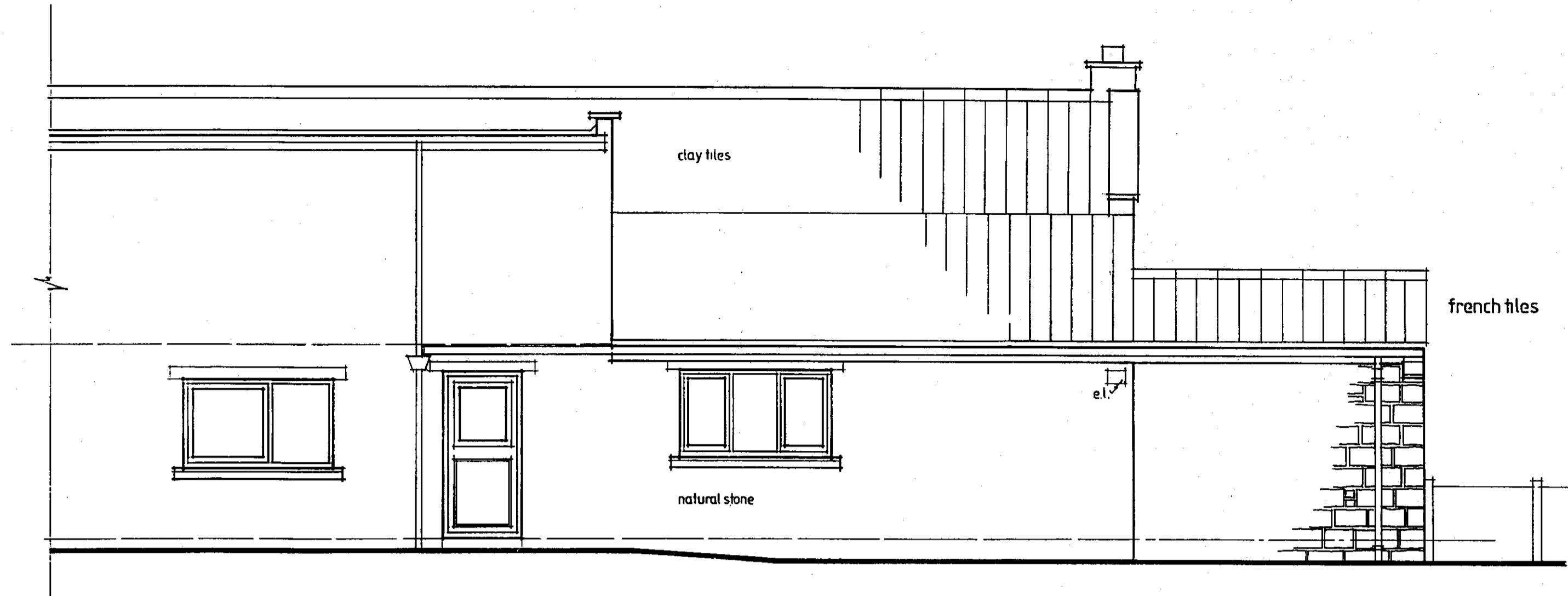
