

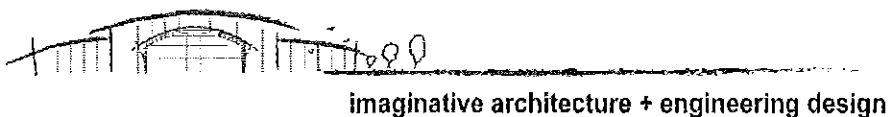
**DESIGN AND ACCESS STATEMENT**

**PROPOSED TIMBER GARDEN STORAGE SHED  
WITH VERANDAH  
(RETROSPECTIVE)**

**TO REAR OF EAST VIEW, HIGH STREET, EGTON, WHITBY**

**FOR**

**MRS. M. HARLAND**



**bhd**  
partnership

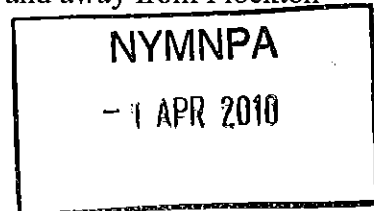
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Context

In 2009 the applicant obtained Planning Consent Decision No. NYM/2009/0456/FL for the conversion, alterations and small extension of a traditional detached outbuilding along with consent for a detached timber boarded garden shed in the south west corner of the rear garden 3.6m long x 2.4m wide.

The applicant proceeded to erect such a shed in February 2010 and also a small verandah area of approximately 1200mm facing west looking over the fields and away from Flockton House.



Location and Appearance

The timber garden shed as erected is located approximately 900mm away from the conifer hedge to the south boundary.

This allows the applicants to maintain the timber shed by providing access fully around it. Also allowing the neighbours a nominal view between the hedge and the shed.

If the shed was positioned tight to the hedge neither of these would be possible.

The shed is positioned approximately 3.3 metres back from the end of the hedge in order to provide some protection from the south westerly prevailing winds and also to screen the shed.

The shed is 3.15m long plus verandah of 730mm total length 3.88 metres plus decking of 485 mm and a step, by 2.485 m wide timber framed and clad with horizontal timber boards. The access door is in the rear elevation (facing west). There is one window in the side elevation, facing north, and one in the rear elevation adjacent to the door. There are no windows facing east to Flockton House.

The pitched roof is of green/grey mineral felt the height is approximately 2 metres to eaves level and 2.6 metres to ridge (maximum).

The timber decking will be stained a dark brown or colour to the satisfaction of the Planning Authority.

The southern boundary hedge and fence is approximately 15 metres long, the rear of the shed is some 7.22 to 7.35 metres away from the rear, eastern boundary fence and approximately 15.2 to 15.35 metres away from Flockton House to the east.

The timber shed is unseen apart from the rear which can be seen from Flockton House, and possibly the first floor windows of No. 1 South View at 10 metres away and No. 2 South View at 17 metres or so away.

Sustainability

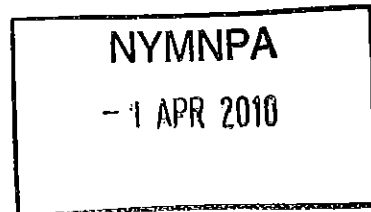
The building is largely constructed of natural timber and rainwater will be collected in rainwater butts which are of significant value.

Access

The applicant suffers from Parkinson's disease and therefore two low steps and easy direct access via the timber decking on to the verandah area from the grassed area have been constructed.

This provides a pleasant sheltered and private area in which the applicant can relax without fear of being overlooked.

This is particularly suitable for the applicant who finds mobility becoming increasingly difficult.



Conclusion

The applicant wishes to apologise for any minor contravention of the previous planning consent which has been carried out.

Therefore this application seeks to rectify the matter by applying for consent for a timber storage shed in this amended position, approximately 900mm off the southern boundary hedge and 3.3 metres away from the western boundary, incorporating a small verandah area with decking and one step as shown in the enclosed photographs.

This application is believed to satisfy the following Planning Policies:

**CORE POLICY A - Delivering National Park Purposes and Sustainable Development**

Providing a scale of development and level of activity that will not have an unacceptable impact on the wider landscape etc.

**CORE POLICY B – Spatial Strategy**

The overarching strategy to meet the needs of people in the National Park is based upon improving the sustainability of local communities etc.

**CORE POLICY G – Landscape, Design and Historic Assets**

**DEVELOPMENT POLICY 3 – Design**

Promoting Healthy and Sustainable Communities

**DEVELOPMENT POLICY 19 – Householder Development**

The scale, height, form, position and design do not detract from the character or form of the original dwelling or its setting in the landscape.

The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.

For these reasons consideration for consent of this application is requested.

NYMNP  
- 1 APR 2010