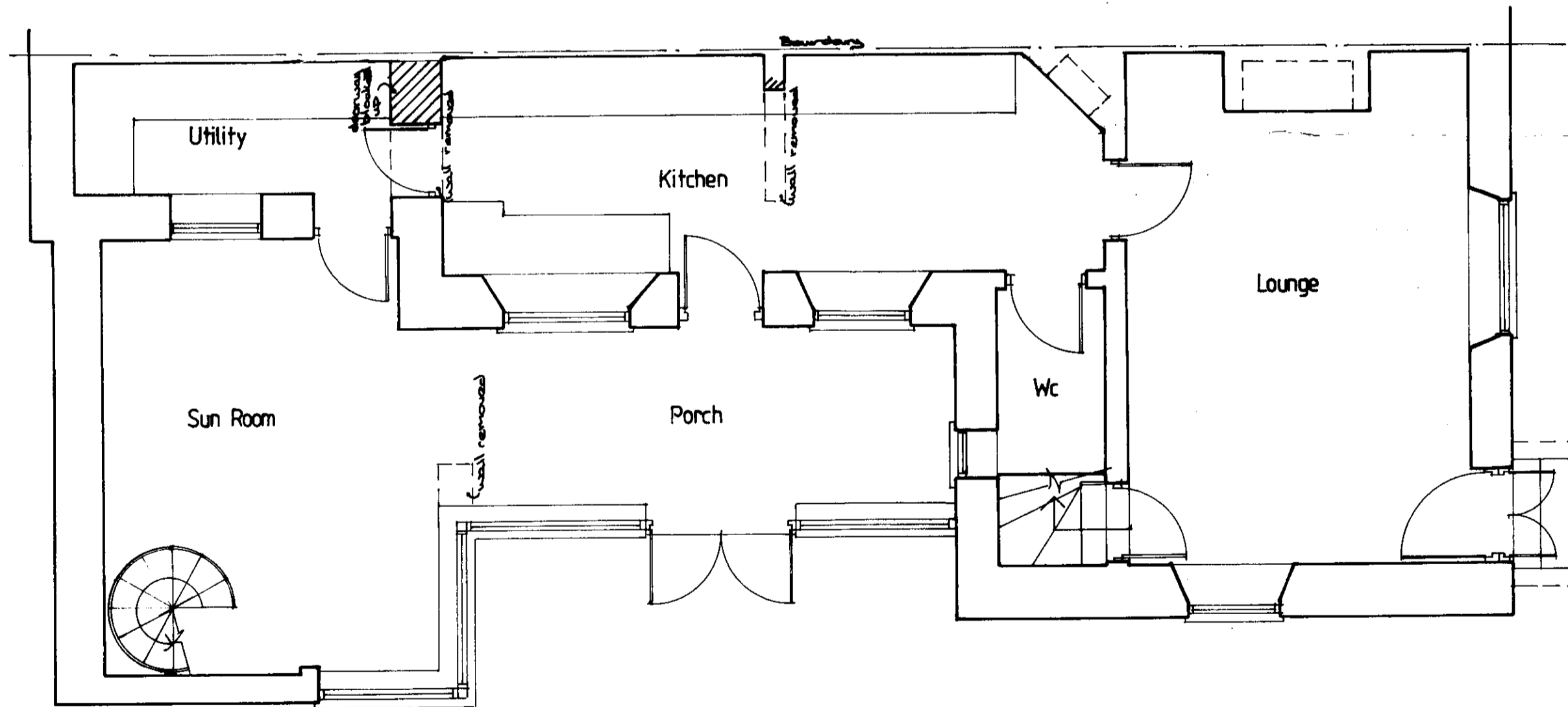
NORTH ELEVATION 1



SOUTH ELEVATION 2



NORTH ELEVATION 2



GROUND FLOOR PLAN

N.B All stonework to match existing & new