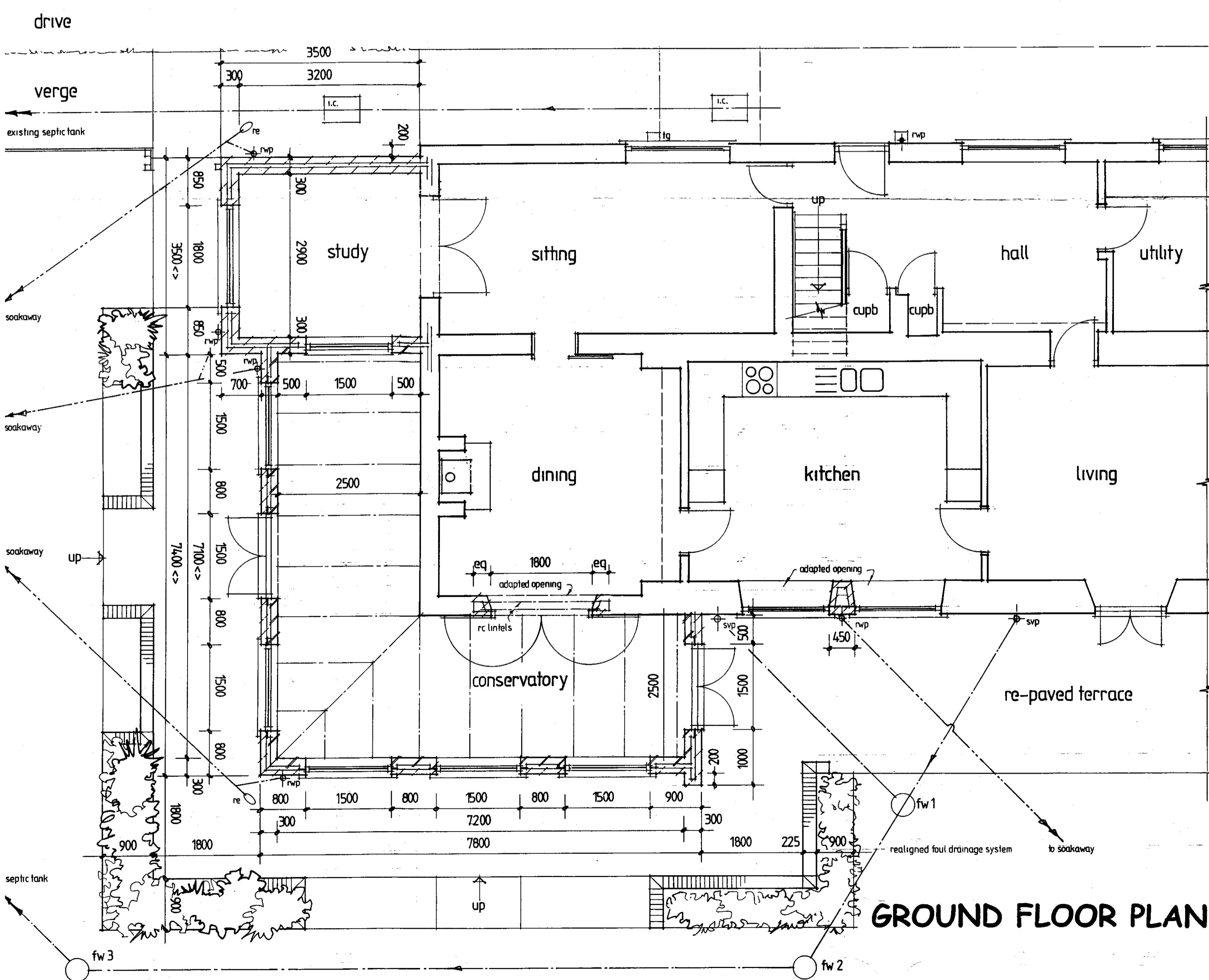


