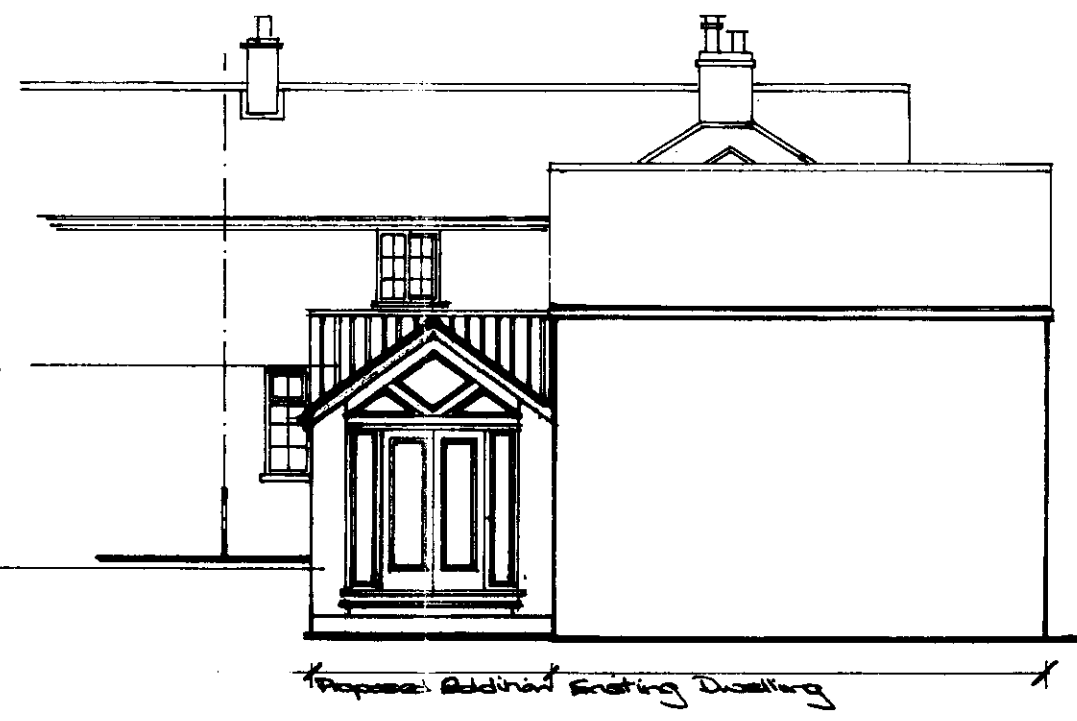
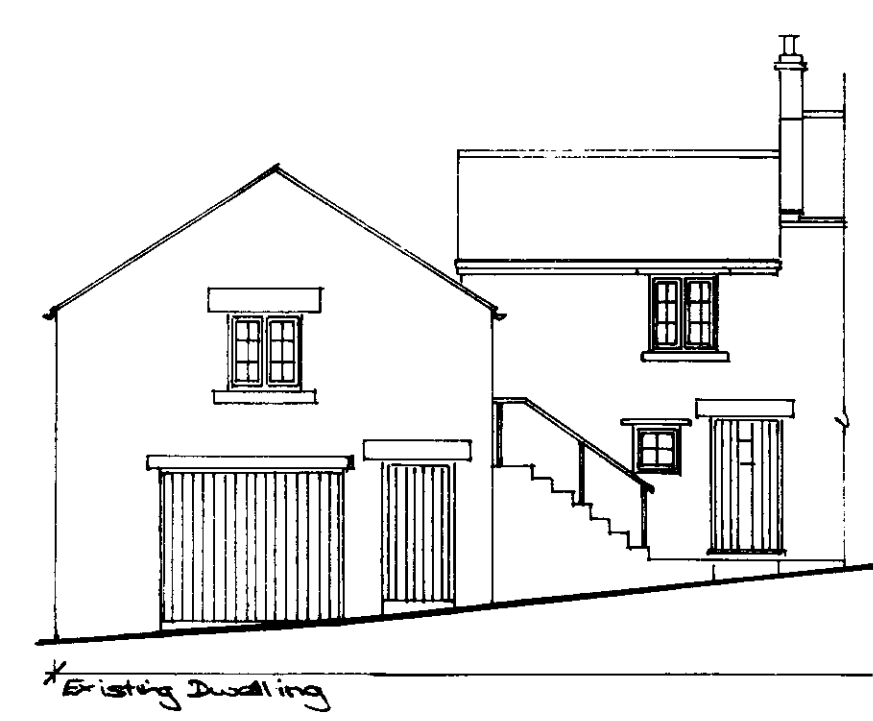


SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

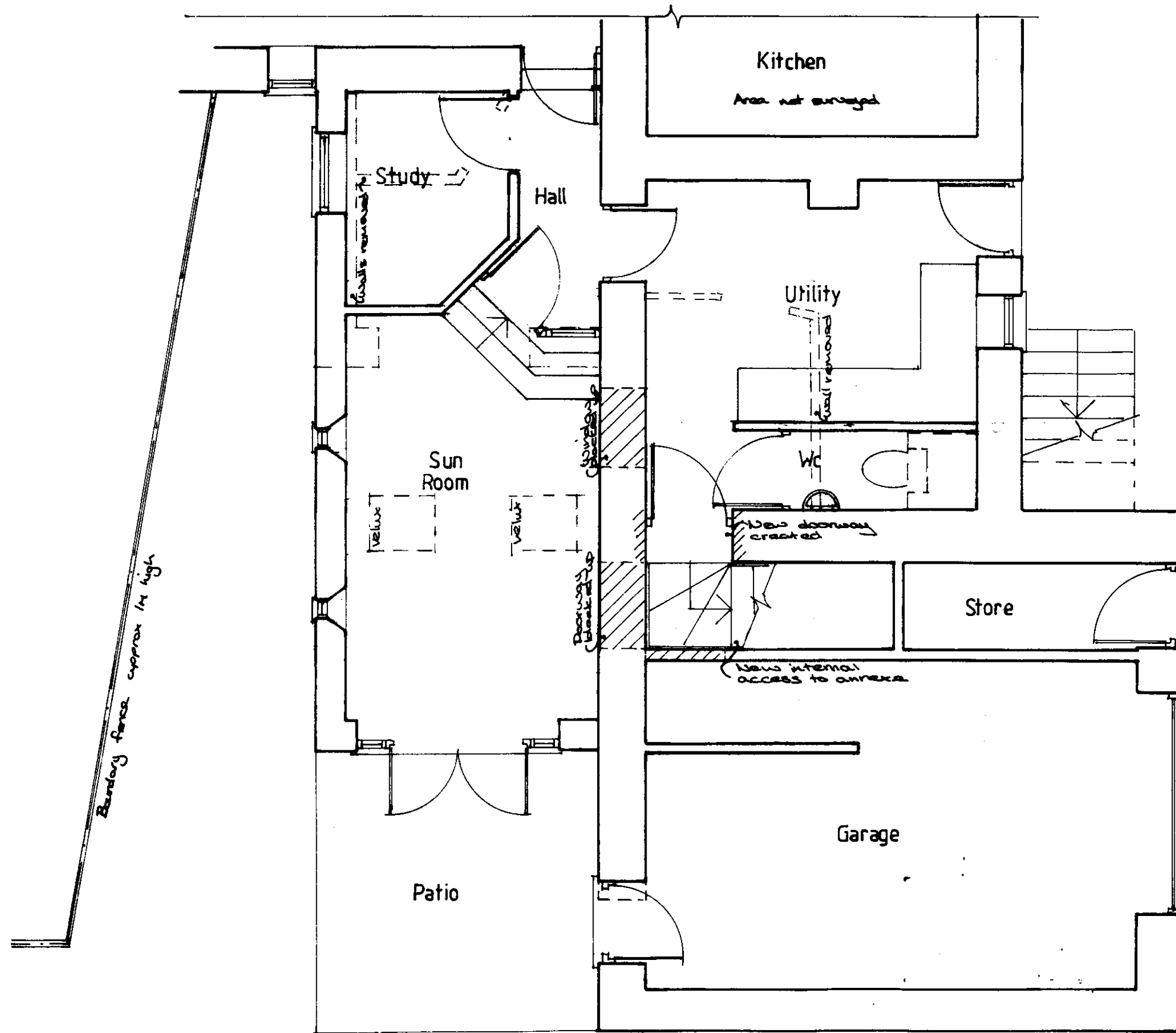
NYMNP
 21 SEP 2009

PROPOSED ADDITIONS & ALTERATIONS TO HUNTERS COTTAGE, WRENCH GREEN, SCARBOROUGH

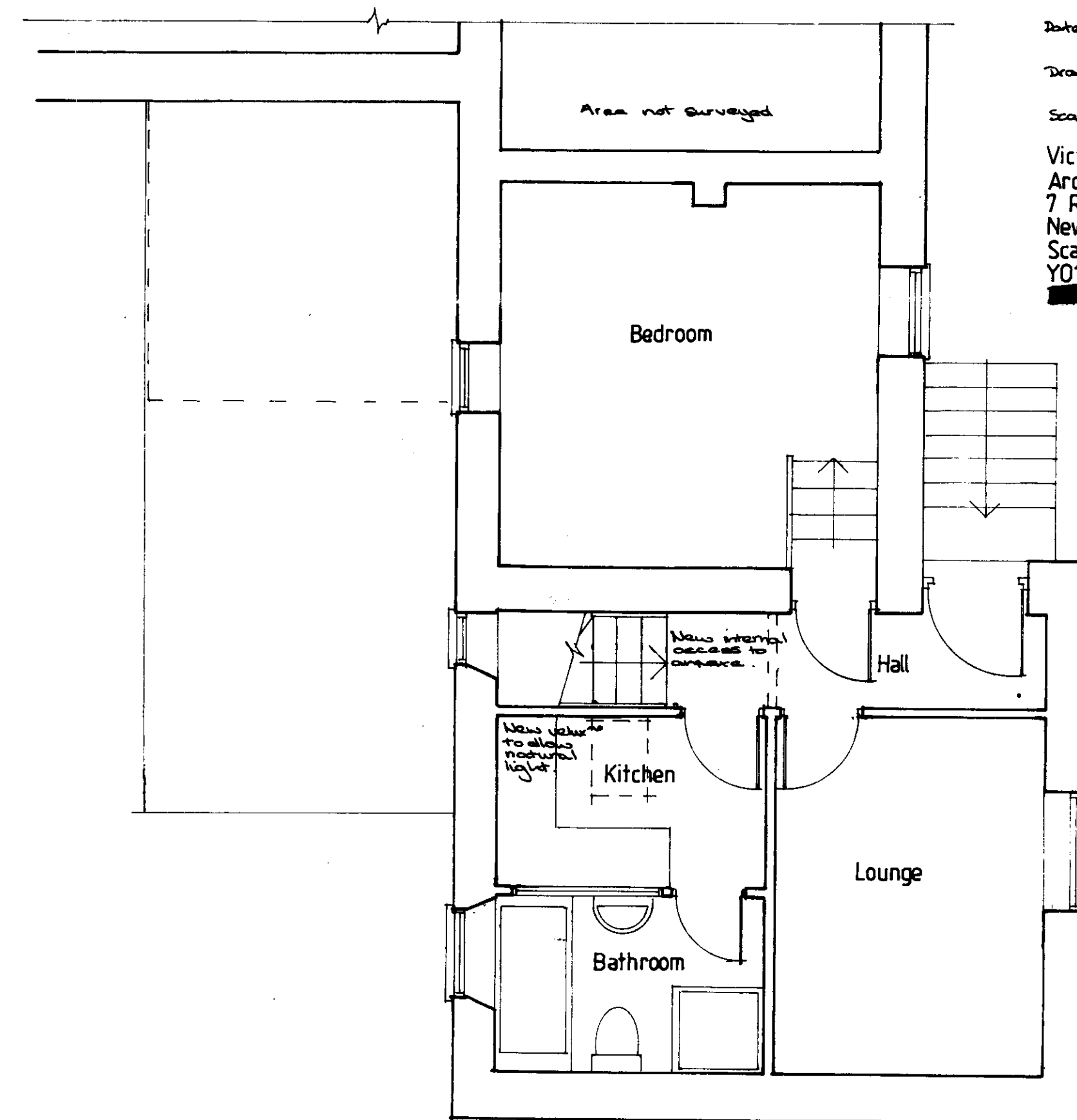
PROPOSED ARRANGEMENTS

