



Design & Access Statement

Erection of single detached Dwelling

At No 68 Iburndale Lane

Sleights

Mr. P. Craven

Historical

The site lies to the lower end of Iburndale Lane It is a substantial sized plot.

Planning permission is already in place under planning consent

NYM/2005/0416/FL and previously NYM4/034/02539A/RM

The reason for this Application is to improve to the owner's satisfaction small variations in room sizes and general design variations.

NYMNPA

18 JUL 2010

Local policies

NYM / 2010 / 0 5 5 9 / F L

As planning permission is already in place on this site the local planning policies need not be dwelled on as presumably as the past planning applications have been accepted under the various policies this is still the case.

Evaluation

The site is of similar size to neighboring properties There are no landscaping features within the boundary and has already an access drive onto Iburndale Lane. Ground levels within the site are reasonably level and have been altered only to stop surface water from running down to No 70 Iburndale Lane. No 66 the neighboring property is of recent construction and of a similar design to the proposed

Design

The design of the property is in a similar vein to No 66 and is positioned with the front elevation on a matching building line.

Vehicle and pedestrian access is already catered for and is in place.

There is a great variety of designs of properties on Iburndale Lane with no one predominant design The scale of the unit is very much as per the original planning permission with the exception of a small rear two storey extension. We have worked closely with the NYMNP planning officer and have tried to accommodate their views.

The dwelling will be constructed from local quarried stone under a pantiled roof with renewable timber windows and doors and UPVc rainwater goods. A street scene is printed on the cover of this statement and shows clearly the similarity in design of number 66 with ample amenity areas around the dwelling.

NYMNP

13 JUL 2010

Access

NYM / 2010 / 0 5 5 9 / F L

As mentioned previously the site is already provided with access/egress facility and main entrance doors will be ramped as necessary by the rules governed by building regulations.

Conclusion

Having already a planning permission current on this site it is felt that the alterations being considered should not be a significant problem for the NYMNP planning department to accept

NYMNP

19 JUL 2010