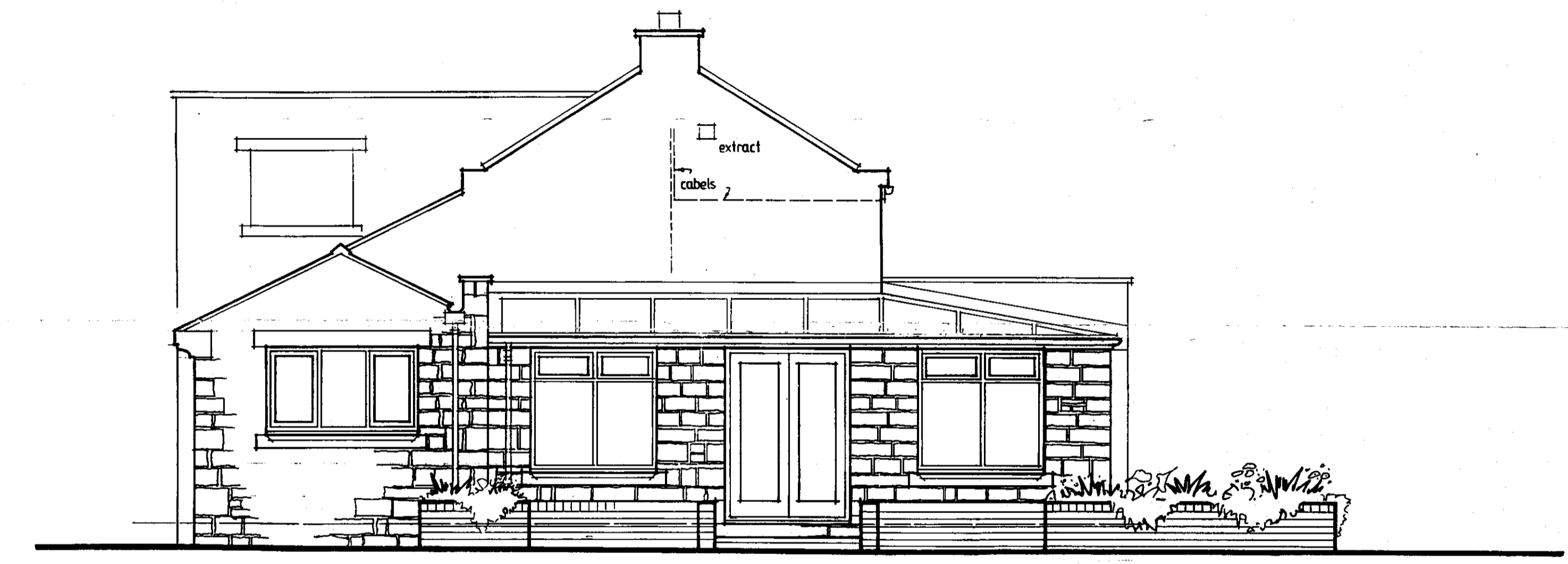
SOUTH ELEVATION



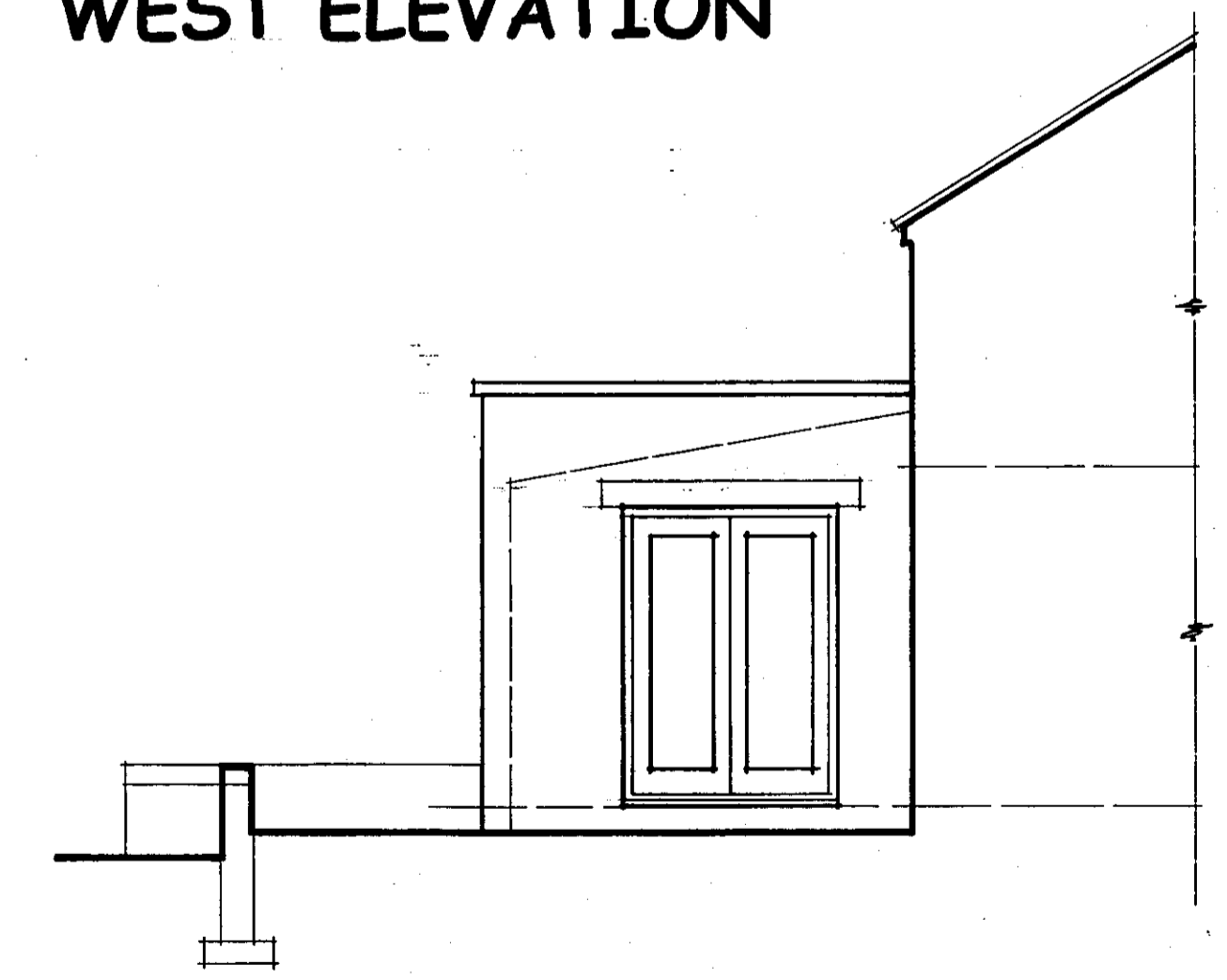
NORTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION



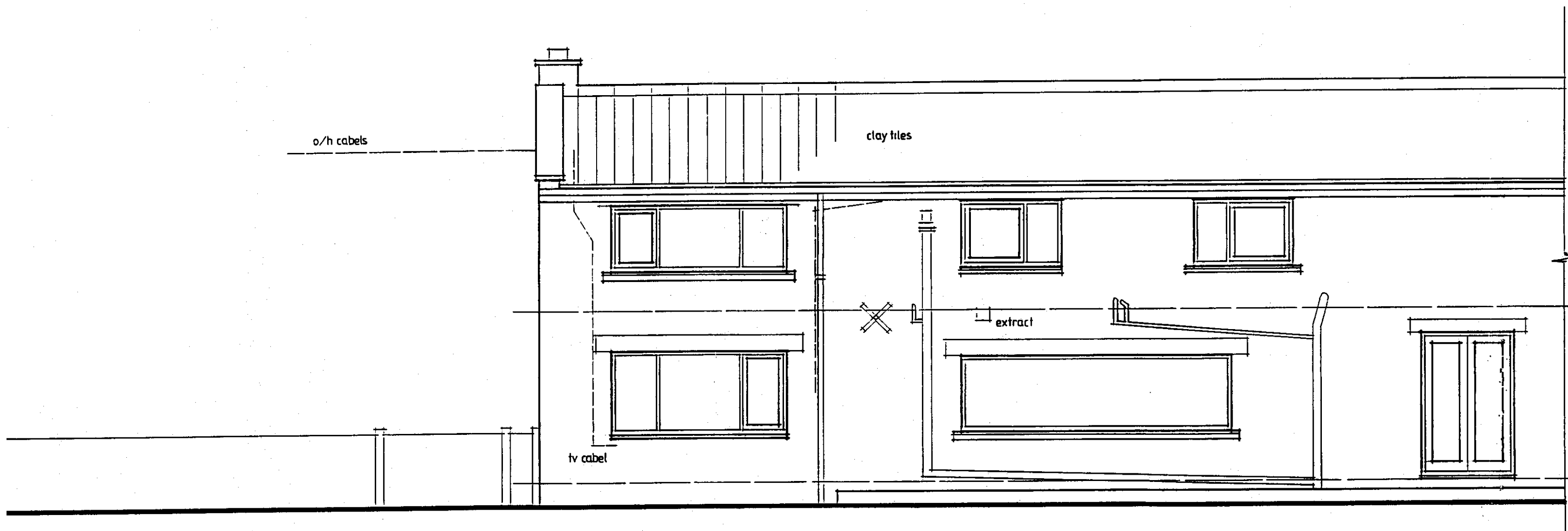
EAST ELEVATION

NYMNP
28 AUG 2008

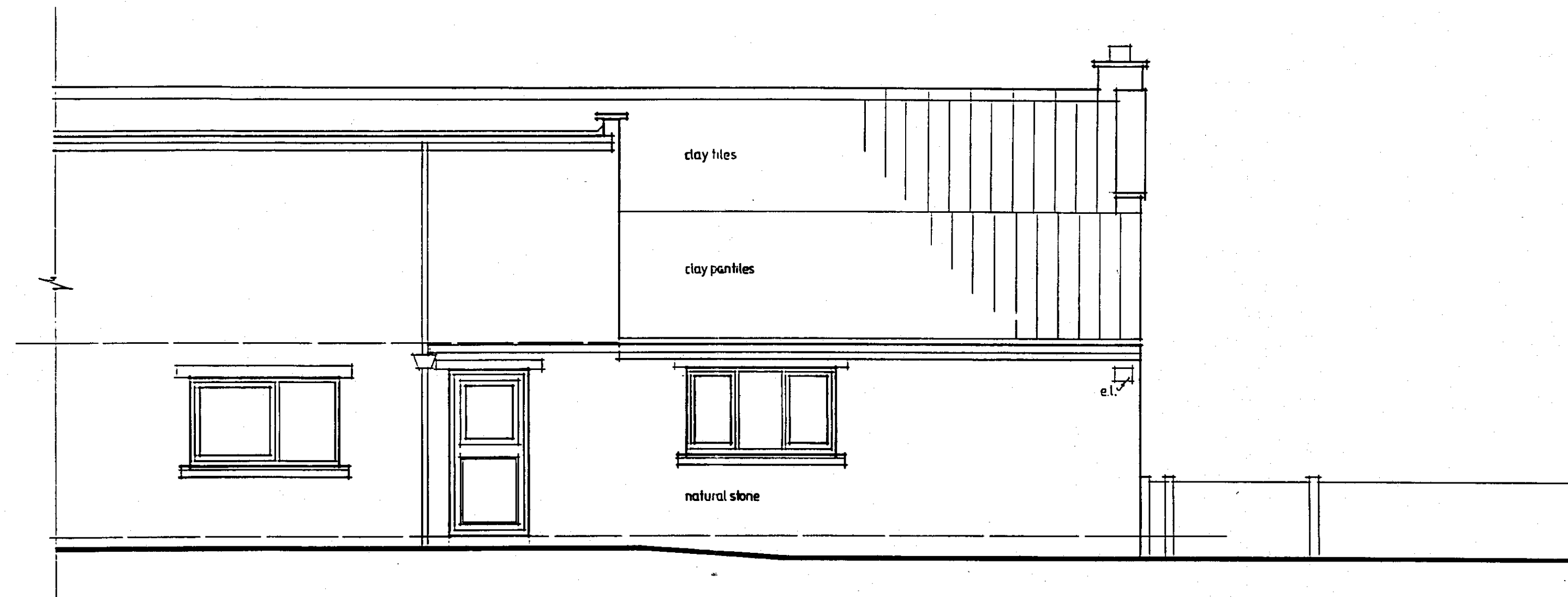
ARCHITECTURAL DESIGN
richard winn

PROPOSED CONSERVATORY TO THE EXISTING DWELLING AT COPPERGATE