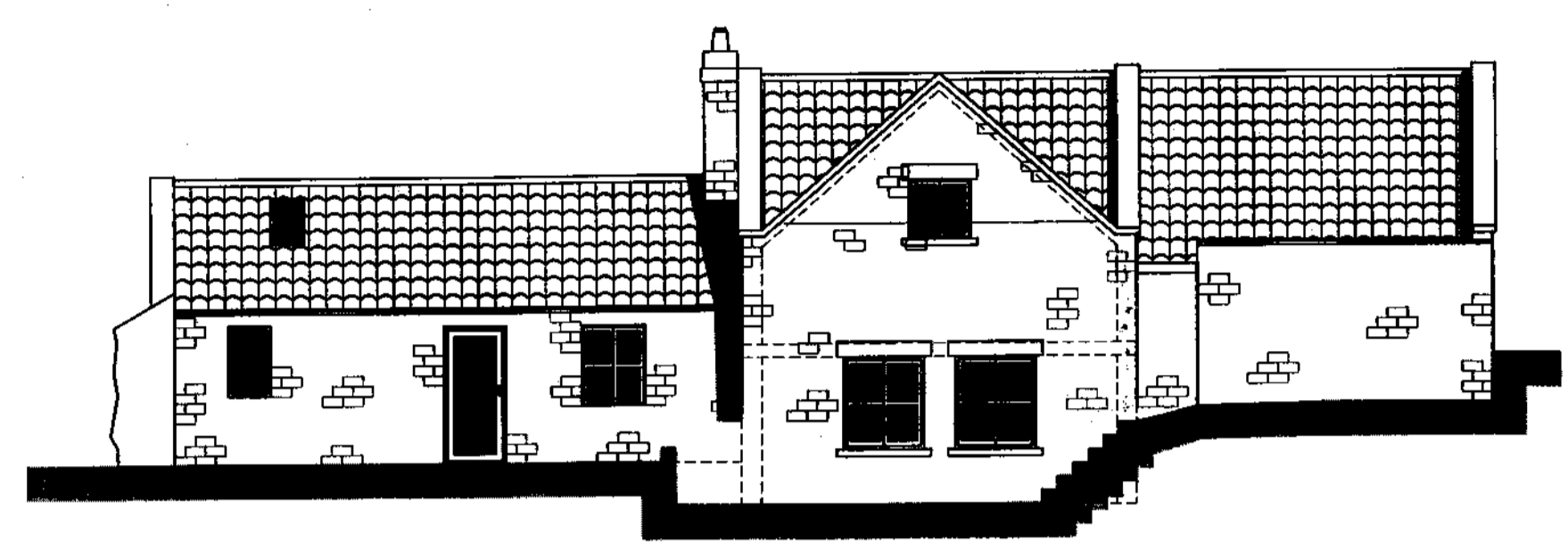
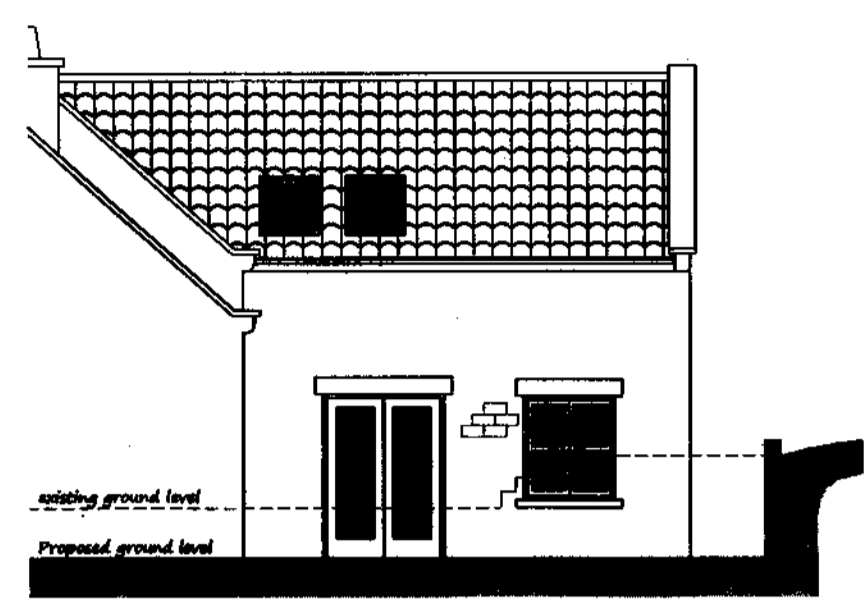


