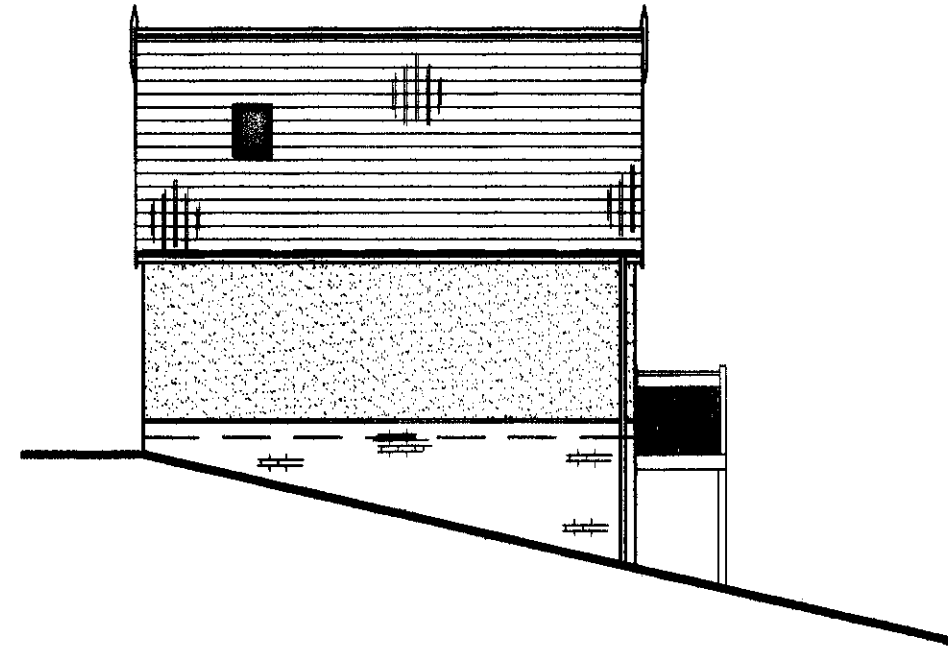


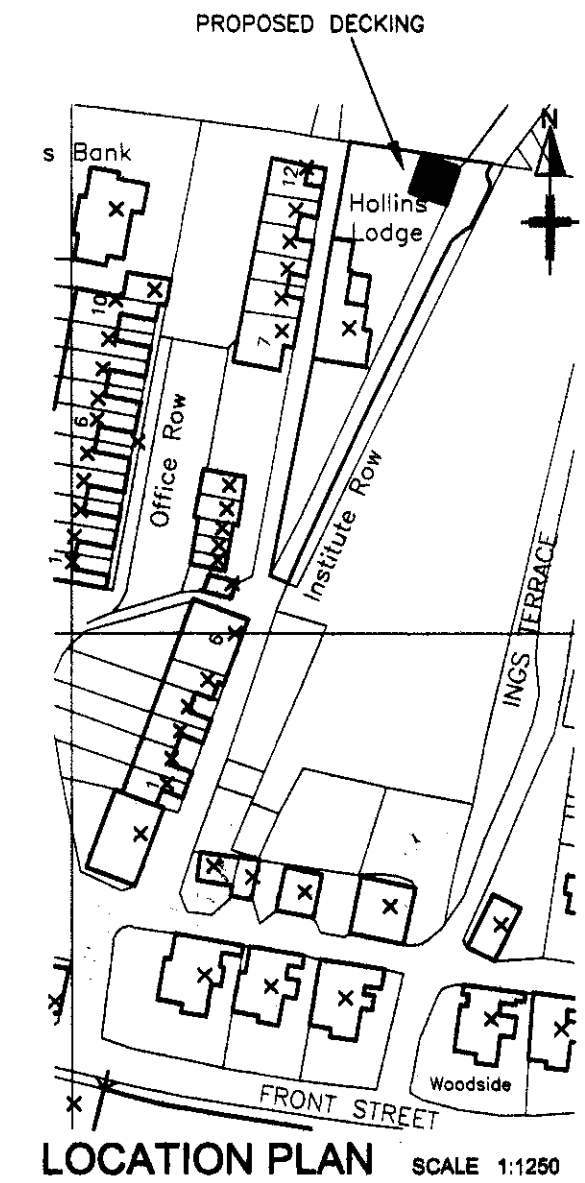
SOUTH ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100



NORTH ELEVATION SCALE 1:100



LOCATION PLAN SCALE 1:1250

NYMNPA
26 MAY 2009

GENERAL NOTES
ANY DEVIATION FROM APPROVED DRAWINGS MUST BE AGREED WITH THE BUILDING CONTROL OFFICER, PLANNING DEPT. AND THIS OFFICE BEFORE WORK COMMENCES.

NO CONDITION, BUILDING DEFECT OR ASBESTOS SURVEY HAS BEEN UNDERTAKEN BY JBW
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WRITTEN APPROVAL SHOULD BE OBTAINED FROM ADJOINING OWNERS BEFORE WORK COMMENCES ON THE PARTY WALL OR OVER BOUNDARIES OR WITHIN 3m OF EITHER, UNDER THE PARTY WALL ETC. ACT 1996 A STATUTORY NOTICE MUST BE SERVED AS REQUIRED.

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DOOR AND WINDOW SIZES SHOWN ARE NOMINAL. ACTUAL SIZE OF DOOR AND WINDOW FRAMES SHOULD BE CHECKED BEFORE CONSTRUCTING OPENINGS.

TOUGHENED OR LAMINATED GLASS MUST BE USED IN THE FOLLOWING AREAS (TO BS 6262: PART 4: 1994 CODE OF PRACTICE FOR GLAZING FOR BUILDINGS)

ANY GLAZING BETWEEN FLOOR LEVEL AND 800mm ABOVE FLOOR LEVEL IN WINDOWS.

ANY GLAZING BETWEEN FLOOR LEVEL AND 1500mm ABOVE FLOOR LEVEL IN A DOOR.

ANY GLAZING IN SIDE FRAMES TO DOORS WITHIN 300mm OF THE DOOR UP TO A HEIGHT OF 1500mm AND ABOVE FLOOR LEVEL.

DETAILS AND CALCULATIONS FOR STRUCTURAL STEELWORK AND TIMBER MEMBERS TO BE APPROVED BY BUILDING CONTROL BEFORE WORK COMMENCES. ALL STRUCTURAL ROOF TIMBERS TO BE PRESSURE IMPREGNATED OR SIMILARLY TREATED.

