

NYM / 2010 / 0 2 6 7 / F L

DAS - GARBUTT**DESIGN AND ACCESS STATEMENT****Re: PROPOSED REPLACEMENT GARAGE AT MILLERS HILL, PRIESTMANS LANE, THORNTON LE DALE**

Millers Hill is a substantial detached dwelling situated in mature grounds of approximately 2 acres. The site is within Thornton le Dale's conservation area.

To the south of the dwelling is a dilapidated detached prefabricated single garage which out of necessity has to be used as a general garden store. We are seeking consent to demolish the existing building and construct a single storey garage and garden store. This will allow for covered parking of vehicles together with secure storage for garden machinery and implements. An attic area will provide additional storage.

The existing building has a footprint of 23.6m² with an eaves height of 2.1m and a ridge height of 2.8m. The replacement will have a footprint of 88.6m² with an eaves height above floor level of 3.1m and a ridge height of 5.6m. It will be constructed in brickwork with a pantiled roof to match the existing dwelling.

The proposed building has been designed with traditional proportions and simple design features with a narrow roof span and a 37.5° roof pitch so as to be in keeping with this part of Thornton le Dale's conservation area.

Vehicular and pedestrian access to the site will be unaffected by the proposal. Similarly general landscaping and site boundary treatments will not be altered; however, there will be a new belt of landscaping planted to the west of the new building to provide a softening screen.

We have consulted the following North York Moors National Parks Core Strategy and Development Policies:

- 1 - Environmental protection
- 3 - Design
- 4 - Conservation areas
- 19 - Householder development

and conclude that the proposal meets the requirements therein.