roofs to be slate to match existing

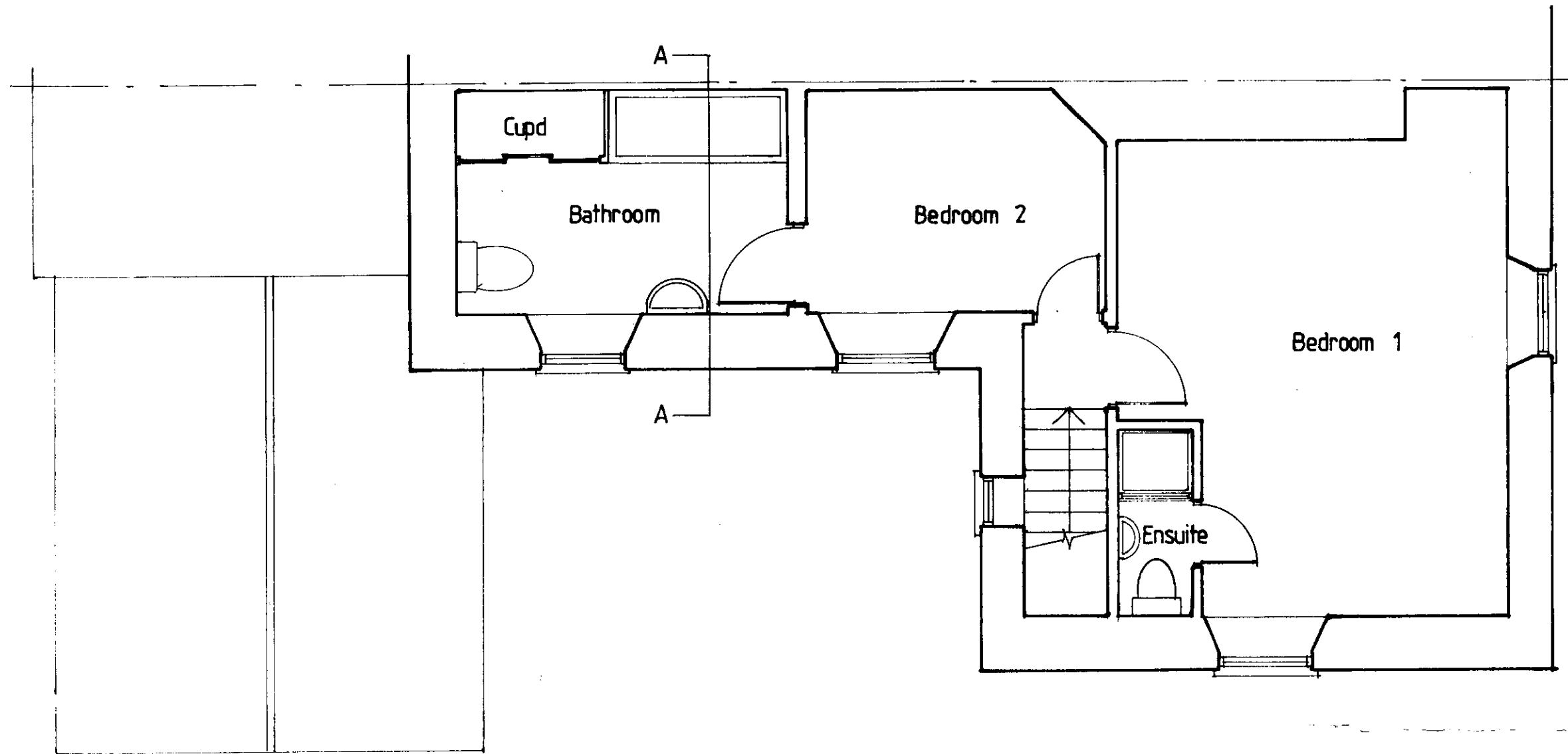
PROPOSED ADDITIONS & ALTERATIONS TO  
LITTLE GARTH COTTAGE, HACKNESS,  
SCARBOROUGH