STRUCTURE TIMBER GENERALLY TO BE C16 GRADE.

SMOKE DETECTION AND ALARMS
INSTALL A SELF CONTAINED SMOKE ALARM SYSTEM PERMANENTLY WIRED TO A SEPARATE FUSED CIRCUIT AT THE DISTRIBUTION BOARD AND TO BS.5839 PART 6 2004.

DESIGN RISK ASSESSMENT
UNDERGROUND SERVICES
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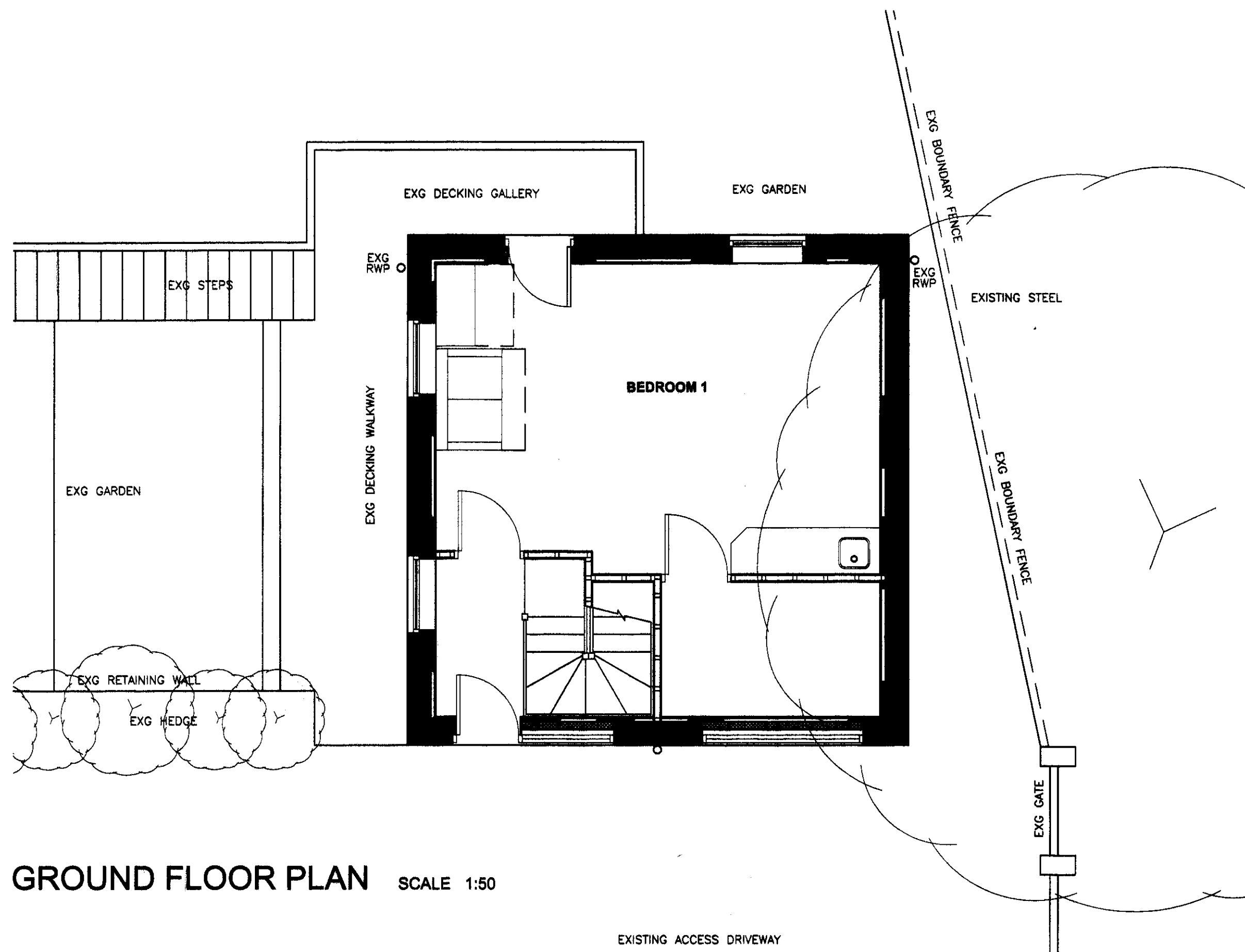
OVERHEAD CABLES
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HEAVY COMPONENTS
THERE IS A RISK OF INJURY TO OPERATIVES LIFTING HEAVY COMPONENTS. ARRANGE APPROPRIATE HANDLING AND LIFTING EQUIPMENT.

HEATING - GENERAL
THE EXISTING HEATING SYSTEM IS TO BE EXTENDED. IF A NEW BOILER IS TO BE INSTALLED, THEN A SEDBUK BAND A IS RECOMMENDED

THE HOT WATER SYSTEM MUST BE INSULATED TO MEET REQUIREMENTS SET OUT IN BS 699, BS 3198 OR BS 7206 AS APPROPRIATE. RADIATORS MUST BE FITTED WITH THERMOSTATIC CONTROL VALVES WITH AN OVERRIDE TO SWITCH OFF THE BOILER WHEN DEMAND IS MET.

THE HEATING AND HWS MUST BE COMMISSIONED AT COMPLETION AND A CERTIFICATE ISSUE IN ACCORDANCE WITH THE "BENCHMARK CODE OF PRACTICE FOR THE INSTALLATION, COMMISSIONING AND SERVICING OF CENTRAL HEATING SYSTEMS". OPERATING AND MAINTENANCE INSTRUCTIONS MUST BE ISSUED TO THE OCCUPIER FOR THE HEATING AND HWS.



