

Design and Access Statement

Proposed conservatory at:- 2 South View, Egton, North Yorkshire, YO21 1TX

The proposed development is of an adequate size, and the property has more than adequate amenity space. The floor area will be less than 9m², located on the side and will not stand any taller than the original building it is being built up against.

The existing property is a semi-detached two storey building with an ample size garden. The house has a slate roof with stone walls and white PVCu frame door and windows with clear glass and Georgian bar detail.

The conservatory will be made up of white PVCu with clear glass for the roof windows and doors. The walls will be made up of stonework to match the existing.

The proposed conservatory will be used for occasional sitting and housing plants. The proposed conservatory has been designed to keep it in keeping with the original house and is of a simple lean-to design.

There are no issues of loss of privacy and overlooking due to the proposed development not being in close proximity to any neighbouring boundaries. There will also be no loss of light or privacy and will not be visible from the main road.

Access will be gained through the property into the conservatory, or from the conservatory into the house. The double doors are more than adequate for wheelchair access.

NYMNP
12 FEB 2010