PROPOSED GROUND FLOOR PLAN &  
ELEVATIONS

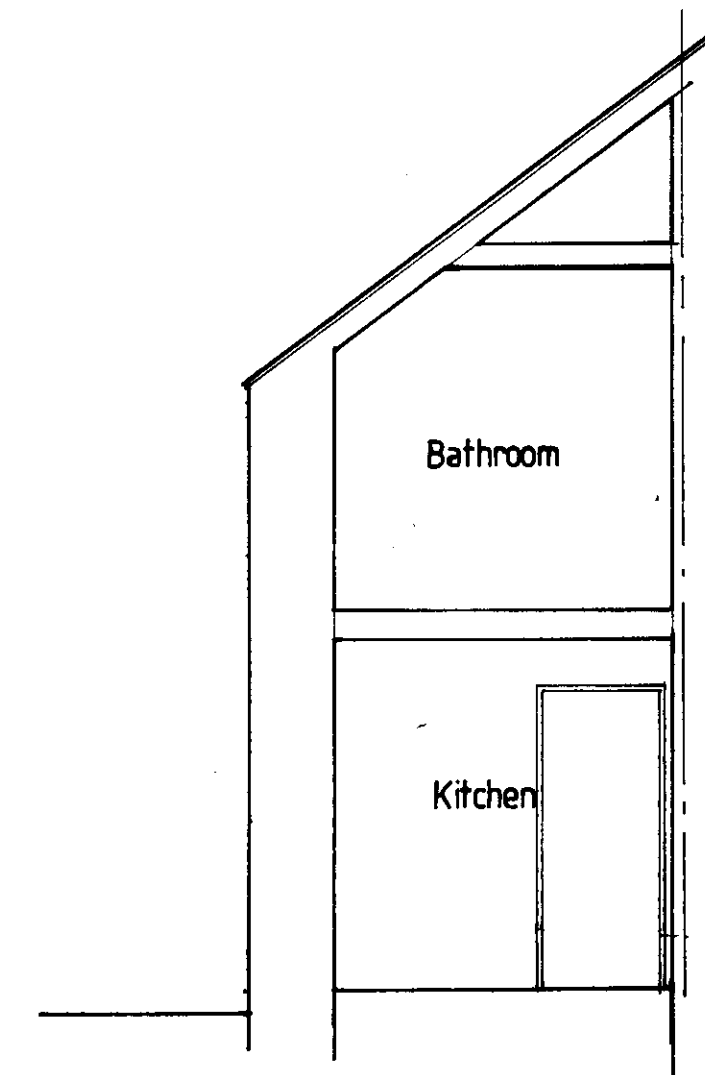
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Drawn VW Drg no. 03  
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Victoria Wharton  
Architectural Design  
7 Red Scar Lane,  
Newby  
Scarborough  
YO12 5RH  
Tel 07734255300