GROUND FLOOR PLAN SCALE 1:50

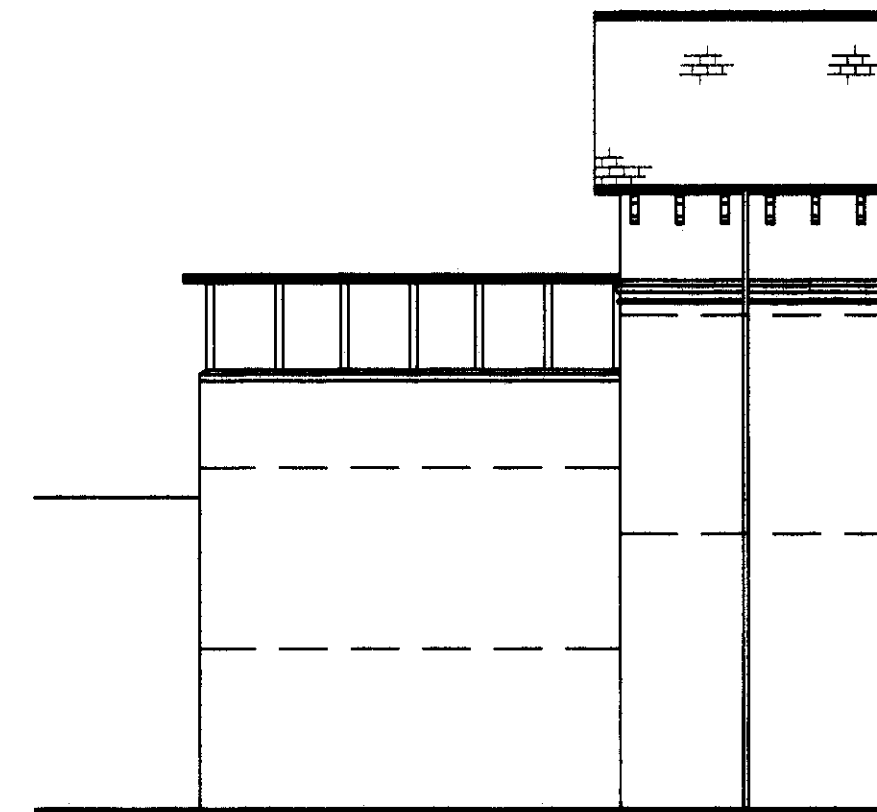
jasonbwade Chartered Architectural Technologist		
PROJECT MS J COOK MR J BURCHALL PROPOSED EXTENSIONS TO EXISTING HOUSE DECKING/WALKWAY TO GARAGE CONVERSION (RETROSPECTIVE) AT HOLLINS LODGE GROSMONT NORTH YORKS YO22 5PU		
DRG TITLE PLANS & ELEVATIONS		
DRG NO	0225/2	-
DATE JUNE 2008		
24 Matkings Road Wharfedale Halifax HX2 0TJ		
t+f 01422 347766 e jbw@jasonbwade.co.uk		