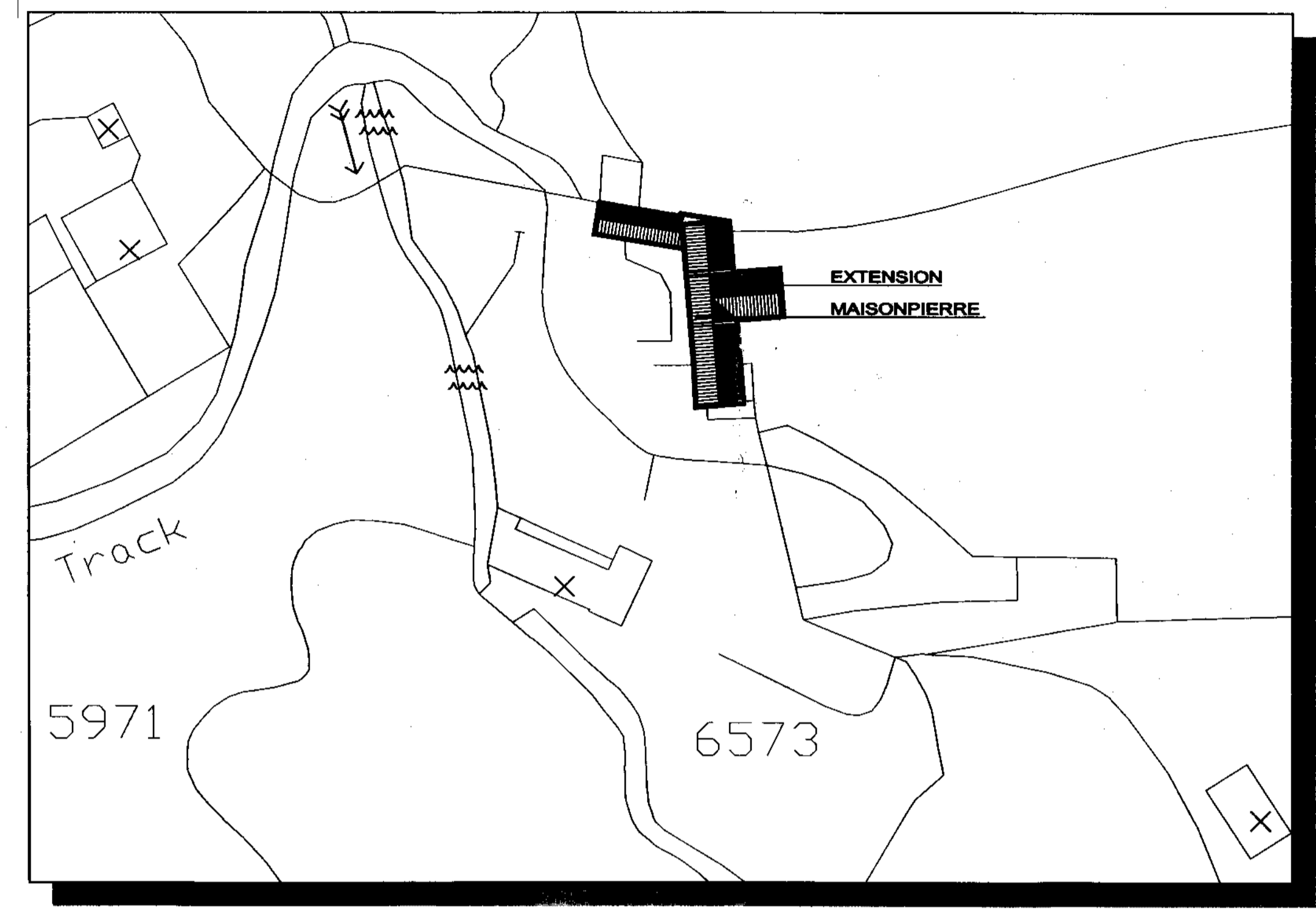
• DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
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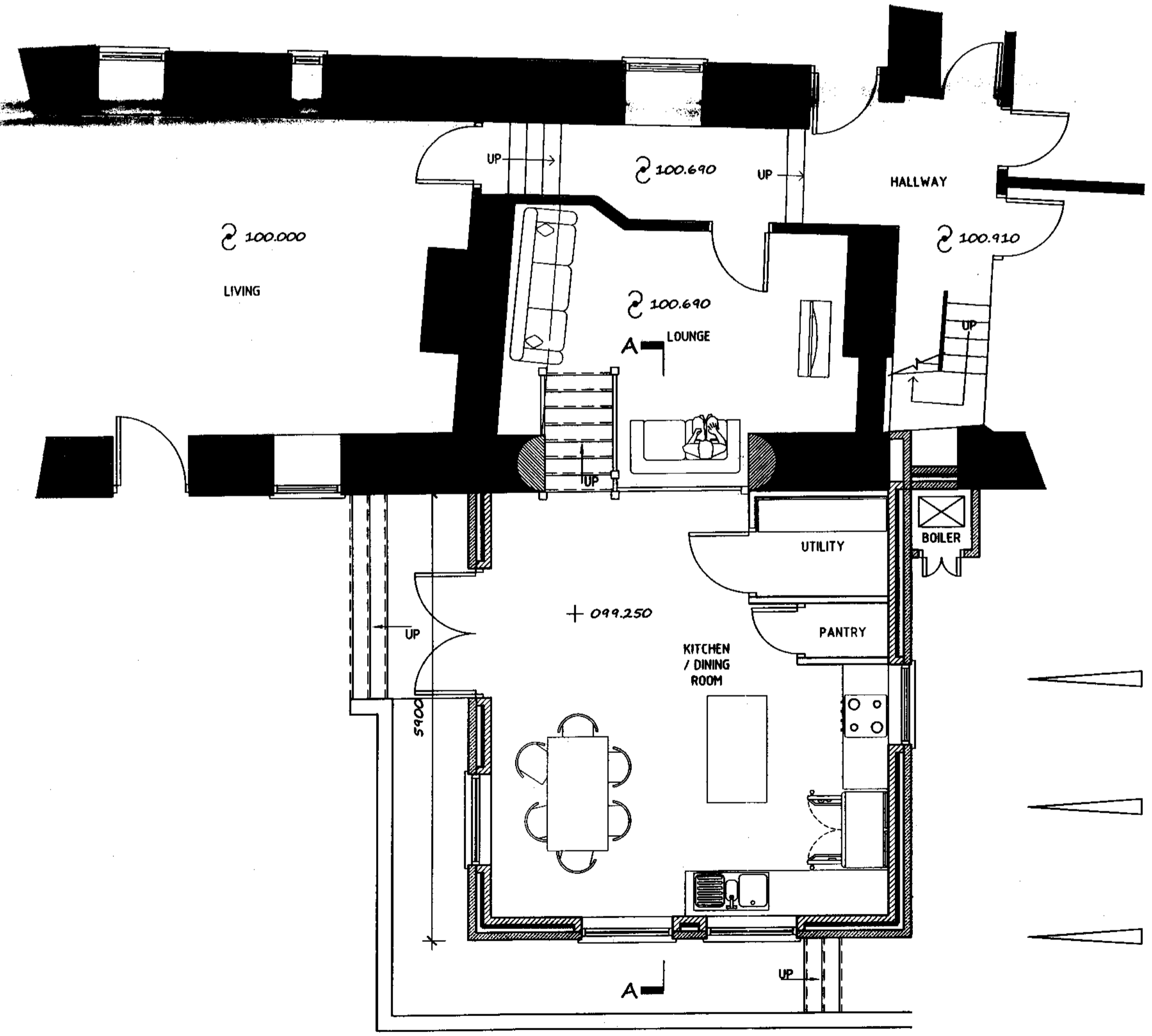
1 PROPOSED ELEVATION (East)
SCALE:1:100