Date Aug '09 Job no. 09/06
 Drawn VW Drg no. 03
 Scale 1:50 1:100 Rev.

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



GROUND FLOOR PLAN



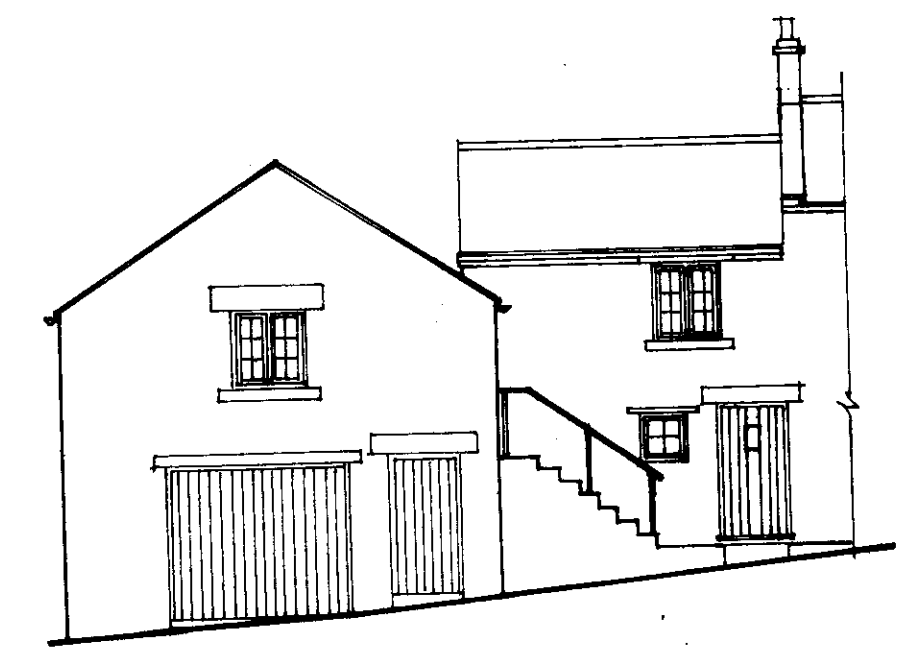
FIRST FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