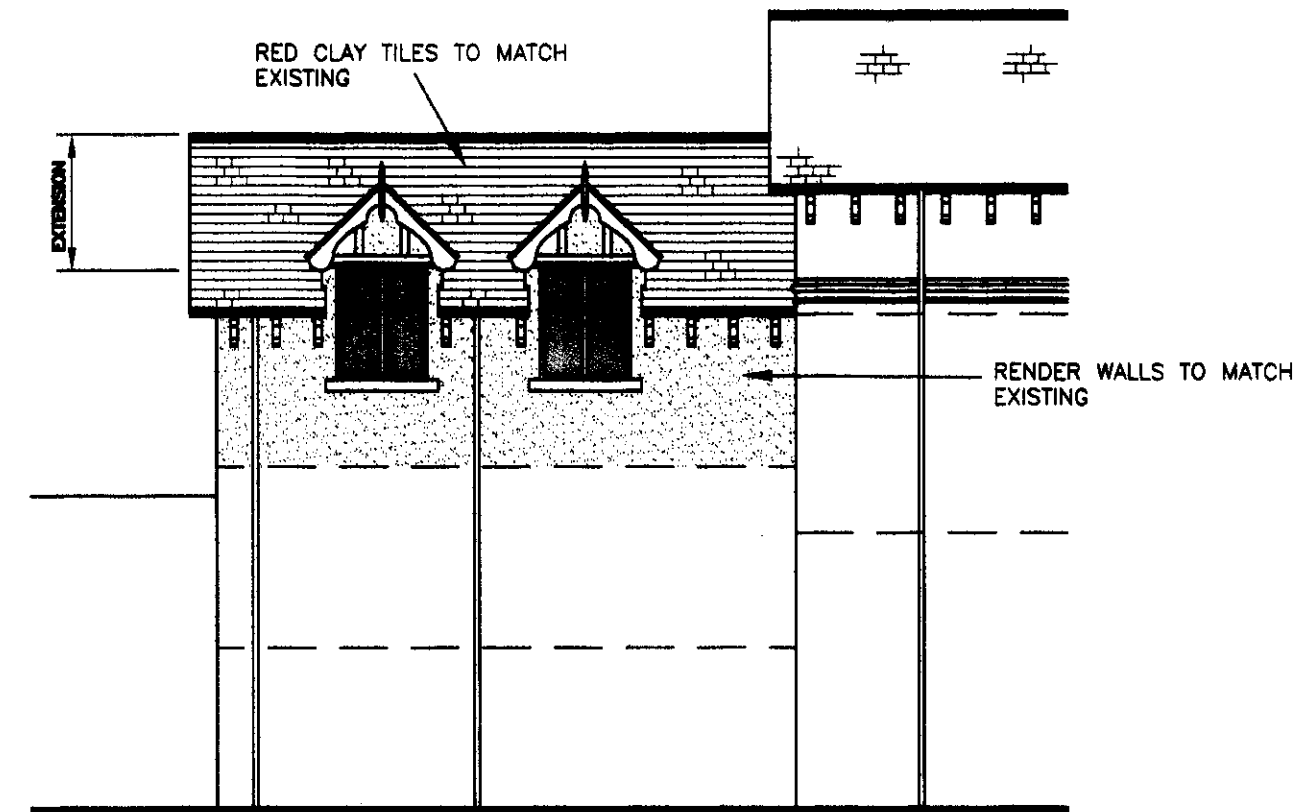
EAST ELEVATION SCALE 1:100
AS EXISTING



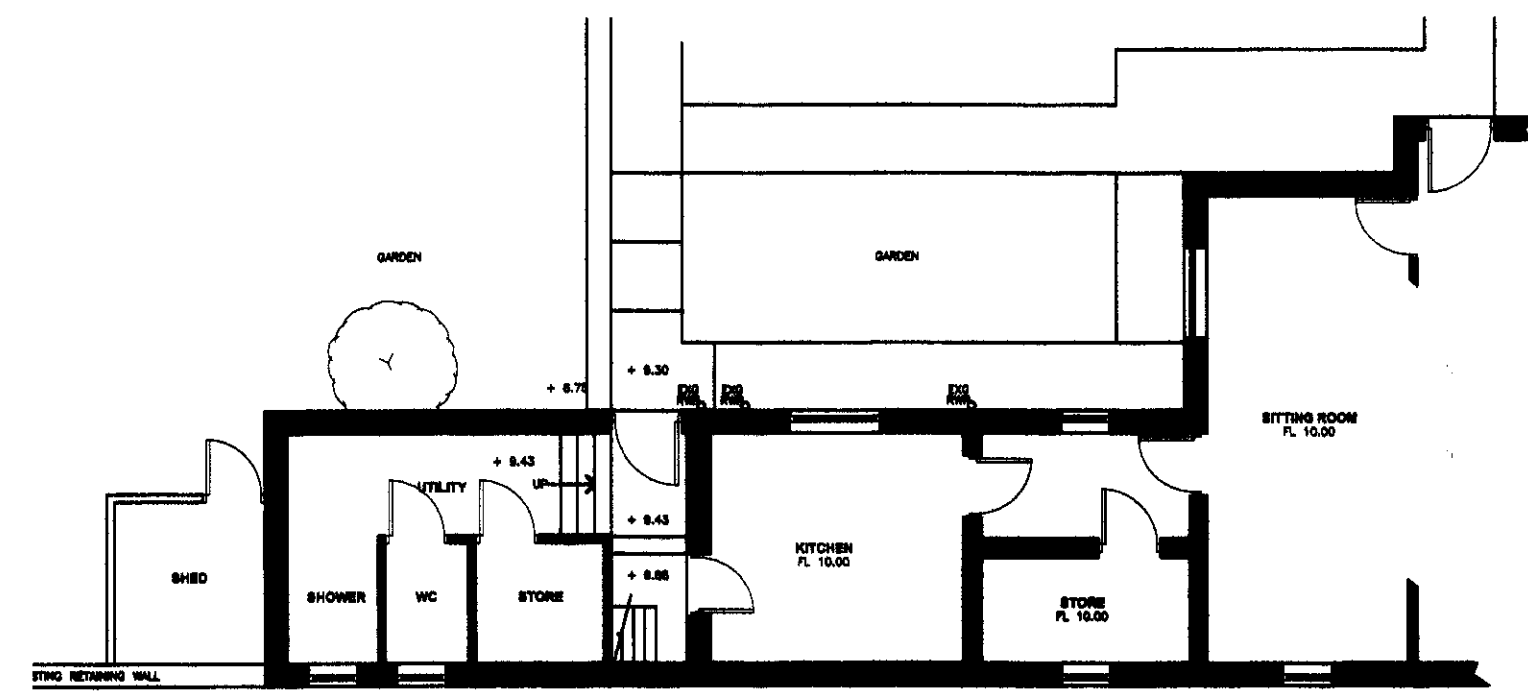
NORTH ELEVATION SCALE 1:100
AS EXISTING



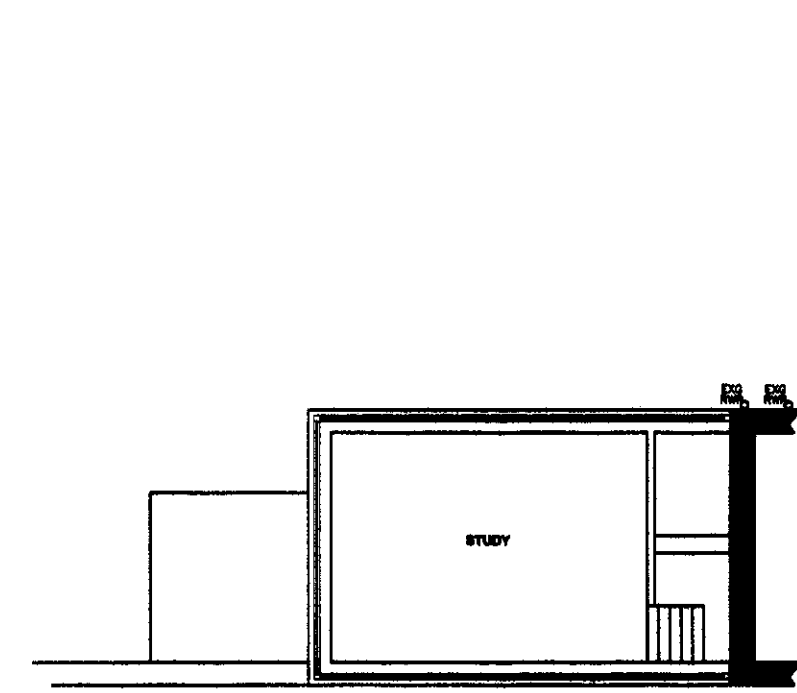
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AS EXISTING



