

Our Ref: JBW/0225

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Planning Dept
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP



PROPOSED EXTENSION AT HOLLINS LODGE, GROSMONT, YO22 5PU

CONTEXT

The proposal is to extend at ground floor level to create a single storey extension to increase the size of the kitchen. A further extension will extend vertically and horizontally an existing two storey side extension.

The existing two storey extension may not be an original part of the main house but has been formed many years ago. There are no records of its construction on the council website.

A previous and similar scheme to re-build the side extension was passed in July 2004 (App No 0354) together with the formation of a detached double garage. The scheme has already been implemented as the garage has already been constructed. This means that the side extension on the 2004 scheme can still be built without obtaining further planning consent.

The newly proposed extension will also be constructed in place of an existing sheet metal clad fuel store building.

The detached garage was recently converted into residential accommodation under Permitted Development Rights. The current use of the garage as bed and breakfast accommodation is also Permitted Development. Up to half of all the bedrooms available to the house (up to maximum 4 no) can be used for bed and breakfast accommodation without obtaining separate planning consent.

A scheme to extend the house was refused in August 2009 (2009/0341). There were two reasons for refusal, namely the design of the extension and the scale of the extension.

The enclosed new scheme has been reduced in length by 200mm and height by 900mm to lessen its overall impact on the host building. The detail appearance has been simplified, again to lessen its impact on the host building. Elaborate features have been removed and the roof pitch has been reduced.

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There were many objections to the 2009 submission mostly based on the use of the house as bed and breakfast accommodation. There were also objections to the perceived increase in traffic to the site although the LA highways officer had no complaint.

The site is situated in the North York Moors National Park as such is a sensitive area. The village is relatively small but every popular tourist destination with a unique steam railway attraction. Grosmont grew in size due to the local brickwork. Hollins Lodge is believed to have been originally built for a manager/overlooker of the brickworks.

AMOUNT

The Planning Application is to gain permission to extend at ground floor level to create a single storey kitchen extension. The existing side extension will be rebuilt and extended.

LAYOUT

The single storey extension is designed to increase the accommodation to the existing kitchen and to provide a breakfast area. Main windows face east and create no space about dwellings policy issues. (The existing kitchen windows also face east).

The proposed two storey side extension aims to re-organise the existing layout which at present is a utility and WC and ground floor level and a study/bedroom/lounge at first floor level. The spaces will be used in the same manner but enlarged and the circulation space made more efficient.

An external staircase is proposed to access the first floor of the extension as providing access from the first floor of the main house would make an existing bedroom redundant.

Windows to the west elevation will replace existing main habitable room windows with secondary aspect bedroom windows. A large amount of fenestration to the west elevation were passed in the 2004 scheme, and thus can be constructed as this scheme has been implemented by the construction of the detached garage.

SCALE

The overall height of the single storey extension is 4m with an increase in floor area of 19m².

The two storey extension to the existing two storey extension has a maximum height of 1.05m over an above what is already there.

The increase in size of the footprint of the two storey extension has been set by the size of the existing oil storage shed that will be removed to form the new extension.

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APPEARANCE

The appearance of the proposed works has been carefully considered to blend in but not distract from the aesthetic of the main body of the house. The detail appearance of the extension has been simplified over the 2009 scheme, to lessen its impact on the host building. Elaborate features have been removed and the roof pitch has been reduced.

The works aim to preserve the railway architecture style of the house and preserve its setting within the village.

LANDSCAPING

None in this proposal.

ACCESS

Car parking will not be effected by this proposal. There were objections to the 2009 scheme based on the perceived increase in traffic to the site although the LA highways officer had no complaint.

Grosmont is served by various bus and train routes. Emergency vehicles will have access to the extended dwelling from the adjacent access track as existing.

The design of the enlarged dwelling has been carried out with due regard to the Building regulations approved documents Part M (Access to and use of buildings).