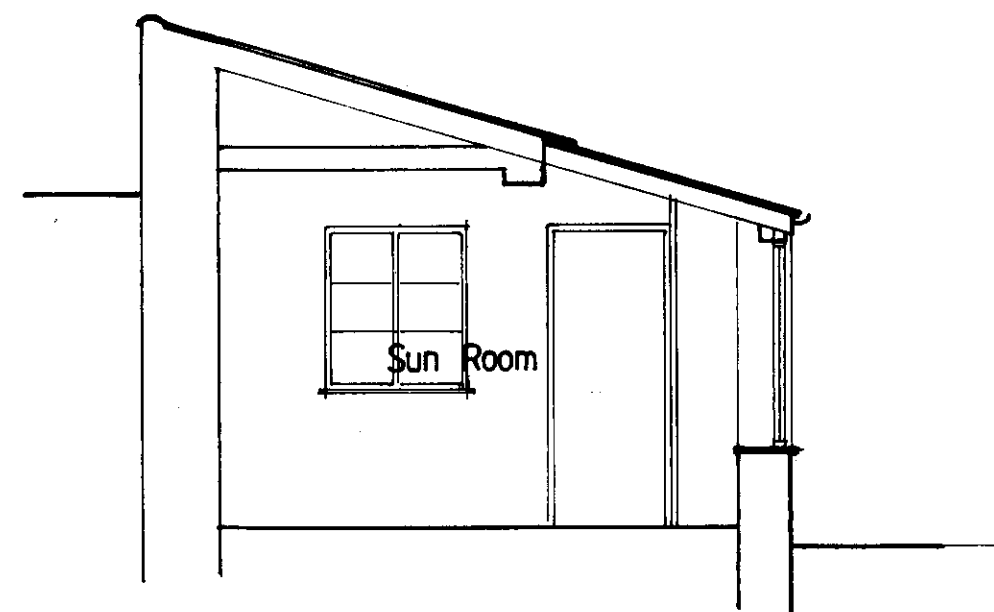
NYMNP  
24 APR 2008



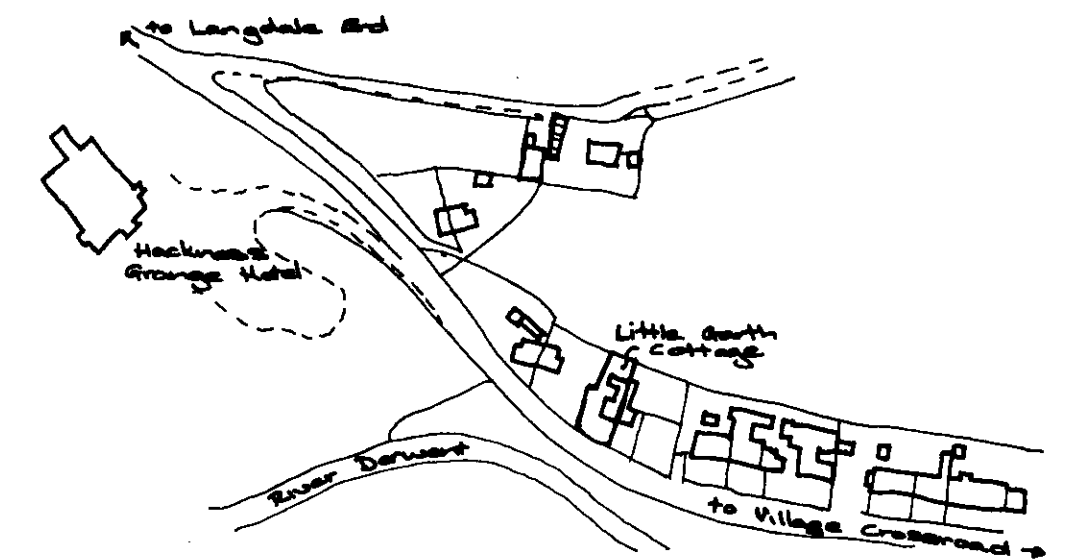
FIRST FLOOR PLAN



SECTION 'AA'



SECTION 'BB'



LOCATION PLAN 1: 2500

PROPOSED ADDITIONS & ALTERATIONS TO  
LITTLE GARTH COTTAGE, HACKNESS,  
SCARBOROUGH

EXISTING FIRST FLOOR PLAN & SECTIONS

Date	April '08	Job no.	08/03
Drawn	VW	Dwg no.	02
Scale	1:50	Rev	

Victoria Wharton  
Architectural Design  
7 Red Scar Lane,  
Newby,  
Scarborough  
YO12 5RH  
Tel 07734255300