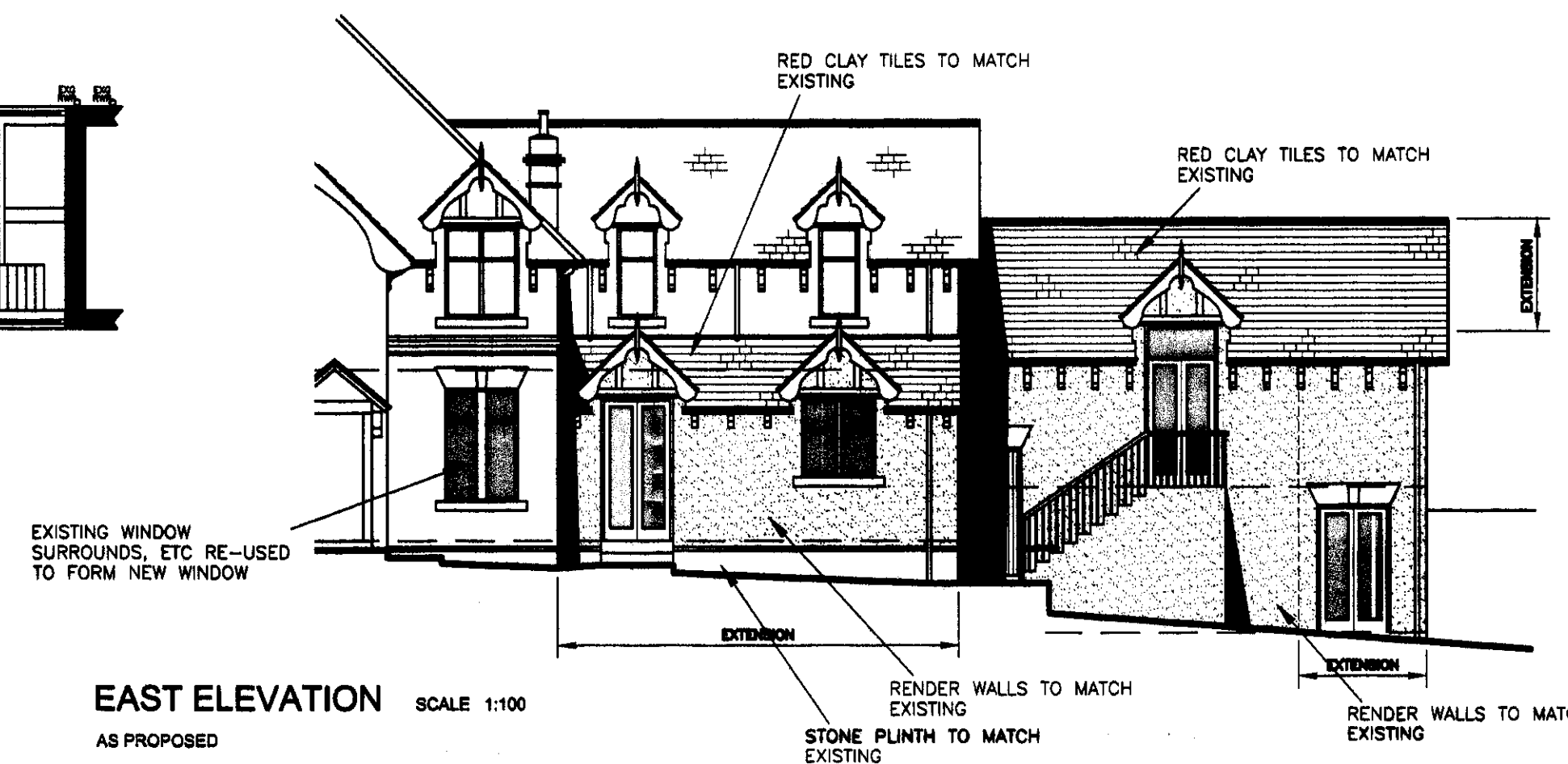
WEST ELEVATION SCALE 1:100
AS PROPOSED



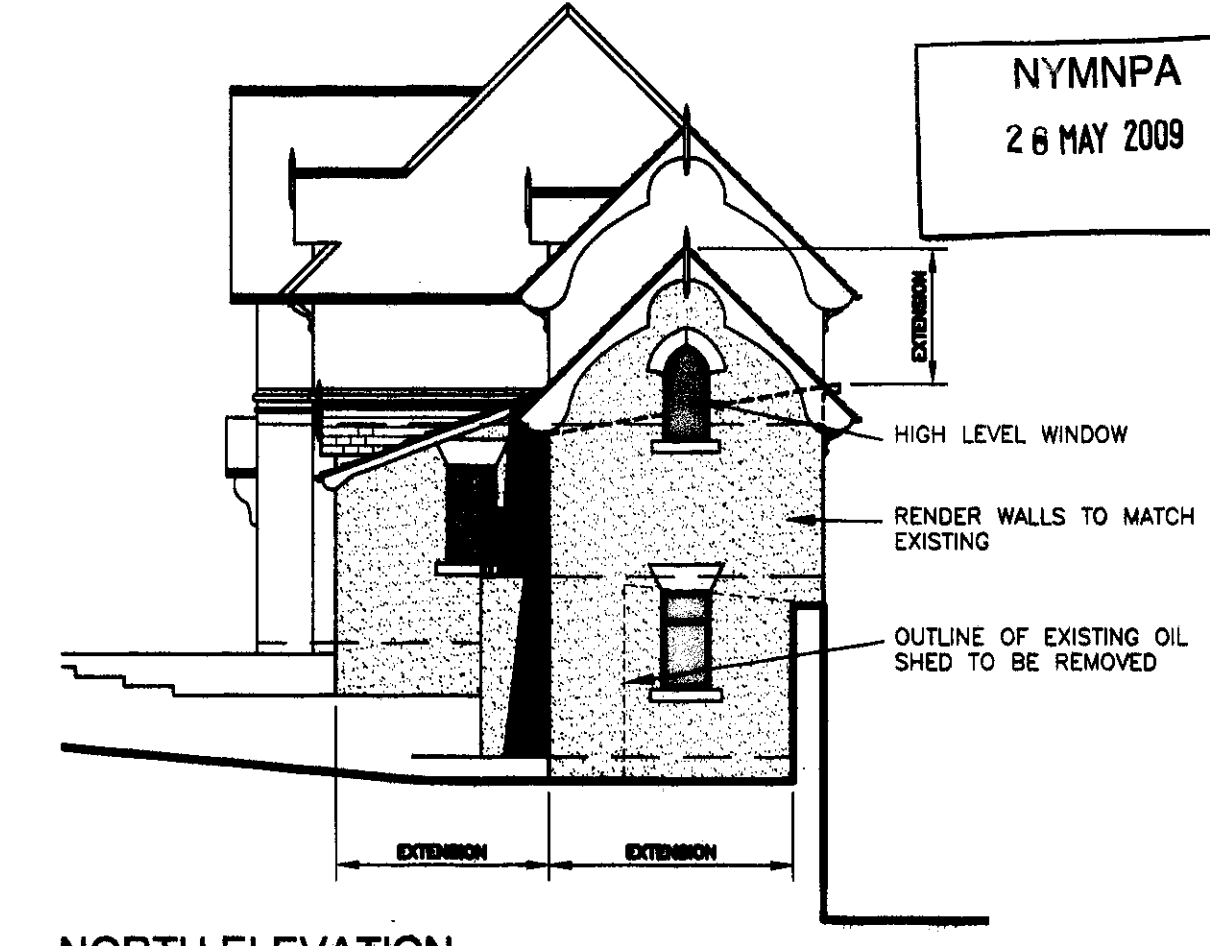
GROUND FLOOR PLAN SCALE 1:100
AS EXISTING