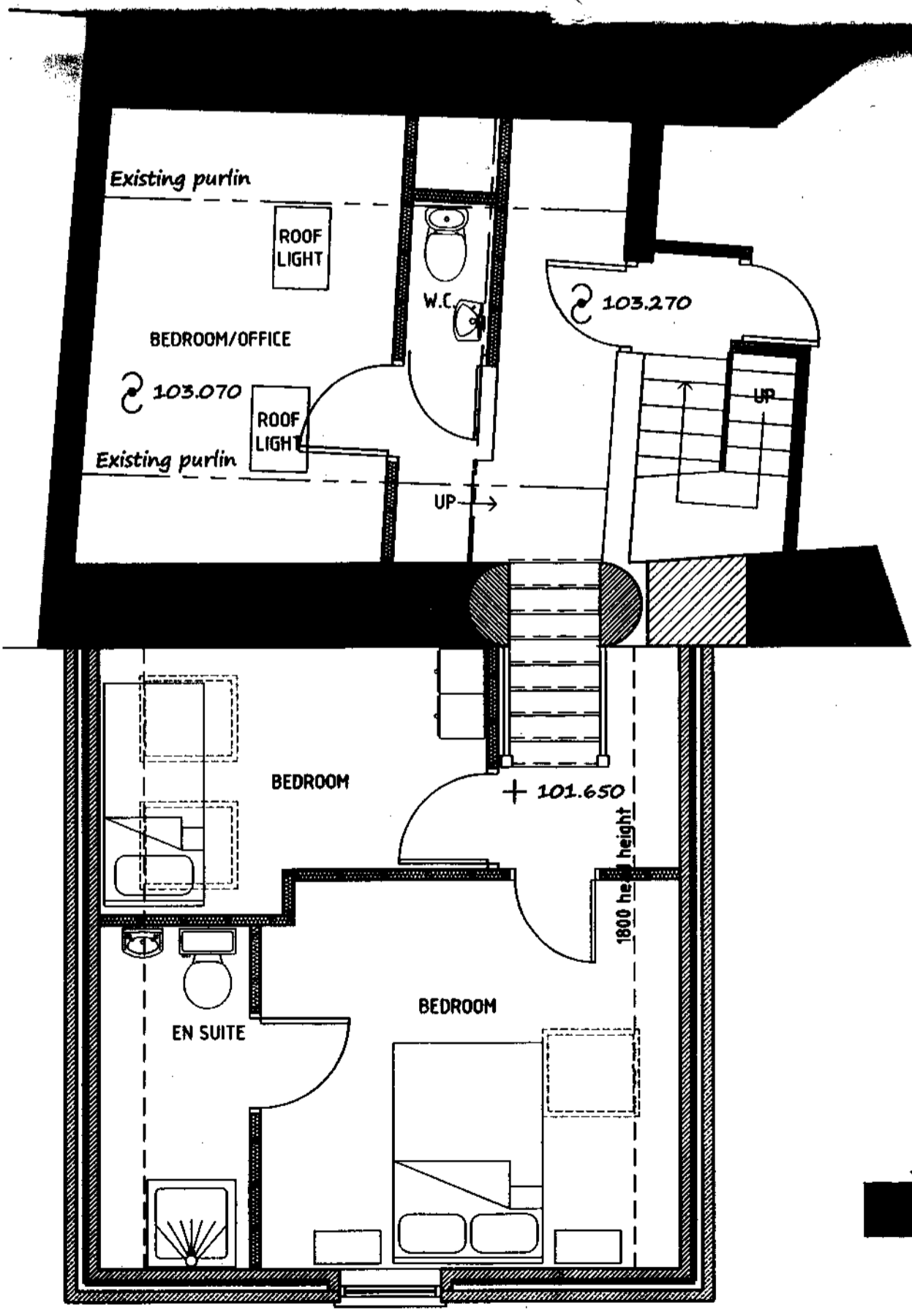
5 PROPOSED ELEVATION (South)
SCALE:1:100