KENNELS, GOWLANDS LANE, CLOUGHTON, SCARBOROUGH
PLANS AND ELEVATIONS AS PROPOSED

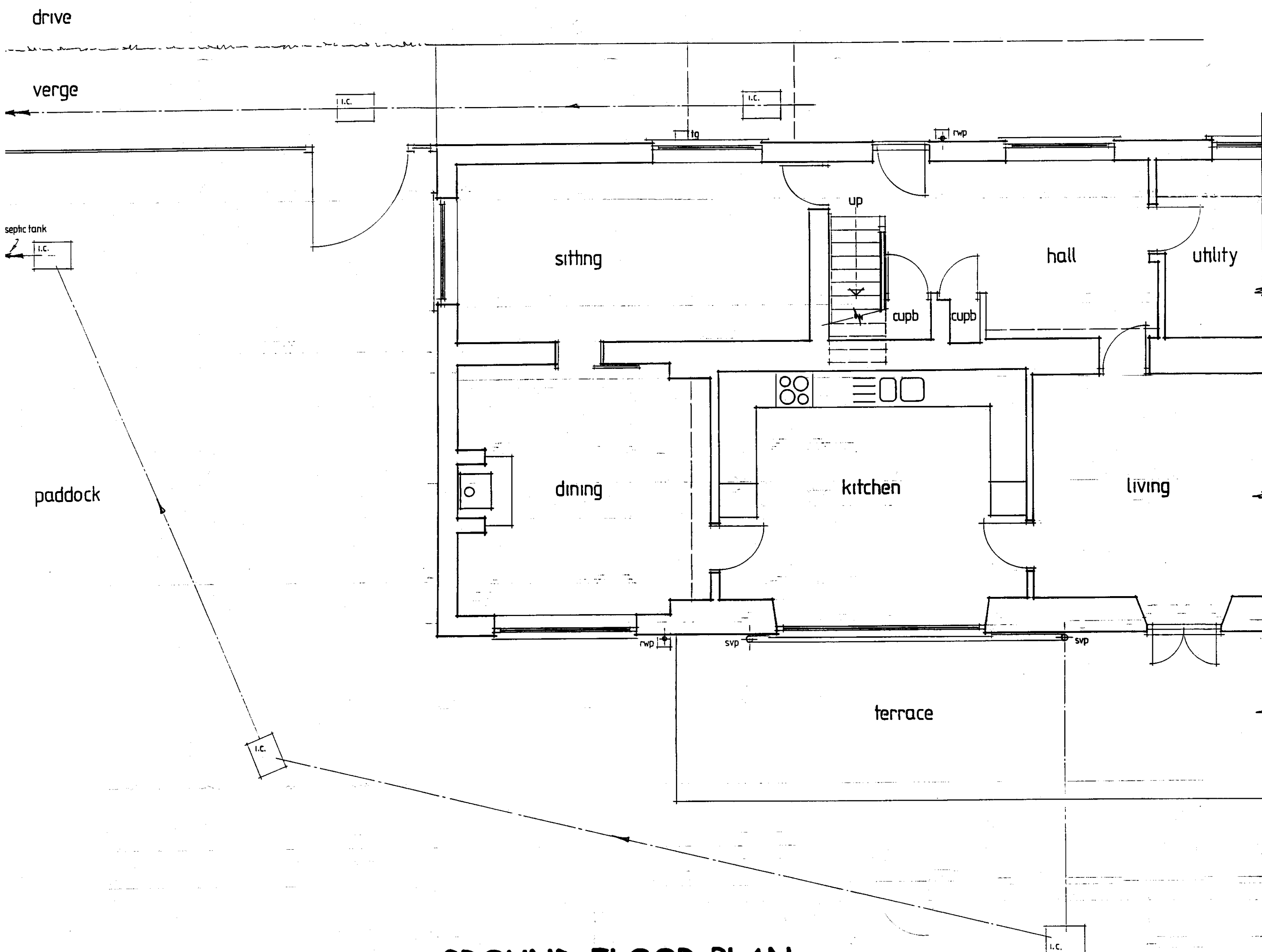
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Date : Aug 2009
Drawn : R.G.W
Project : 1246-3