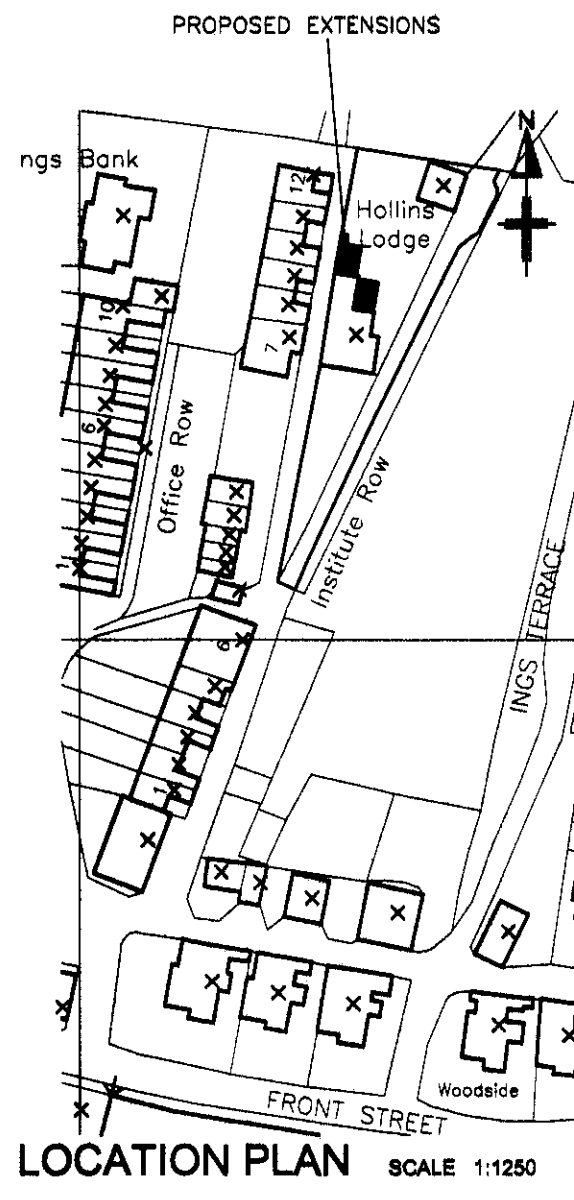
FIRST FLOOR PLAN SCALE 1:100
AS EXISTING



EAST ELEVATION SCALE 1:100
AS PROPOSED



NORTH ELEVATION SCALE 1:100
AS PROPOSED



LOCATION PLAN SCALE 1:1250

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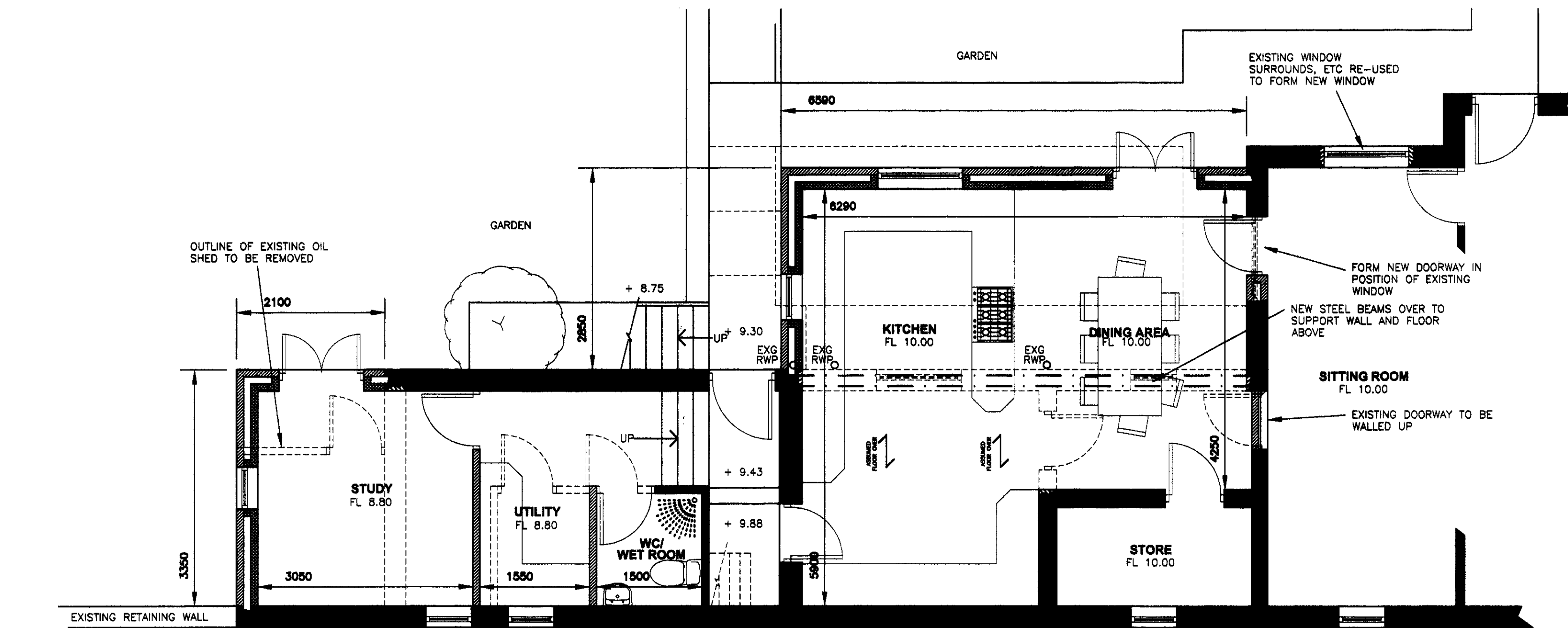
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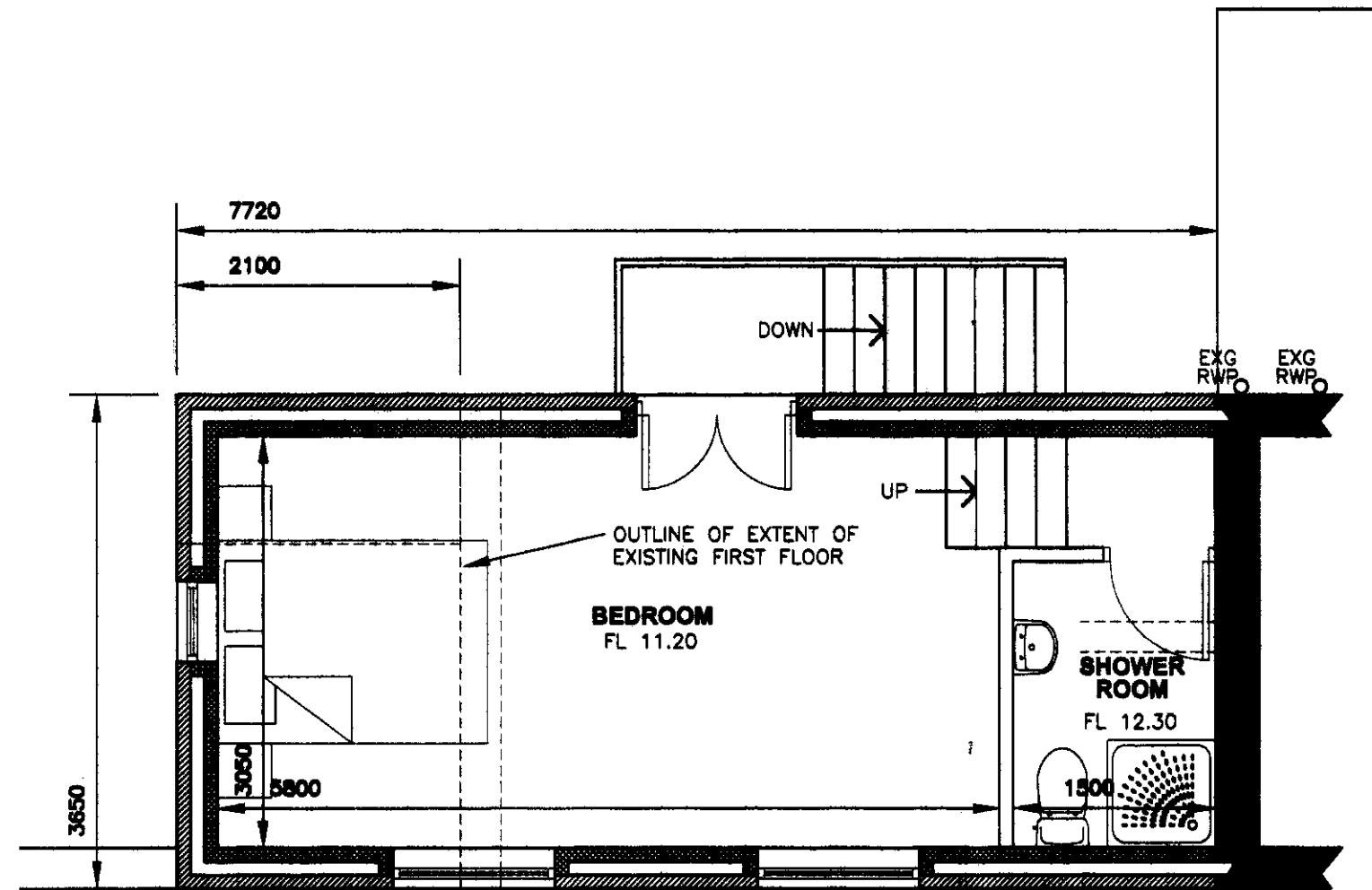
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NYMNP
26 MAY 2009