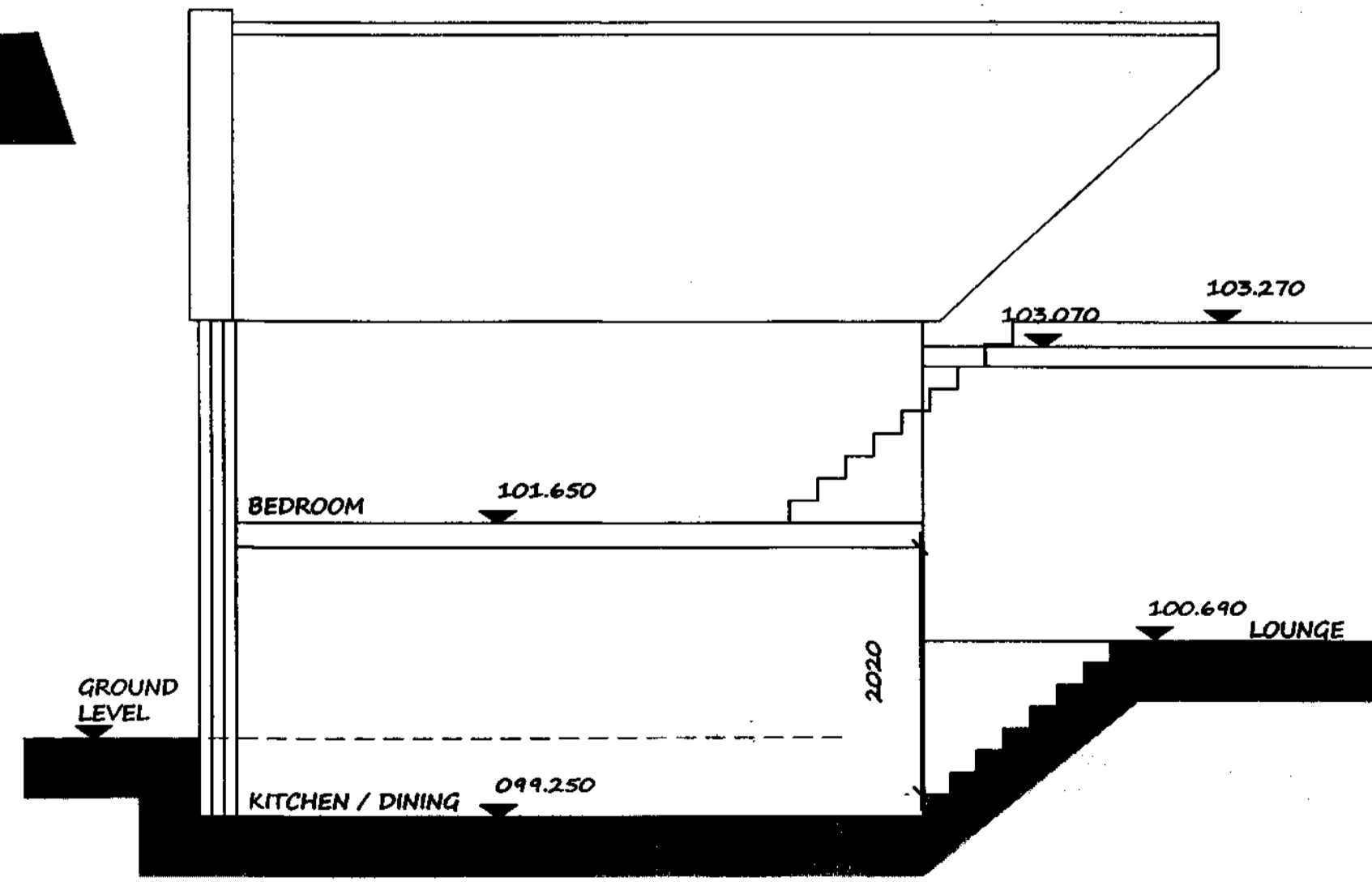
4 SITE LOCATION PLAN
SCALE:1:500



2 PROPOSED GROUND FLOOR PLAN
SCALE:1:50



3 PROPOSED FIRST FLOOR PLAN
SCALE:1:50



6 PROPOSED SECTION A - A
SCALE:1:50

NYMNP
26 JUN 2008

REV	DATE	BY	REVISION	CRD	APP
D	26/04/08	DC	LEVELS OF EXTENSION REDUCED		ND
C	12/03/08	DC	Amended Design	ND	ND
B	7 Dec 07	GR	Revised to suit clients	ND	ND
A	7 Sep 07	GR	Issued for approval	ND	ND