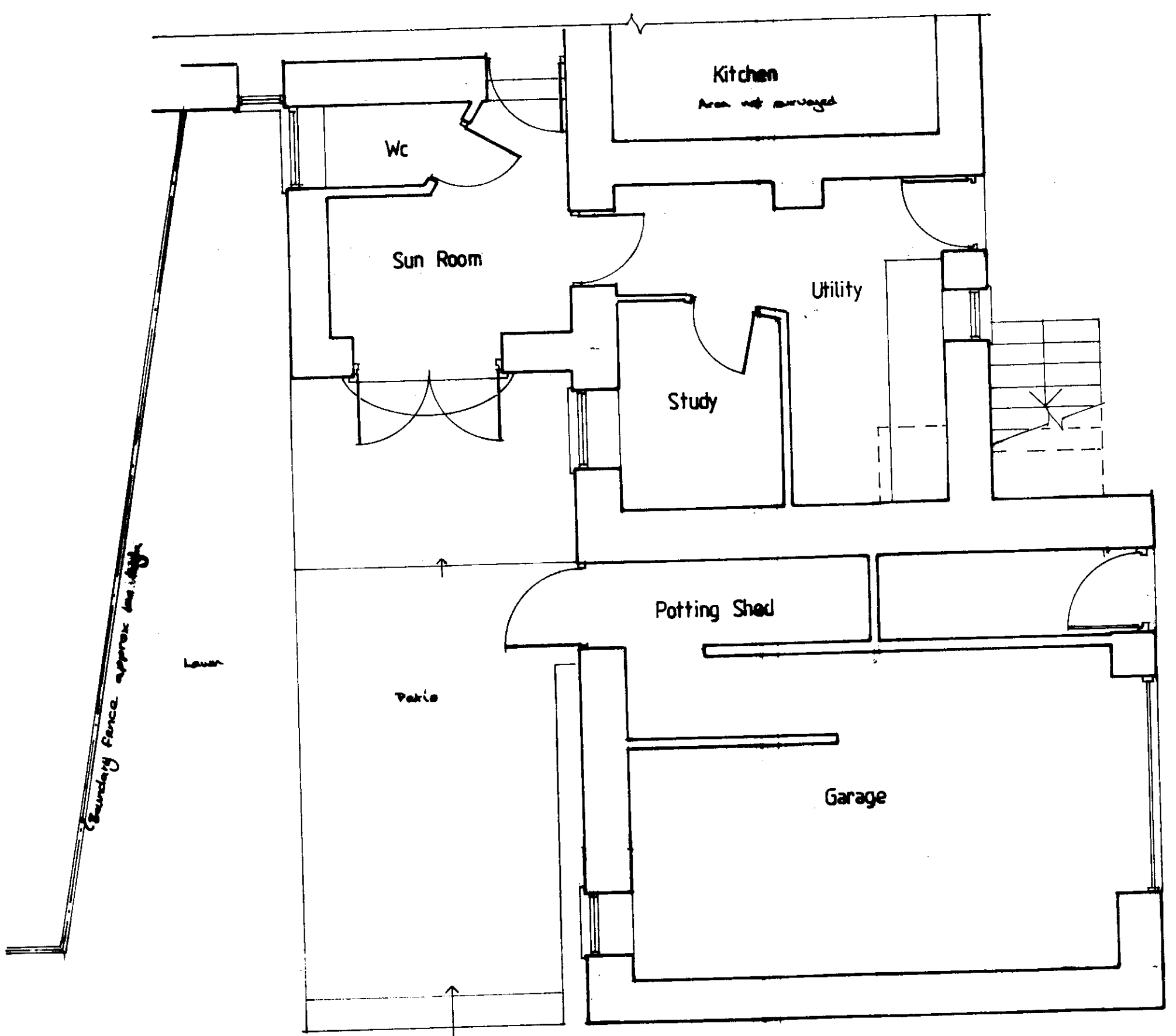
NYM NPA
21 SEP 2009

PROPOSED ADDITIONS & ALTERATIONS TO
HUNTERS COTTAGE, WRENCH GREEN,
SCARBOROUGH

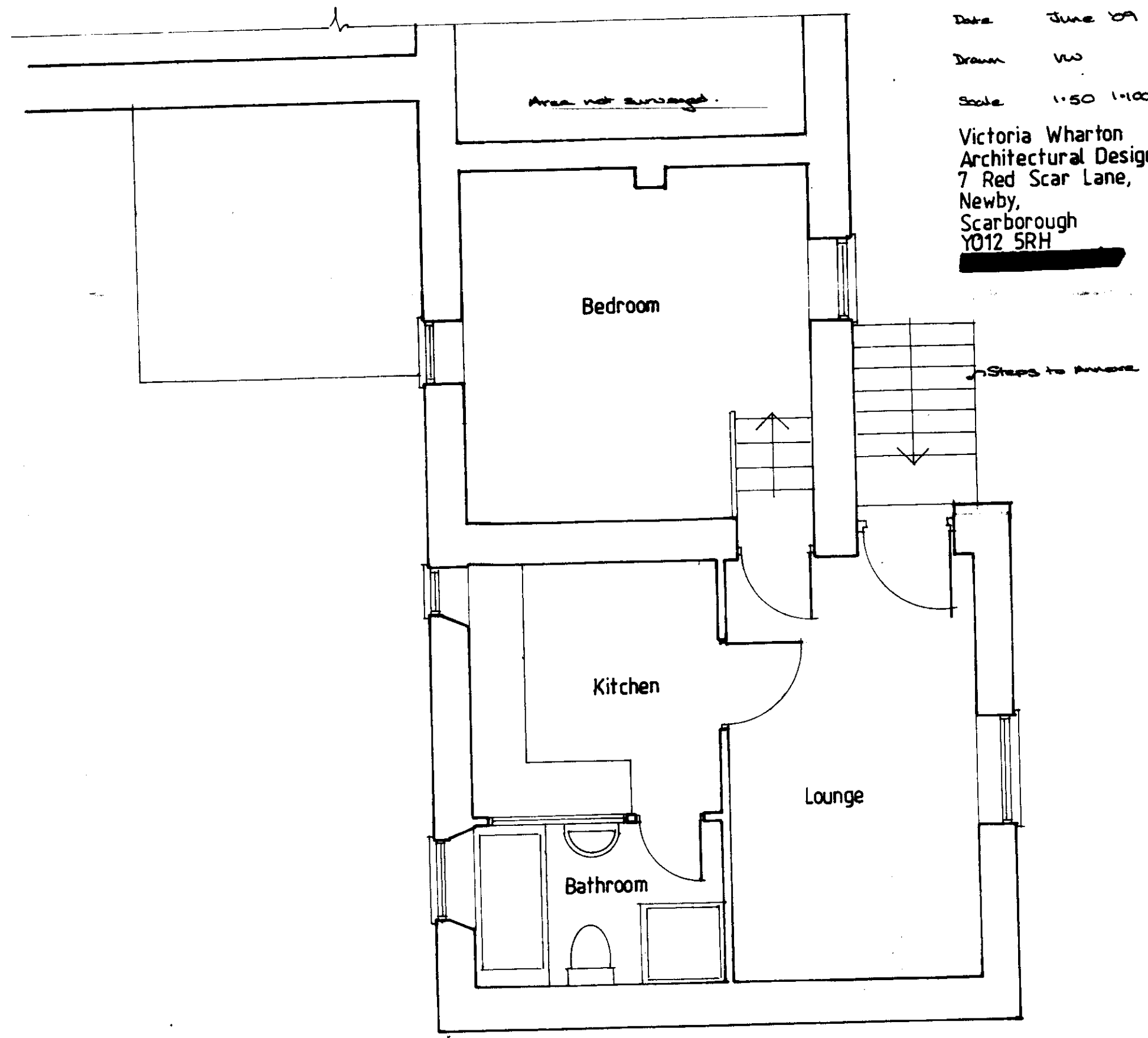