GROUND FLOOR PLAN SCALE 1:50
AS PROPOSED



FIRST FLOOR PLAN SCALE 1:50
AS PROPOSED

B	18.5.09	AMEND FOR CLIENT
A	12.5.09	AMEND FOR CLIENT
jasonbwade Chartered Architectural Technologist		
PROJECT MS J COOK MR J BURCHALL PROPOSED EXTENSIONS TO EXISTING HOUSE DECKING/WALKWAY TO GARAGE CONVERSION (RETROSPECTIVE) AT HOLLINS LODGE GROSMONT NORTH YORKS YO22 5PU		
DRG TITLE PLANS & ELEVATIONS		
DRG NO	0225/1	B
DATE JUNE 2008 24 Maltings Road Wheatley Halifax HX2 0TJ t+f 01422 347766 e jbw@jasonbwade.co.uk		

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NZ 82948, 05353



North York Moors National Park Authority
The Old V. garage
Borlase
Helmsley
York
YO62 5BP

09/341 PH

Telephone: 01439 770657
Email: docs@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

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: <u>MS</u>	First name: <u>JOE</u>	Title:	First name:
Last name: <u>COOK</u>		Last name:	
Company (optional):		Company (optional):	
Unit:	House number: House suffix:	Unit:	House number: House suffix:
House name: <u>HOLLINS LODGE</u>		House name:	
Address 1:		Address 1:	
Address 2:		Address 2:	
Address 3:		Address 3:	
Town: <u>GRASBENT</u>		Town:	
County: <u>N. YORKS</u>		County:	
Country: <u>ENGLAND</u>		Country:	
Postcode: <u>YO22 5PU</u>		Postcode:	

Handwritten notes:
The Applicant's Agent
Mr. Jason Wade
111, York Road
York, YO1 1AA
Tel: 01904 222 222
Fax: 01904 222 222
Email: jason@jasonwade.co.uk
Jason Wade
Chartered Architectural Technologist

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED EXTENSIONS & RETROSPECTIVE APPLICATION FOR PERKING TO EXISTING GARAGE CONVERSION

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26 MAY 2009

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): JAN 05 (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: HOLLINS LODGE
 Address 1: _____
 Address 2: _____
 Address 3: _____
 Town: GRASMAN
 County: N. YORKS
 Postcode (optional): YO22 5PU

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 MAY 2009

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	RENDER	RENDER	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	CUM TILES	CUM TILES	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	WHITE TIMBER	WHITE TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		WHITE TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	
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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26 MAY 2009

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:

0225/1 B & 0225/2

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):

22/5/09

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 MAY 2009

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 type="checkbox"/> | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input type="checkbox"/> | The correct fee: <input 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 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 | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input type="checkbox"/> | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input 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):

22/5/09

(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 type="checkbox"/>	The completed, dated Article 7 Certificate (Agricultural Holdings) <input type="checkbox"/>	A design and access statement where proposed works fall within one of the following designated areas: <input 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 type="checkbox"/>	The completed, dated Ownership Certificate (A, B, C or D - as applicable) <input type="checkbox"/>	• National Park
Other plans and drawings or information necessary to describe the subject of the application <input type="checkbox"/>		• Site of special scientific interest
		• Conservation area
		• Area of outstanding natural beauty
		• World Heritage Site
		• The Broads

NYMNPA
26 MAY 2009

jasonbwadeChartered
Architectural
Technologist**Our Ref:** JBW/0225**Date:** 20th May 2009Planning Dept
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

NYMNPA

26 MAY 2009

**PROPOSED EXTENSION & RETROSPECTIVE APPLICATION FOR
DECKING ATTACHED TO PREVIOUSLY CONVERTED GARAGE****HOLLINS LODGE, GROSMONT, YO22 5PU****CONTEXT**

The proposal is to extend at ground floor level to create a single storey extension to increase the size of the kitchen. A further extension will extend and improve an existing two storey extension. This two storey extension may not be an original part of the main house but has been formed many years ago. There are no records of its construction on the council website.