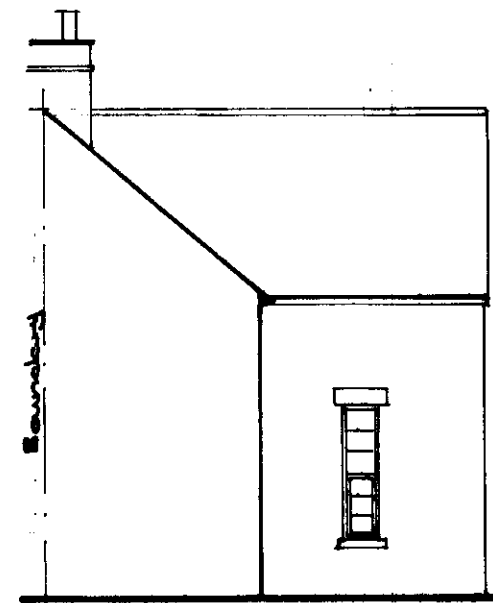
NYMNP  
24 APR 2008



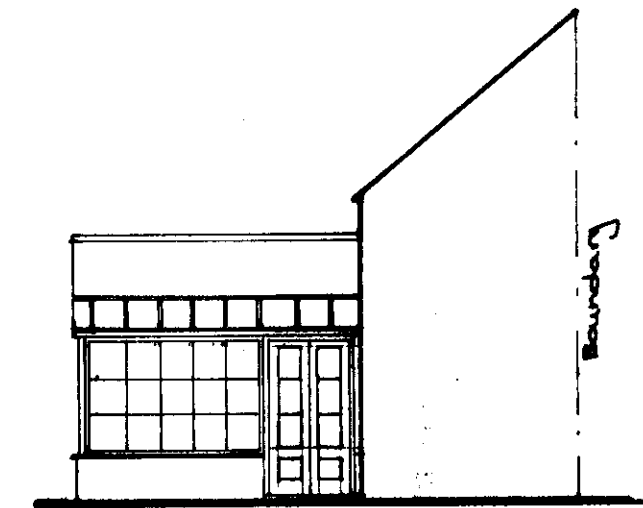
SOUTH ELEVATION 1



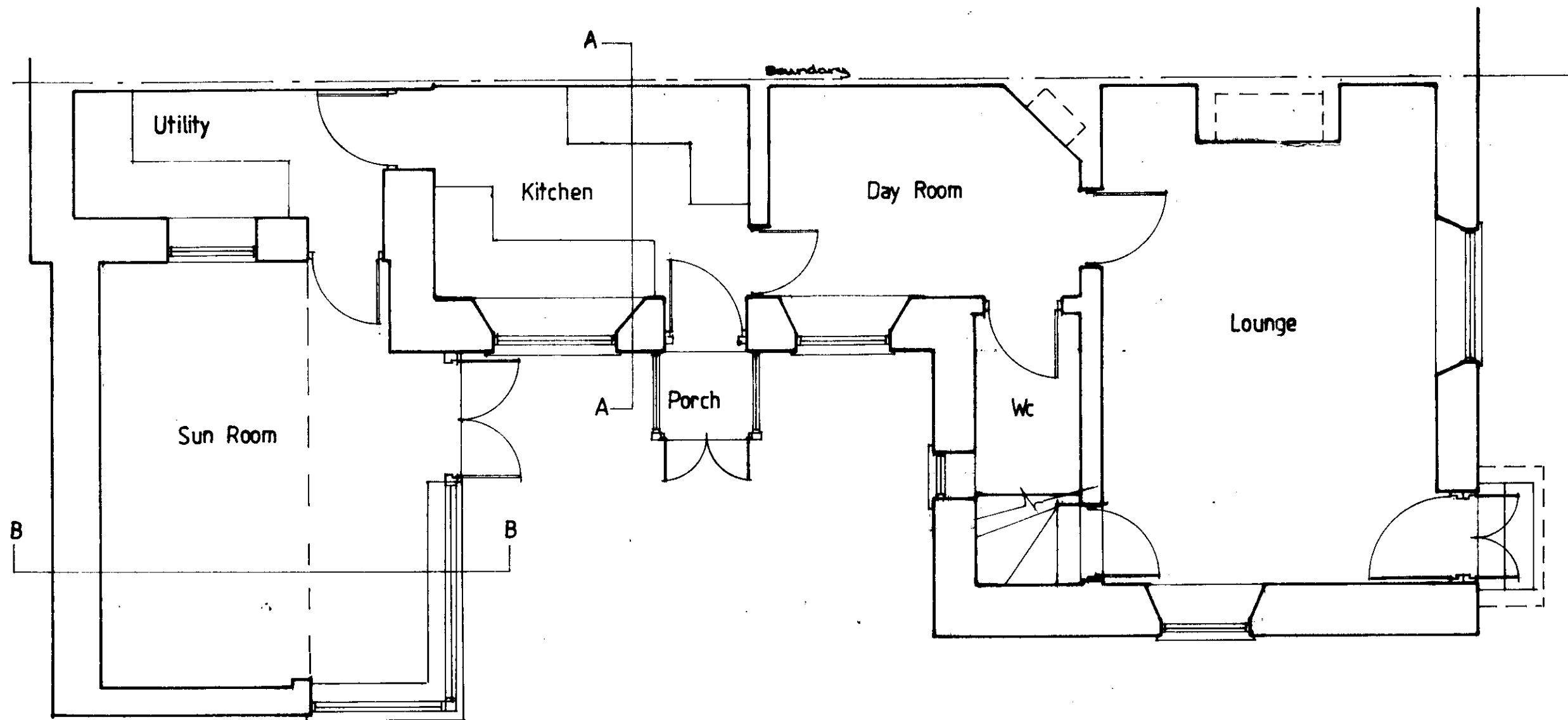
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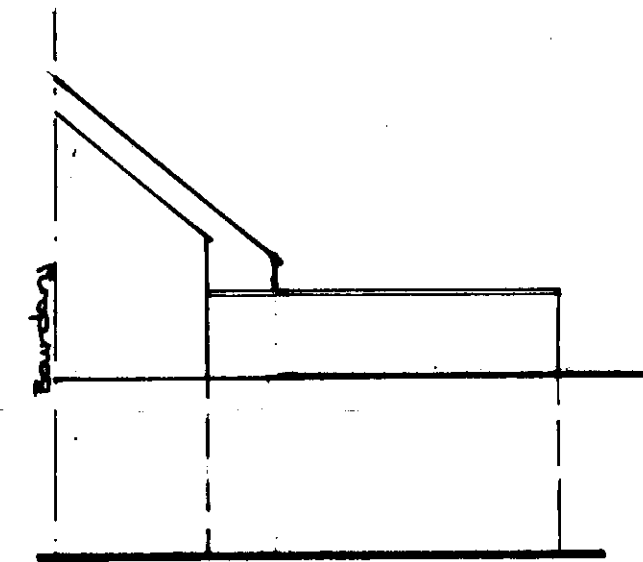
NORTH ELEVATION 1