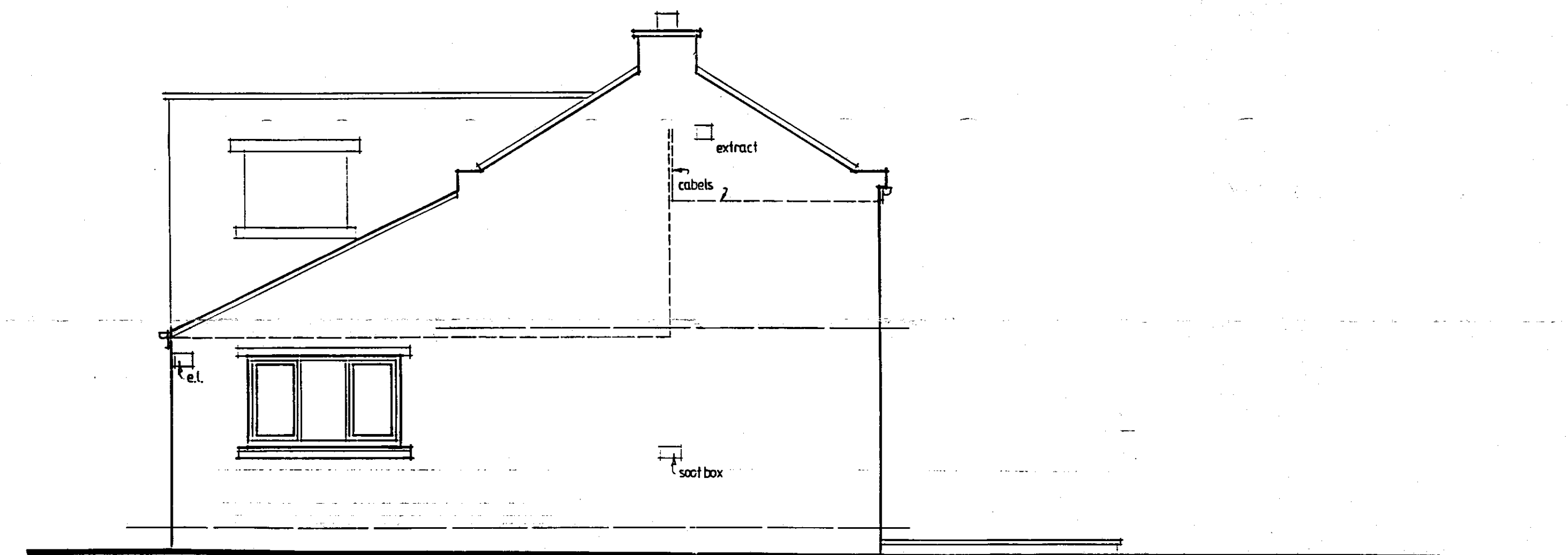
SOUTH ELEVATION



NORTH ELEVATION



GROUND FLOOR PLAN



WEST ELEVATION

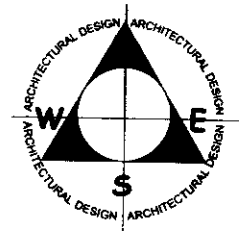
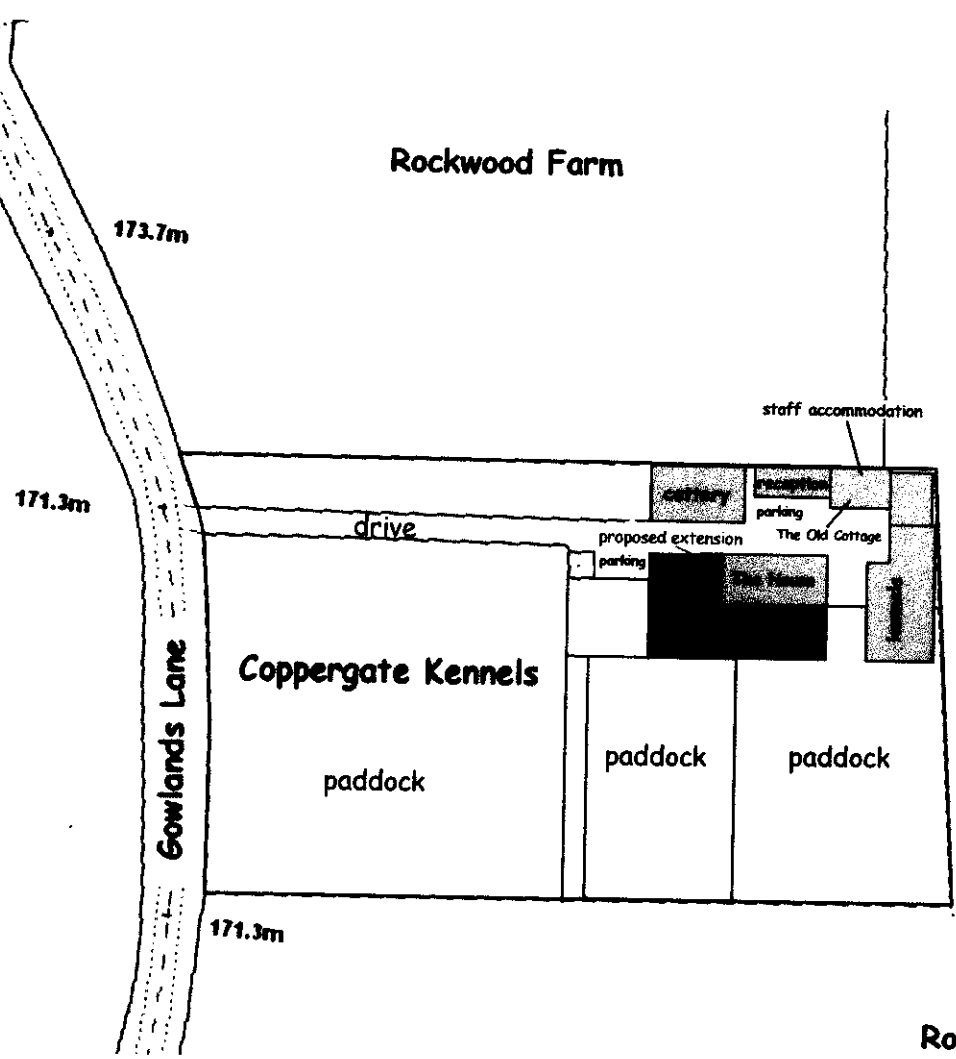
NYMNPA
28 AUG 2009

ARCHITECTURAL
DESIGN richard winn

PROPOSED CONSERVATORY TO THE EXISTING
DWELLING AT COPPERGATE KENNELS,
GOWLANDS LANE, CLOUGHTON, SCARBOROUGH
PLANS AND ELEVATIONS AS EXISTING

Scale : 1:50
Date : June 2009
Drawn : R.G.W
Project : 1246-1

Gowlands Cottage



NYM 2009 / 0580 / FL
 NYM/NPA
 26 AUG 2009

SITE LOCATION AND BLOCK PLAN Scale 1.1250

PROPOSED EXTENSIONS TO 'THE HOUSE' COMPRISING STUDY AND CONSERVATORY AT COPPERGATE KENNELS, GOWLANDS LANE, CLOUGHTON, SCARBOROUGH

Rockwood Farm



NYM 2009 / 0580 / FL
SE 99146, 96134

09/580
PT1

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

Telephone: 01430 770557
Email: dc@northyorkmoors.nps.gov.uk
Website: www.moors.np.gov.uk