A previous and similar scheme was passed in July 2004 (App No 0354) together with the formation of a detached double garage. The scheme has been implemented as the garage has already been constructed.

The garage was recently converted into residential accommodation under Permitted Development Rights. At that time, the applicant was told to apply for a walkway and decking that had been constructed at the same time as the original garage structure but not applied for in the original scheme.

The site is situated in the North York Moors National Park as such is a sensitive area. The village is relatively small but every popular tourist destination with a unique steam railway attraction. Grosmont grew in size due to the local brickwork. Hollins Lodge is believed to have been originally built for a manager/overlooker of the brickworks.

AMOUNT

The Planning Application is to gain permission to extend at ground floor level to create a single storey extension and to extend at two storeys to extend the existing two storey extension.

(cont...)

24 Maltings Road
Wheatley Halifax
West Yorkshire
HX2 0TJt-f
e
w

26 MAY 2009

LAYOUT

The single storey extension is designed to increase the accommodation to the existing kitchen and to provide a breakfast area. Main windows face east and create no space about dwellings policy issues. (The existing kitchen windows also face east).

The two storey extension to the existing two storey extension aims to re-organise the existing layout which at present is a utility and WC and ground floor level and a study/bedroom at first floor level. The spaces will be used in the same manner but enlarged and made more efficient.

Windows will be formed in the west elevation to replace existing clear storey windows serving the existing study/bedroom. Windows to this elevation were passed in the 2004 scheme.

SCALE

The overall height of the single storey extension is 4m with an increase in floor area of 19m².

The two storey extension to the existing two storey extension has a maximum height of 1.8m over an above what is already there. The floor area increase is 15.4m² spread over two levels.

The increase in size of the footprint of the two storey extension has been set by the size of the existing oil storage shed that will be removed to form the new extension.

APPEARANCE

The appearance of the proposed works has been carefully considered to blend in the aesthetic of the main body of the house. Features such as feature windows, overhanging eaves and verges and decorated timber elements have been repeated for the extensions.

The works aim to preserve the railway architecture style of the house and preserve its setting within the village. The overall appearance of the extensions passed in 2004 was much plainer and less in keeping.

LANDSCAPING

None in this proposal.

ACCESS

Car parking will not be effected by this proposal.

Grosmont is served by various bus and train routes. Emergency vehicles will have access to the extended dwelling from the adjacent access track as existing.

The design of the enlarged dwelling has been carried out with due regard to the Building regulations approved documents Part M (Access to and use of buildings).

(cont....)

I trust this meets your requirements, but should any further information or discussion be needed, please do not hesitate to contact me.

I trust this information is satisfactory.

Yours sincerely

A large black rectangular redaction mark covering the signature area.

Jason Wade

BSc (Hons) MCIAT ICIOB

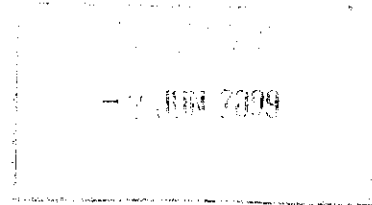
enc

NYMNPA
26 MAY 2009

Our Ref: JBW/0225

Date: 20th May 2009

Planning Dept
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP



**PROPOSED EXTENSION & RETROSPECTIVE APPLICATION FOR
DECKING ATTACHED TO PREVIOUSLY CONVERTED GARAGE**

HOLLINS LODGE, GROSMONT, YO22 5PU

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The proposal is to extend at ground floor level to create a single storey extension to increase the size of the kitchen. A further extension will extend and improve an existing two storey extension. This two storey extension may not be an original part of the main house but has been formed many years ago. There are no records of its construction on the council website.

A previous and similar scheme was passed in July 2004 (App No 0354) together with the formation of a detached double garage. The scheme has been implemented as the garage has already been constructed.

The garage was recently converted into residential accommodation under Permitted Development Rights. At that time, the applicant was told to apply for a walkway and decking that had been constructed at the same time as the original garage structure but not applied for in the original scheme.

The site is situated in the North York Moors National Park as such is a sensitive area. The village is relatively small but every popular tourist destination with a unique steam railway attraction. Grosmont grew in size due to the local brickwork. Hollins Lodge is believed to have been originally built for a manager/overlooker of the brickworks.

AMOUNT

The Planning Application is to gain permission to extend at ground floor level to create a single storey extension and to extend at two storeys to extend the existing two storey extension.

(cont....)

2 JUN 2009

LAYOUT

The single storey extension is designed to increase the accommodation to the existing kitchen and to provide a breakfast area. Main windows face east and create no space about dwellings policy issues. (The existing kitchen windows also face east).

The two storey extension to the existing two storey extension aims to re-organise the existing layout which at present is a utility and WC and ground floor level and a study/bedroom at first floor level. The spaces will be used in the same manner but enlarged and made more efficient.

Windows will be formed in the west elevation to replace existing clear storey windows serving the existing study/bedroom. Windows to this elevation were passed in the 2004 scheme.

SCALE

The overall height of the single storey extension is 4m with an increase in floor area of 19m².

The two storey extension to the existing two storey extension has a maximum height of 1.8m over an above what is already there. The floor area increase is 15.4m² spread over two levels.

The increase in size of the footprint of the two storey extension has been set by the size of the existing oil-storage shed that will be removed to form the new extension.

APPEARANCE

The appearance of the proposed works has been carefully considered to blend in the aesthetic of the main body of the house. Features such as feature windows, overhanging eaves and verges and decorated timber elements have been repeated for the extensions.

The works aim to preserve the railway architecture style of the house and preserve its setting within the village. The overall appearance of the extensions passed in 2004 was much plainer and less in keeping.

LANDSCAPING

None in this proposal.

ACCESS

Car parking will not be effected by this proposal.

Grosmont is served by various bus and train routes. Emergency vehicles will have access to the extended dwelling from the adjacent access track as existing.

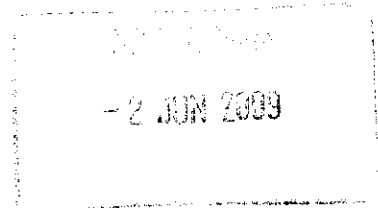
The design of the enlarged dwelling has been carried out with due regard to the Building regulations approved documents Part M (Access to and use of buildings).

(cont....)

I trust this meets your requirements, but should any further information or discussion be needed, please do not hesitate to contact me.

I trust this information is satisfactory.

Yours sincerely



Jason Wade

BSc (Hons) MCIAT ICIOB

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