SOUTH ELEVATION 2



GROUND FLOOR PLAN



NORTH ELEVATION 2

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24 APR 2008

PROPOSED ADDITIONS & ALTERATIONS TO  
LITTLE GARTH COTTAGE, HACKNESS,  
SCARBOROUGH

EXISTING GROUND FLOOR PLAN &  
ELEVATIONS

Date March '08 Job no. 08/03

Drawn YW Dwg no. 01

Scale 1:50 1:100 Rev

Victoria Wharton  
Architectural Design  
7 Red Scar Lane  
Scarborough  
YO12 5RH  
Tel 07734255300



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.

Ref:

Admin Ref: 08/0323

Date valid:

Grid ref:

## SECTION 1 YOUR DETAILS

### 1. Applicant

Name MRS L MONK  
Address LITTLE GARTH  
COTTAGE, HACKNESS,  
SCARBOROUGH  
Post Code YO13  
Tel No [REDACTED]

### 2. Agent

Name MISS V WHARTON  
Address 7 RED SCHR LANE,  
NEWBY,  
SCARBOROUGH  
Post Code YO12 5RH  
Tel No [REDACTED]

### 3. Applicant's interest in the land

## SECTION 2 YOUR PROPOSAL

### 4. Full postal address or location of the application site

LITTLE GARTH COTTAGE, HACKNESS,  
SCARBOROUGH

### 5. Applicant's interest in adjoining land

OWNER

### 6. Brief description of proposed development

PROPOSED FIRST FLOOR EXTENSION AND  
CREATION OF GLAZED AREA TO SIDE

## 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

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24 APR 2008

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.

- Layout
- Scale
- Appearance
- 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.

- Layout  Scale  Appearance  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 ? DWELLING

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) N/A

**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

Even if no alterations or changes are being sought, access arrangements will need to be described in the 'design and access statement'.

**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 existing/~~proposed~~\*

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 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 STONE TO MATCH EXISTING

Roof SLATE " " "

**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.

Dwg Nos 08/03/01 - 04

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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 [Redacted] (Applicant/Agent)

\* On behalf of MRS L MONK (Applicant)

Date 21/04/08

**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 \_\_\_\_\_

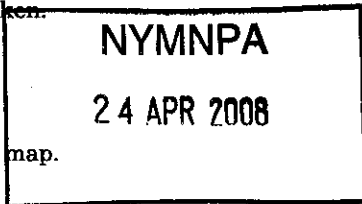
C. Signed [Redacted] (Applicant/Agent)

On behalf of MRS L MONK (Applicant)

Date 21/04/08

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:**

- for rural building conversion, any bat survey or structural engineer's report undertaken.
- the necessary plans numbered:
- 'design and access statement'.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- Flood risk assessment if the development lies in zone 2/3 of the indicative floodplain map.
- the fee of £ 135 - 00 by cheque/postal order no-