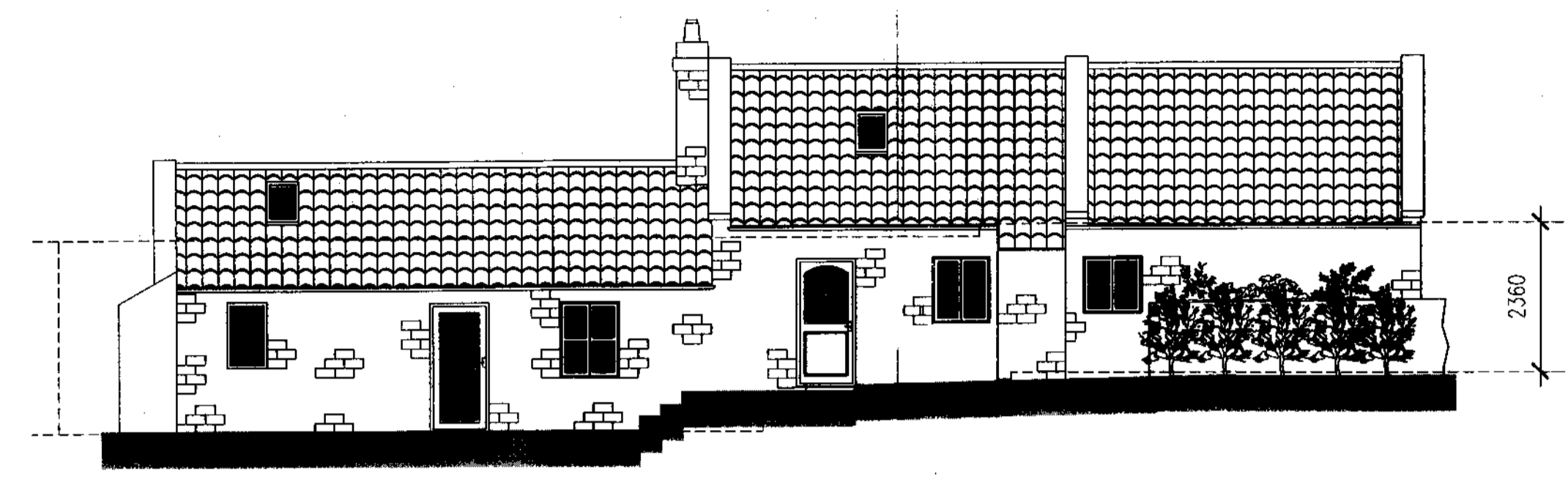
b h d partnership
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE: ARCHITECTURAL
 CLIENT: Mr. & Mrs. Jackson
 PROJECT: Alterations to Maisonpierre, Ramsdale, Fylingdales, Whitby
 TITLE: Proposed Ground and First Floor Plans

DRAWN:	CHECKED:	APPROVED:
D.Cairns	N.L.Duffield	N.Duffield
SCALE & SIZE: 1:50 & 1:100 @ A1	DATE: 12/03/08	DRAWING STATUS: Provisional

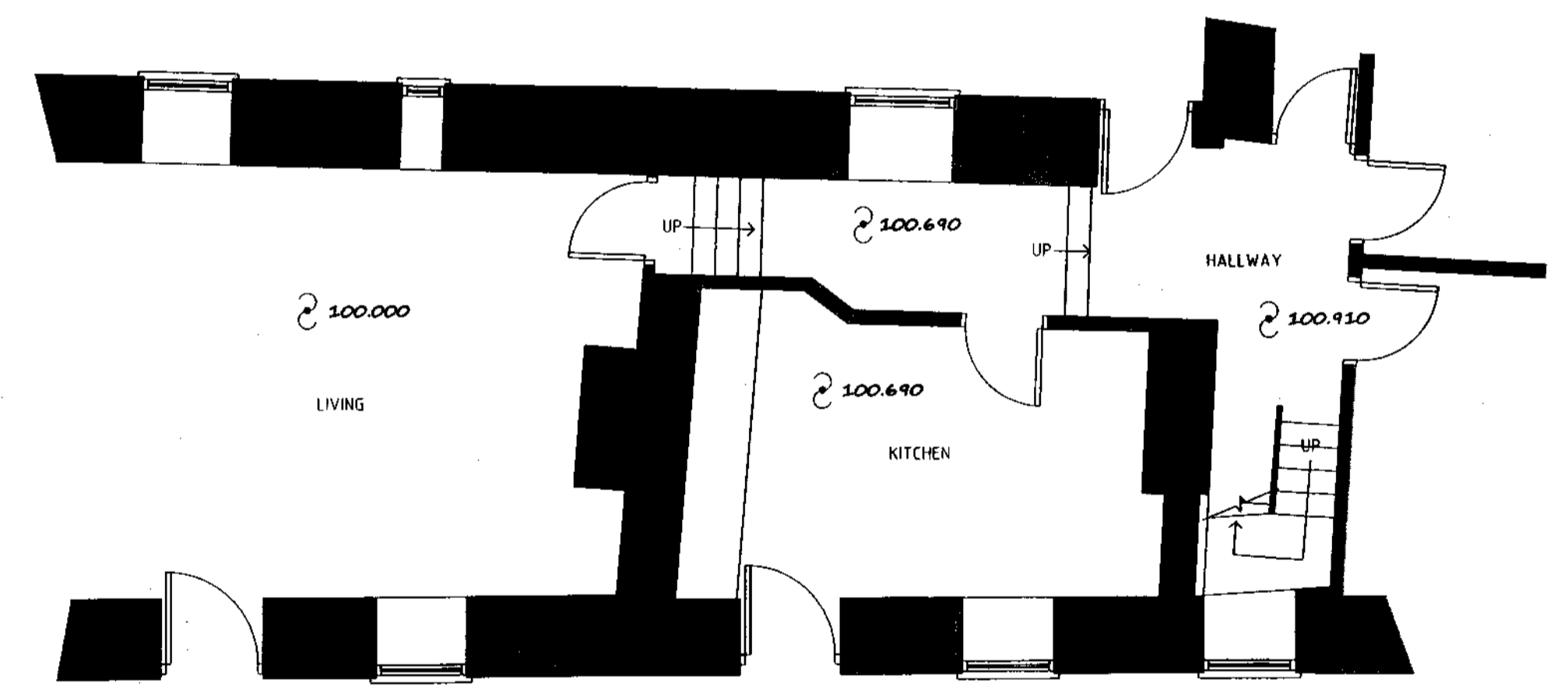
DRAWING No: D9051-02
 REV: D

- DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
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- 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.