EXISTING ARRANGEMENTS

Date	June 07	Job no.	07/06
Drawn	WJ	Draw no.	02
Scale	1:50 1:100	Rev.	

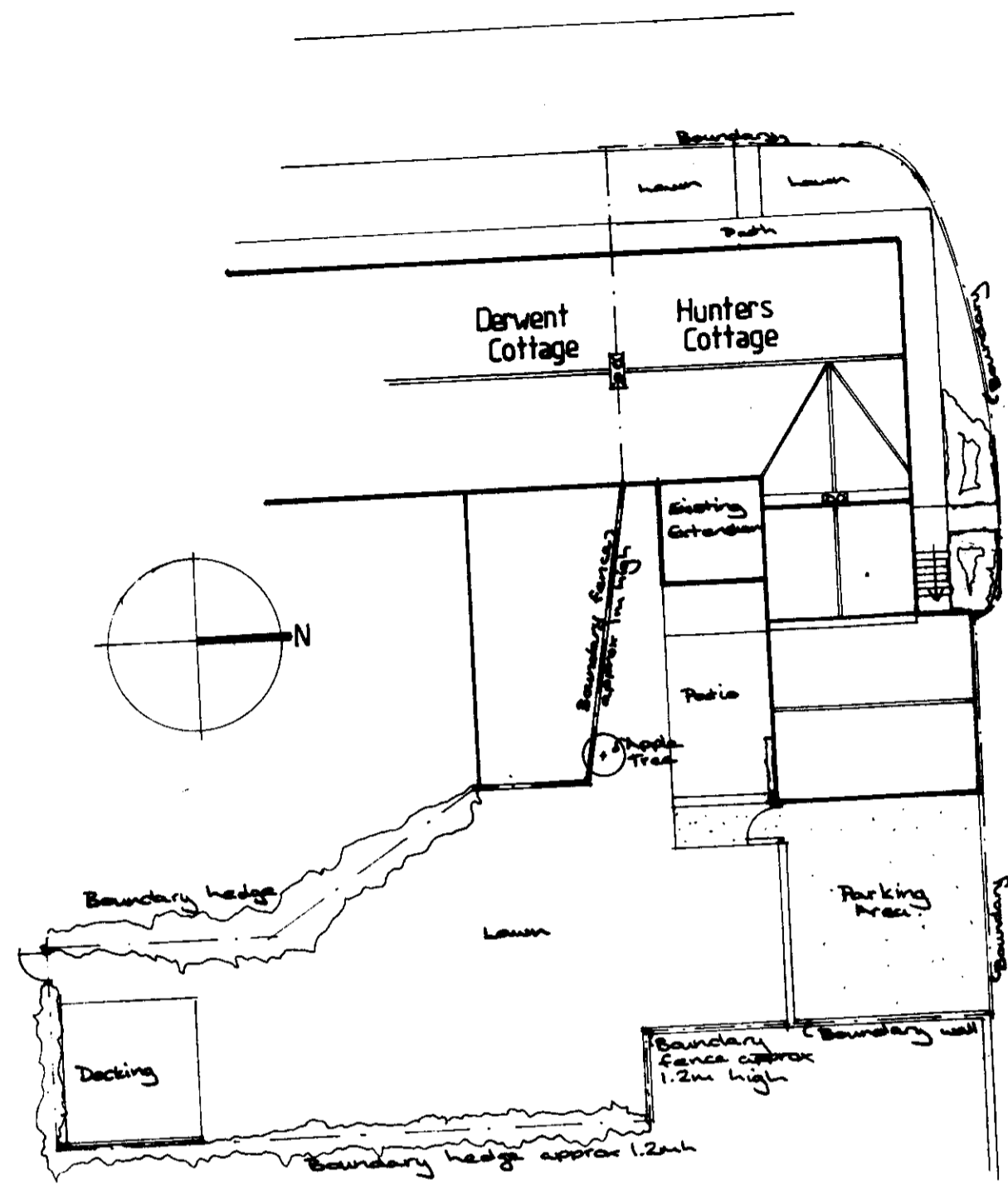
Victoria Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH



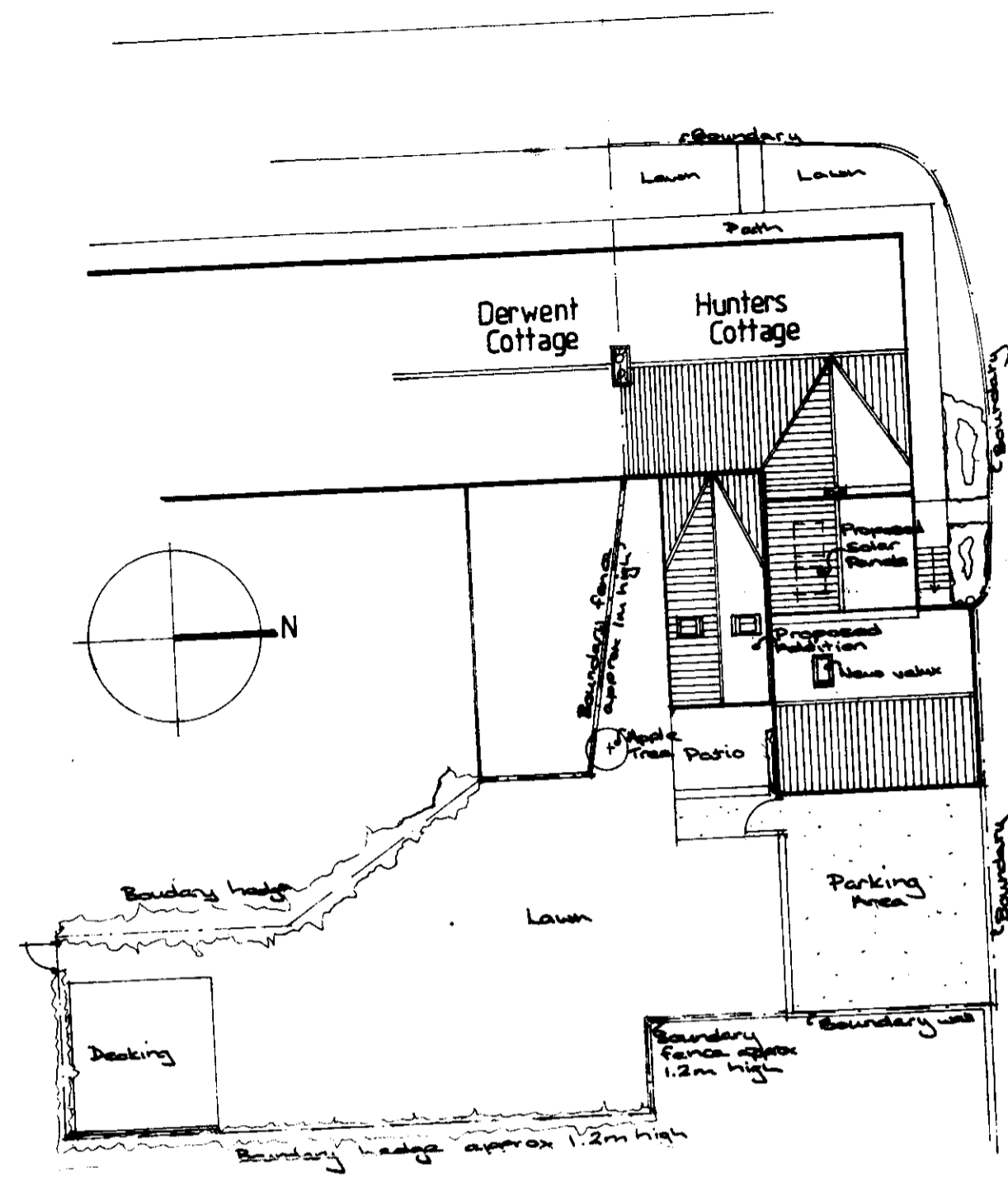
GROUND FLOOR PLAN



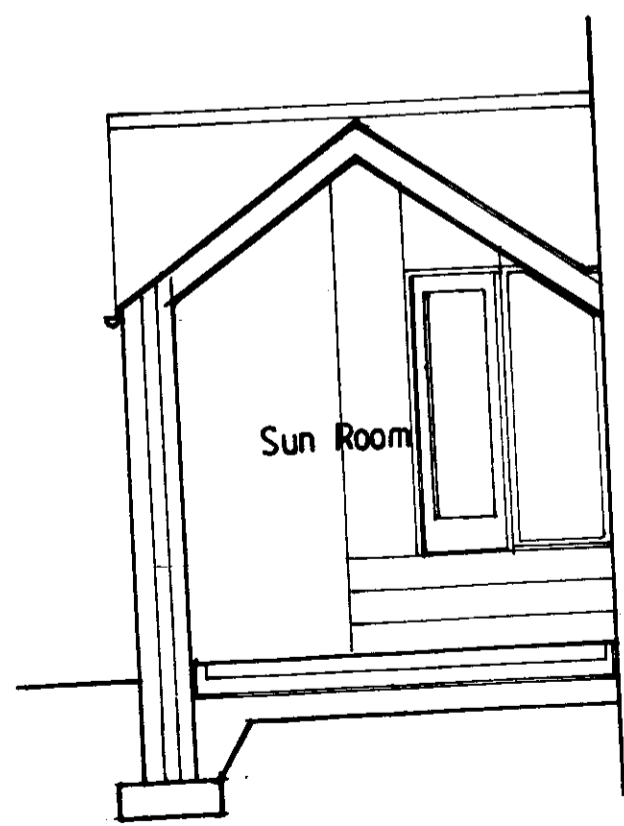