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:

Erection of: (1) single storey extension for use as study and (2) conservatory

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3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY): **NYM 2009 / 05 / 08 0 / FL** (date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was 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:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

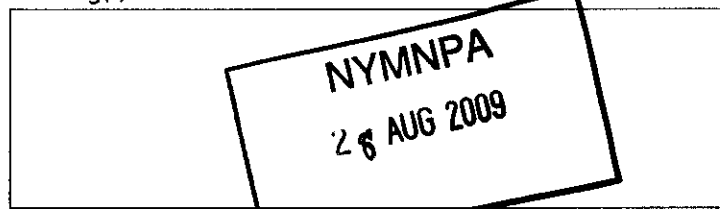
5. Pedestrian and Vehicle Access, Roads and Rights of Way

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:

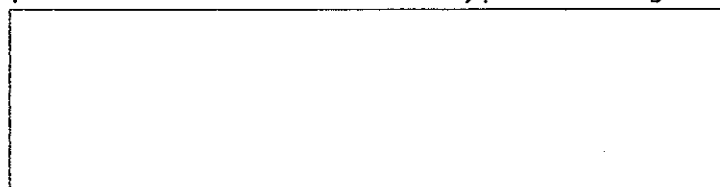
Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

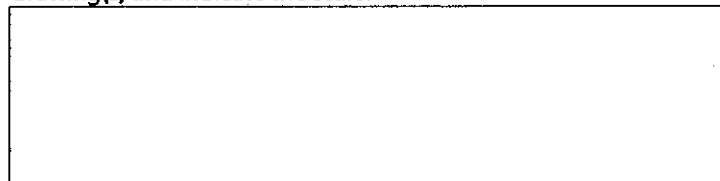
Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? Yes No

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 which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.