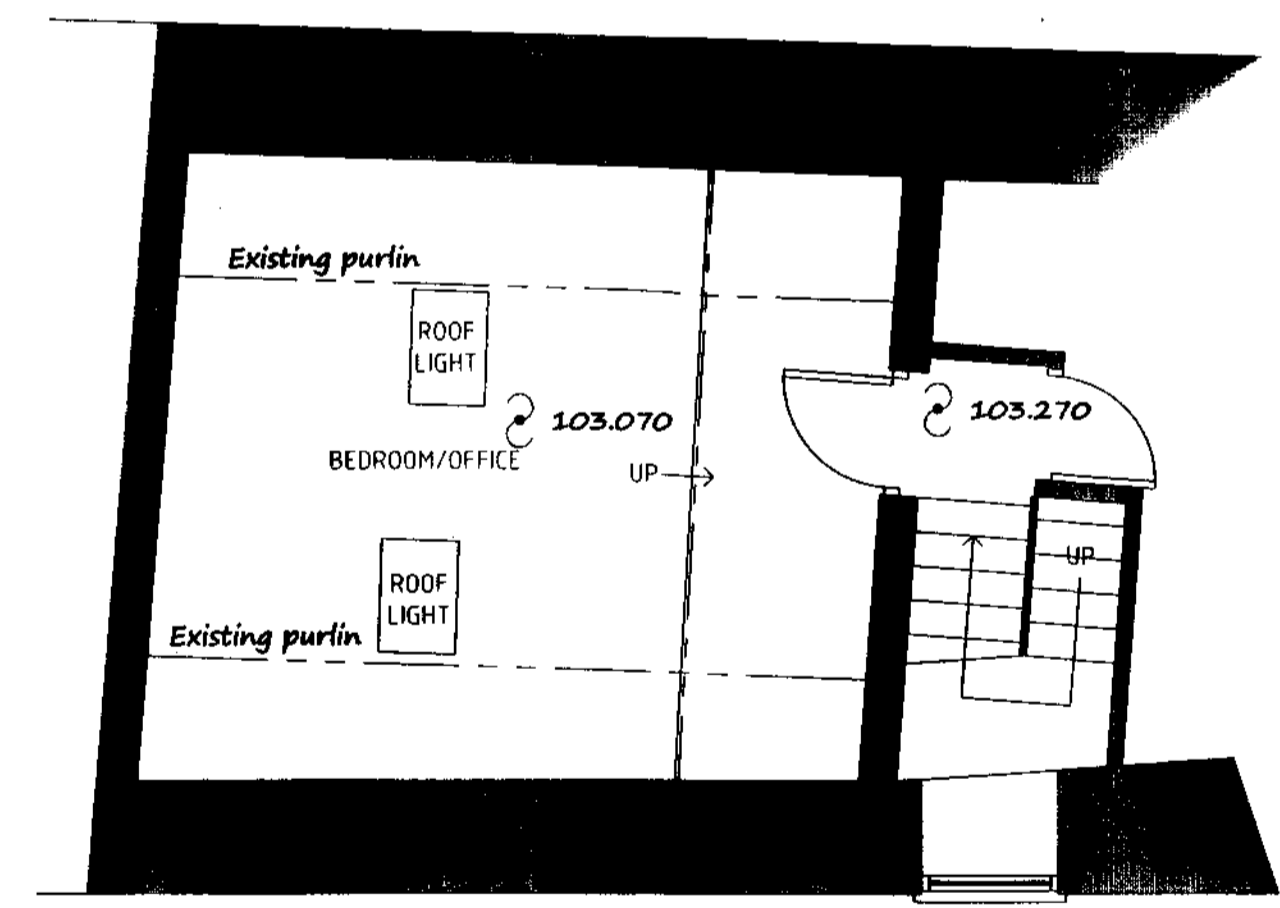


1 EXISTING ELEVATION
SCALE: 1:100

LEGEND
 Ⓞ - DENOTES EXISTING LEVEL
 + - DENOTES PROPOSED LEVEL



2 EXISTING GROUND FLOOR PLAN
SCALE: 1:50



3 EXISTING FIRST FLOOR PLAN
SCALE: 1:50

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24 OCT 2008

REV	DATE	BY	AMENDMENT	CHKD	APVD
B	12/03/08	DC	PLANS ROTATED	NID	NID
A	7 Sep 07	GR	Issued for approval	NID	NID