FIRST FLOOR PLAN



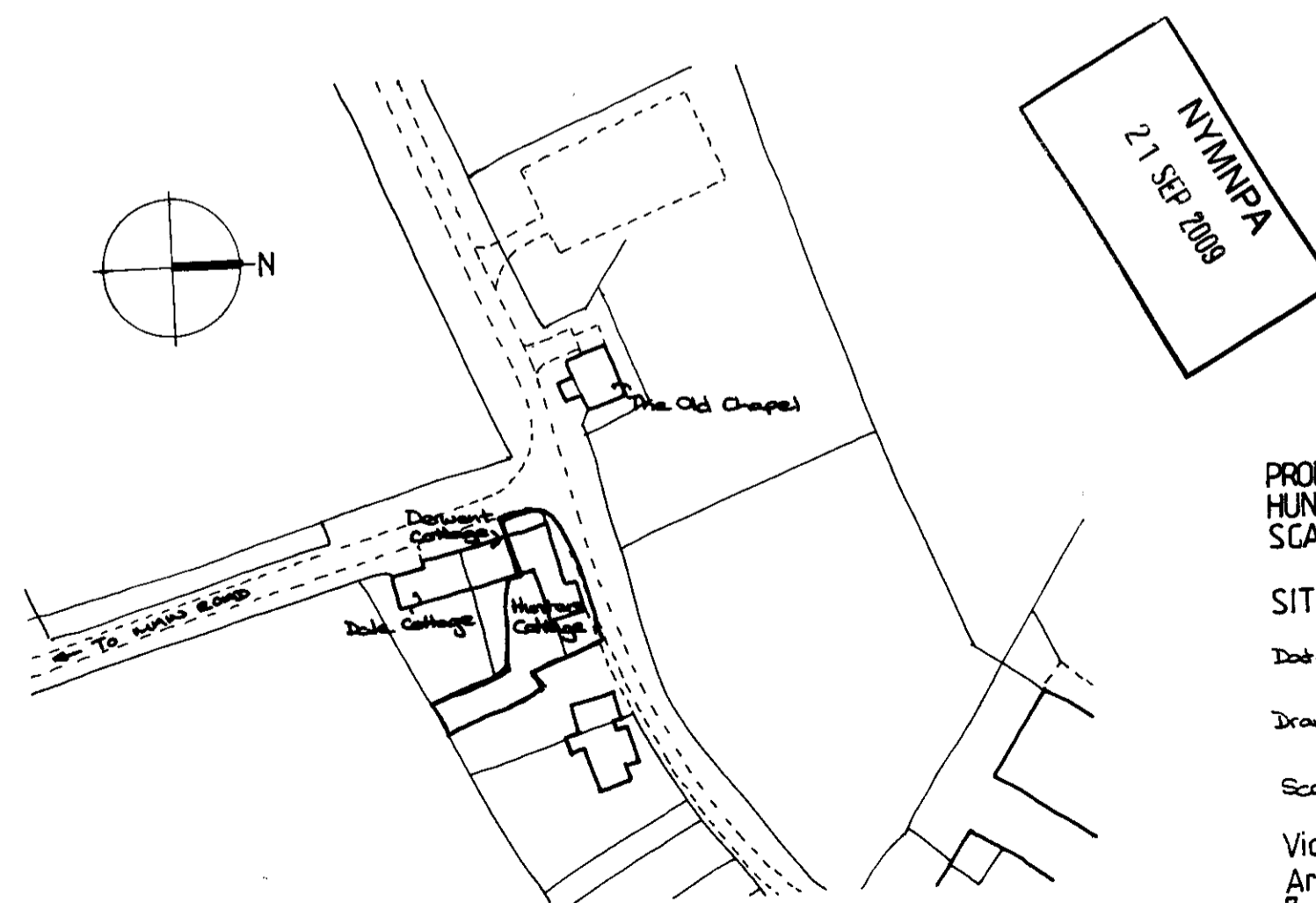
EXISTING SITE PLAN



PROPOSED SITE PLAN



SECTION 'AA'