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
		NYM / 2009 / 0 5 8		LE	
Walls	Natural stone	Natural stone	<input type="checkbox"/>	<input type="checkbox"/>	1246-1 and 3
Roof	Dwelling: French tiles	Extension: French tiles Conservatory: Toughened glazing	<input type="checkbox"/>	<input type="checkbox"/>	1246-1 and 3
Windows	White PVCu	White PVCu	<input type="checkbox"/>	<input type="checkbox"/>	1246-1 and 3
Doors	White PVCu	White PVCu	<input type="checkbox"/>	<input type="checkbox"/>	1246-1 and 3
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:

Recent photographs of the property

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.

NIM / 2009 / 0 3 8 9 / FB

The steps taken were:

[Empty box for steps taken]

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):

[Empty boxes for newspaper name and date]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Empty signature and date boxes]

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):

[Signature boxes: [Redacted], Richard G Winn; Date: 21 August 2009]

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
 29 AUG 2009

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Empty signature and date boxes]

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 original and 3 copies of a completed and dated application form:
- The original and 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:
- The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:
- The original and 3 copies of 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
- The correct fee:
- The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):
- The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable):

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):

[Signature boxes: [Redacted], Richard G Winn; Date: 21 August 2009 (date cannot be pre-application)]

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
44	[REDACTED]	
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address (optional):		
[REDACTED]		

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
44	[REDACTED]	
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address (optional):		
[REDACTED]		

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:

NYMNP
26 AUG 2009

DESIGN STATEMENT

PROVISION OF SINGLE STOREY EXTENSION AND CONSERVATORY TO THE MAIN HOUSE AT COPPERGATE KENNELS, GOWLANDS LANE, CLOUGHTON, SCARBOROUGH, NORTH YORKSHIRE YO13 ODU

References:

Architectural Design's drawing nos. 1246- 1 and 3.
Recent photographs.

NYMNP/PA

09 SEP 2009

HISTORY

The property was purchased by the current owners as a going concern on 10 June 2006 who subsequently and as part of ongoing improvements to the facility, have undertaken an extensive tree and shrub planting scheme to help integrate the complex into the landscape.

Present approved use

Residential dwelling.

JUSTIFICATION

Originally, the present owners were considering demolishing the dwelling and re-constructing but due to the present economic climate have opted to refurbish and extend the property. The proposed extensions encompass a study and a conservatory.

DESIGN CONSIDERATIONS

The existing building is constructed in natural dressed stone with both French clay tile pitched and felted flat roofs. The external frames are white uPVC. Attached to the east elevation is an 80's style uPVC conservatory. This was erected by the previous owners and having a poor ordination is now used mainly for storage in connection with the owners main business. The property has little architectural merit.

Pre application consultation

Two alternative sketches were forwarded to the North York Moors Planning Officer, Hilary Saunders and the preferred scheme and suggested amendments, where constructionally feasible, have been incorporated into the current proposals.

Conservatory

03 SEP 2009

It is proposed that the west and east elevations of the conservatory incorporate panels of natural stonework and the area of fenestration be limited whilst still retaining an amount of glazing to take benefit of the views. The style of frames attempts to reflect that of the existing. The roof is to be constructed in toughened glass with the relatively low pitch dictated by the cill height of the existing first floor bedroom window on the south elevation. The conservatory will be terminated at each end by raised stone panels surmounted by precast coping stones to emulate the existing gables to the main house. In addition, this will avoid the necessity of a vertical plastic infill spandrel or the introduction of an incongruous hip to the east elevation.

Study

This is to be conventionally constructed in natural stone surmounted with a French clay tile pitch roof not only to match the main house construction but to integrate with the conservatory. The walling to the north elevation is to be set in reveal by 200 mm from the existing to provide a visual break line.

Other considerations

The pantile roof covering over the Sitting Room is to be replaced with French clay tiles and the 'stepped' junction between the single and two storey sections of the roof eliminated.

The overly large kitchen window on the south elevation is to be reduced by the introduction of a central stone infill panel and two new frames inserted.

Overall, it is considered the scale of the proposals will be subservient to the existing dwelling and the visual aspect reflects, and to some extent, endeavours to enhance the existing structure.

Access

There is no proposed change to the access from Gowlands Lane which complies with NYCC Highways requirements. The proposals will not generate any increase in traffic movement.

Parking

There is ample space for on site parking and turning.

Protected species survey

NYM / 2009 / 0 5 8 0 / FL

Not required.

Flood risk assessment

The property is not in a flood risk area.

**Richard G Winn
Architectural Services
21 August 2008**