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

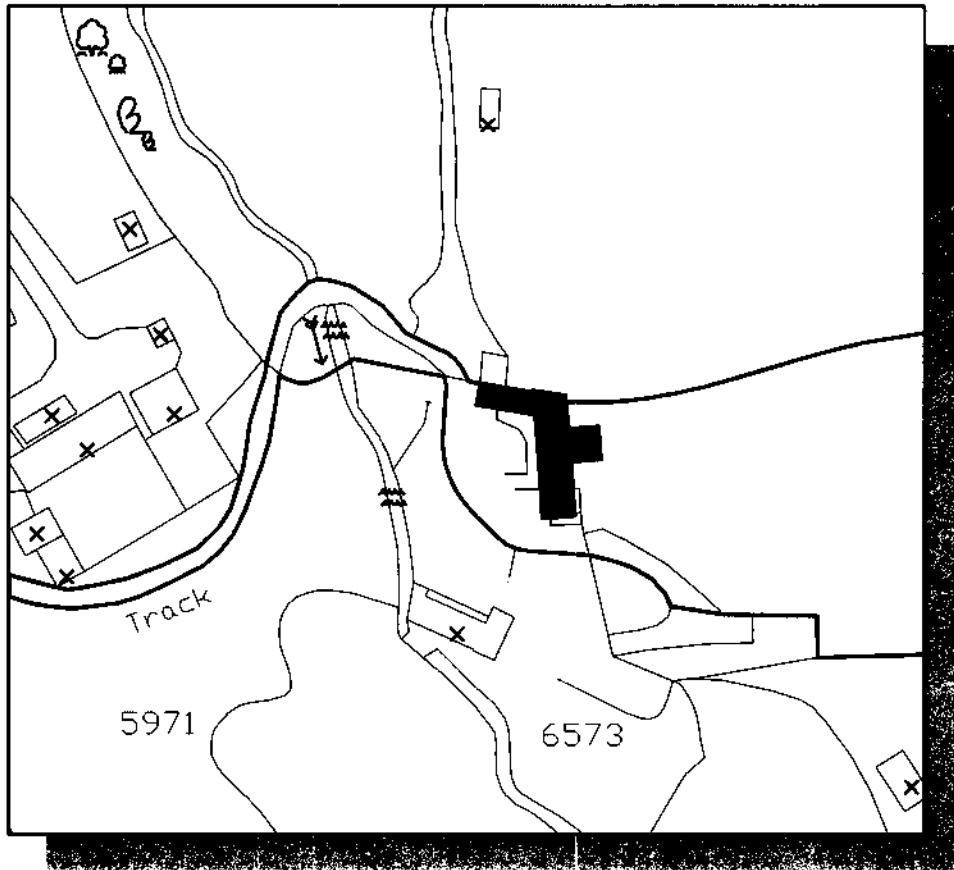
CLIENT: Mr. & Mrs. Jackson

PROJECT: Alterations to Maison Pierre, Ramsdale, Fylingdales, Whitby

TITLE: Existing Ground and First Floor Plans

DRAWN: G. Reed	CHECKED: N. I. Duffield	APPROVED:
SCALE & SIZE: 1:50 @ A1	DATE: 7 Sep 07	DRAWING STATUS: Provisional
DRAWING No: D9051-01		REV: B

north



SITE LOCATION PLAN

SCALE: 1:1250

NYMNP

26 JUN 2008

b h d partnership

Airy Hill Manor, Whitby, North Yorkshire, UK. YO21 1QB.
Tel: 01947-604871 Fax: 01947-608010
general@bhdpartnership.com www.bhdpartnership.com

CLIENT:
Mr P. & Mrs C Jackson

PROJECT:
Alterations To Maison Pierre,
Ramsdale, Fylingdales, Whitby

DRAWING TITLE:
Site Location Plan

A4	DRN: D.Cairns	DATE: 23/06/08
SCALE: As Shown	ISSUE: Preliminary	

A	23/06/08	DC	ISSUE FOR APPROVAL	NID	NID	DRAWING NR: D9051-03	REV: A
REV	DATE	BY	AMENDMENT	CHKD	APVD		



North York Moors National Park Authority
 The Old Vicarage
 Bardon Gate
 Helmsley
 York
 YO62 5BP

Telephone: 01438 770657
 Email: dc@northyorkmoors-npa.gov.uk
 Website: www.moors.uk.net

08/0502 PE.1

Grid ref NZ92655,03764

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

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

EXTENSION TO REAR OF EXISTING PROPERTY

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26 JUN 2008

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: MAISON PIERRE
 Address 1: RAMSDALE
 Address 2: FYLING DALES
 Address 3:
 Town: WHITBY
 County: NORTH YORKSHIRE
 Postcode (optional):

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:
 Reference:
 Date (DD MM YYYY): (must be pre-application submission)
 Advice given:

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:

 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:
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 26 JUN 2008

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 MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		PANTILES TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		TIMBER TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		TIMBER TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

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:

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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:

Date (DD/MM/YYYY):

23/06/2008

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
26 JUN 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 type="checkbox"/> <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | 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:

Date (DD/MM/YYYY):

23/06/2008 (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

A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north

Other plans and drawings or information necessary to describe the subject of the application

The completed, dated Article 7 Certificate (Agricultural Holdings)

The completed, dated Ownership Certificate (A, B, C or D - as applicable)

A design and access statement where proposed works fall within one of the following designated areas:

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

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26 JUN 2008

VALIDATION CHECKLIST

HOUSEHOLDER APPLICATIONS
for extensions, detached outbuildings
and
other alterations to existing dwellings

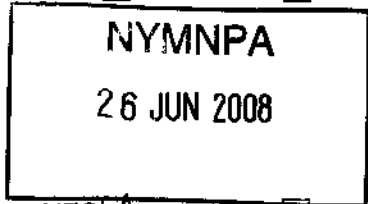


Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

STANDARD REQUIREMENTS:

(1 original and 3 copies to be supplied unless the application is submitted electronically)