LOCATION PLAN 1:1250

PROPOSED ADDITIONS & ALTERATIONS
HUNTERS COTTAGE, WRENCH GREEN,
SCARBOROUGH

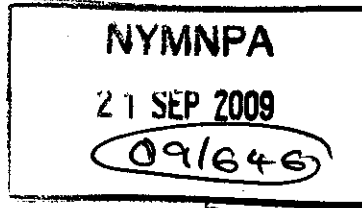
SITE & LOCATION PLANS & SECTION

Date Sept '09 Job no. 09/01

Drawn VW Drg no. 01

Scale 1:200 1:50 Rev.

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



North York Moors National Park Authority
The Old Vicarage
Burdgate
Helmley
York
YO62 5BP
Telephone: 01439 770657
Email: dc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

PT1

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: MR	First name:	Title: MISS	First name: VICTORIA
Last name: SMITH		Last name: WILKINSON	
Company (optional):		Company (optional): VICTORIA WILKINSON ARCHITECTURAL DESIGN	
Unit:	House number:	Unit:	House number: 7
House name: HUNTERS COTTAGE	House suffix:	House name:	House suffix:
Address 1: WRENCH GREEN		Address 1: RED SCAR LANE	
Address 2:		Address 2: NEWBY	
Address 3:		Address 3:	
Town: SCARBOROUGH		Town: SCARBOROUGH	
County:		County:	
Country:		Country:	
Postcode: YO13 9AB		Postcode: YO12 5RH	

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED EXTENSION TO REAR FOLLOWING
DEMOLITION OF EXISTING EXTENSION TOGETHER
WITH SOLAR PANELS TO ANNEXE ROOF.

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: HUNTERS COTTAGE

Address 1: WRENCH GREEN

Address 2:

Address 3:

Town: SCARBOROUGH

County:

Postcode (optional): YO13 9AB

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: HELEN WEBSTER

Reference: NYM/ENQ/05269

Date (DD MM YYYY): 27/07/09
(must be pre-application submission)

Advice given: POSITIVE TO THE EXTENSION

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:

NO APPLE
NYM/ENQ
27 SEP 2009

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:

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	STONE TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	PANTILE	PANTILE TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	TIMBER	TIMBER.	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	TIMBER	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		NYMNP 21 SEP 2009	<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"/>	

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:

DEG NOS 09/06/01-03 & DESIGN & ACCESS
STATEMENT.

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:



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



The correct fee:



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:



- 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):



3 copies of other plans and drawings or information necessary to describe the subject of the application:



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):

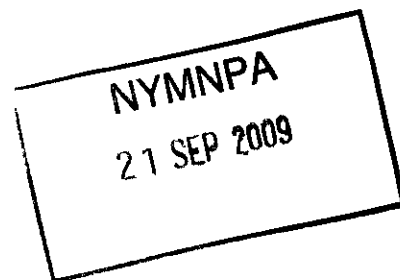
(date cannot be pre-application)

Design and Access Statement

For

**Additions & Alterations
to**

**Hunters Cottage,
Wrench Green,
Scarborough**



Victoria Wharton BA Hons CAP

NYMNP

21 SEP 2009

Design and Access Statement

The Site

The site is situated to the North of Scarborough in the village of Wrench Green close to Hackness. It fronts onto the main road through the village. The cottage itself is a typical stone built cottage with a pantile roof. The cottage is the end of the terrace with the adjoining neighbours to the South of the site.

The cottage comprises three bedrooms, with annexe accommodation. The property has been extended by the previous owner. This extension creates a sunroom and wc to the rear of the property.

We are proposing to demolish the existing extension and build a new longer extension to provide a more usable space.

The property creates an L-shape, the existing extension is situated in the corner of the dwelling, the proposal will be the same width as the existing extension but will be longer. The current extension does not allow for usable space, it is used only as a corridor linking the utility and study to the main house. The proposal would allow the study to be moved into the extension allowing the utility to become more functional and the extra length to the sun room would allow this to be used as a room instead of a link.

Also the applicant would like to create an internal link to the annexe, it is proposed to be done by using the potting shed to house the stairs up to the annexe.

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 adjoining cottage. Also, we have consulted with the North York Moors National Park on the 24th June 09. The outcome of this 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 and side façades remain the same creating very little impact on the street scene.

The extension has been brought out in line with the existing extension so the lounge window can be retained. As the study is to be located within the extension, we have moved the location of the existing wc window in order to provide more light to this room, however this window will remain obscurely glazed in order to minimise overlooking.

The two slit windows have been added to the sun room following advice from North York Moors National Park, in order to break up the expanse of stonework to this elevation.

The velux to the roof will be conservation style velux' and will provide some extra light to the sun room.

We have glazed the end elevation to gain as much light as possible.

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 pantile 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 will remain unchanged by the proposal as the two principal entrances remain.

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 extension. The addition would help to create a more complete dwelling. The lengthened sun room would create a useful space instead of just a link. The sun room would also double as a play room for the applicants two small children. 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.

With this addition 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 extension 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.