Signed [Redacted] (Applicant/Agent)

On behalf of MRS L MONK (Applicant)

Date 21/04/08

\* delete where appropriate

# **Design and Access Statement**

**For**

**Additions & Alterations  
to**

**Little Garth Cottage,  
Hackness,  
Scarborough**

NYMNPA

24 APR 2008

**Victoria Wharton BA Hons CAP**



## **Design and Access Statement**

### **The Site**

The site is situated the North of Scarborough in the village of Hackness. It fronts onto the main road through the village. The cottage itself is a typical stone built cottage with a slate roof. The cottage is semi detached with the adjoining neighbours to the East of the site.

The cottage is small comprising only two bedrooms, however it has been extended by the previous owner. This extension creates a sunroom to the rear/side of the property.

We are proposing to build over this extension in order to create another bedroom with ensuite.

The property creates a U-shape with the 'back door' situated on the west side of the property this has a porch surrounding it which is very small and thus the applicant wishes to create a porch area which extends across the U-shape.

Also as the applicant has two small children they would like to link the new bedroom to the existing property by means of a glazed link above the porch area.

### **Consultation**

The proposed development has not officially been discussed with any of the neighbouring residents within the area. However the applicant is intending to have an informal discussion with her neighbours at the cottage to the west, which they overlook and the proposed alterations will affect them the most. Also, the applicant has consulted with the North York Moors National Park on site with Hilary Saunders. The outcome of this meeting was that the proposals would be acceptable subject to a sympathetic design.

### **The design**

As the development comprises an extension to an existing dwelling we have tried to be considerate towards the host building while still achieving usable rooms within the house.

As the extension is to the rear of the property the front façade remains the same creating very little impact on the street scene.

The first floor/bedroom 3 extension has got the same gutter line in order to maximise useable space inside while the ridge line is lower than the host building in order to lessen its impact on the host building. We have inserted windows to the front and side; while we are aware the side one may not be acceptable the applicant feels the room would benefit from it. Also the existing property has three first floor windows overlooking the neighbour already so overlooking already occurs.

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The porch area creates a better entrance space for shoes and coats etc to be stored and gives the family a bit more space on the ground floor. The link piece above is intended to be temporary until the children are old enough to be left on their own.

With regard to this link piece, we have created a dormer to the bathroom because of the heights, this is the only option. The kitchen window sets the height and thus the floor of the link piece is as low as it can be therefore we have to create a dormer in order to achieve sufficient headroom to access the bathroom. If this link piece could have been achieved without creating dormer we would have done this.

Externally the materials will match the existing building with the walls been stone and walled in a similar manner to the host building, the roof will be slate and as close a match in colour as possible.

The windows will be of a similar design to the existing windows and the same goes for the doors.

### **Access**

The access to the site is along a tarmac road. No additional traffic will be travelling on this road due to this development.

The access to the building itself is up four or five steps at the moment and so access for disabled is not really feasible. The steps come up from the road and no changes are proposed to these.

Due to site constraints it is unfeasible to expect disabled or ramped access unfortunately.

### **Evaluation**

The proposed development would enhance the surrounding area and have a small impact on the appearance of the area.

The cottage's appearance would be improved by the addition of the first floor extension, as the current single storey extension appears incongruous when compared with the rest of the building. The addition would help to create a more complete dwelling. The glazed areas also provide the dwelling with much needed amenity space. Thus we feel the proposals would improve the appearance of the host building and its setting while creating a better family home for the applicant.

While we are aware the glazed areas are perhaps a little modern for this property we feel it is better to create an elevation that is slightly different to the existing property than try and mimic the existing. This has been done with the glazing in the existing sunroom and does not create the right affect or add to the character of the building. We are omitting the horizontal glazing bars in these areas but trying to keep the glazing tall and narrow in a bid to have similar proportions to the existing windows.

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With these additions the property becomes more feasible as a family home for the twenty-first century family. We are trying to create a dwelling which can still be used and thus be sustainable.

We feel the extensions would improve and enhance both the host building and its surrounding while having little impact on the neighbours and for these reasons we hope the National Parks Authority will look favourably upon them.

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