Completed application form	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995.	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue.	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Existing site layout plans at a scale of 1:500, 1:200 or 1:100 showing the site in relation to existing buildings and site boundaries. The plan should indicate where existing features of the site are located including existing buildings (indicating proposed demolitions), trees (identifying any proposed felling), means of access and type of enclosure (wall, fence, hedges) and shall show adjacent properties/buildings.	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Proposed site layout plans at a scale of 1:500, 1:200 or 1:100	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Existing and proposed elevations to a scale of 1:50 or 1:100 Requirements dependent on position of extension eg. no front elevation required for rear extension etc.	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Existing and proposed floor plans to a scale of 1:50 or 1:100 For each floor ie, ground and first floor plans required for two storey extension	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Roof Plans to a scale of 1:50 or 1:100 If proposed development alters the existing roof	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Existing and proposed site sections and finished floor level and site levels to a scale of 1:50 or 1:100	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Design and Access Statement	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
Manufacturers specification/leaflet, for proposals incorporating plant/machinery (swimming pools/wind turbines)	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Application fee Please consult our enclosed Schedule of Fees Cheques are to be made payable to NYMNPA	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>



ADDITIONAL REQUIREMENTS (where likely to be relevant to the development proposed)

Biodiversity Survey and Report

YES

N/A

Flood Risk Assessments/ Sequential Test (flood zones)

YES

N/A

Tree Survey/Arboriculture Assessment

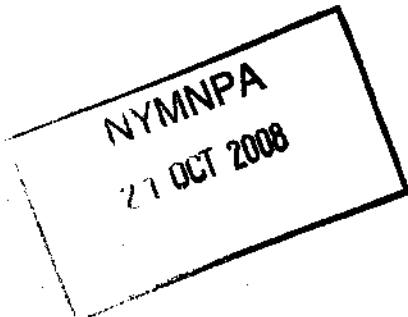
YES

N/A

Where ground based works within 2 metres of the crown spreads of any trees covered by Tree Preservation Order or tree located in a village Conservation Area

NYMNPA
26 JUN 2008

DESIGN AND ACCESS STATEMENT
EXTENSION TO MAISONPIERRE, RAMSDALE, FYLINGDALES, WHITBY
FOR
MR. & MRS. P. JACKSON



TM**bhd**
partnership
architectural design + engineering

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

Tel: 01947 604871
Fax: 01947 600010
Email: general@bhdpartnership.com
www.bhdpartnership.com

1.0 **BACKGROUND**

1.1 **Location**

The property is situated approximately 5 miles to the South of Whitby.

It is accessed along a small track from the main Scarborough to Whitby road (A171).
The grid reference for the property is 927-042.

Whilst in a very rural location the house is set in a small cluster of buildings consisting of residential dwellings, holiday cottages and farm buildings.

The location is indicated on drawing D9051-03.

1.2 **Requirement**

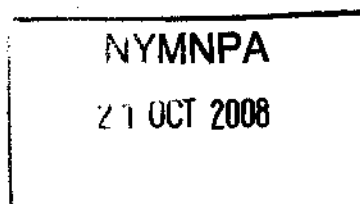
Internally the property is modest in terms of room sizes with attic rooms being of very restricted headroom.

The ground floor follows the original "lie of the land". Consequently there is over a 1 metre difference in floor levels from one end of the property to the other.

Due to the limited proportions of the dwelling a sensitively designed extension is proposed to allow and improve the interior for general habitation and visits from friends and family.

One of the main reasons for the extra space requirement is to allow Mrs. Jacksons elderly mother to stay. This is likely to be long term and the current layout of the house is very restricted.

Our clients also have children and their families who struggle to stay when visiting because of the properties limited accommodation. In this respect a visit by the officer concerned would be of benefit.



2.0 DESIGN

- 2.1 The proposals involve the construction of a rear (East) two storey extension, which is planned to sit between existing roof copings i.e. within one section of the roof.

It will be kept below the existing ridge height to ensure subservience to the original building. The eaves / gutter height will match the existing house.

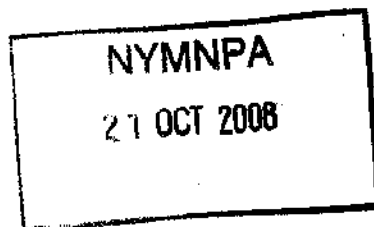
To ensure the extension does not dominate the existing building it is to be "dug in" to the lower level, allowing a reasonably head height to be maintained.

Walls will be formed using coursed natural stone to closely match the existing building and the roof will be tiled with non-interlocking pantiles.

- 2.2 Internally the extension will provide an extended and repositioned kitchen area along with bedroom accommodation in the roof space.

The main additional bedroom will provide the only real second bedroom with acceptable head height and circulation. Currently the ground floor bedroom is the only reasonable sized space for sleeping.

The ground floor kitchen / living area will provide a space to accommodate a reasonable kitchen and dining area without using the main lounge.



3.0 POLICIES

3.1 The application will be viewed against policy H8 "Extensions to Dwellings" and GP3 "General Development".

Both policies concentrate on protection of both the host building and the amenity of the area in general.

The design recognises the importance of these policies: -

- The proposals are subservient in relation of the extension mass against the existing building.
- The proposals are traditional appearance and detailing.
- The siting of the extension can-not be viewed by other properties and therefore does not affect the amenity of any other party.
- The subject property enjoys a large site and therefore the amenity of Maisonpierre is not eroded.

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21 OCT 2008

4.0 **ACCESS**

- 4.1 The property does not affect access to or from the property, although circulation within the property will be greatly improved. This is a requirement given the fact that Mrs. Jackson mother will be staying.

The new extension and associated works will comply with Part M of the building Regulations.

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21 OCT 2008