

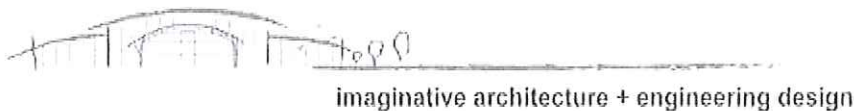
DESIGN AND ACCESS STATEMENT

PROPOSED PORCH

**GREENACRES, ADJACENT TO MITTEN HILL FARM,
HAWSKER, WHITBY, NORTH YORKSHIRE**

FOR

MR. A. & MRS. D. CASS



bhd
partnership

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

DESIGN

Context

The existing property is a stone built bungalow with a pitched roof clad with red clay tiles and a bedroom plus bathroom within the roof space.

The kitchen is on the South end of the dwelling and consists of stone walling with a flat felt covered roof.

The bungalow was originally built in the late 1960's early 1970's and has recently been refurbished and extended at the rear to form a conservatory / garden room.

The applicants have found that entering the property directly into the kitchen is not practical and therefore they are seeking permission to extend the kitchen in order to provide a porch for wet coats and boots etc.

Size and Appearance

The proposed extension is shown as being 3.9 long x 2.2 metres wide internally which equates to 8.58 square metres internal area and 2.7 meters high to top of roof.

The walling will be in natural stone to match existing and the roof will be a continuation of the existing flat roof over the kitchen.

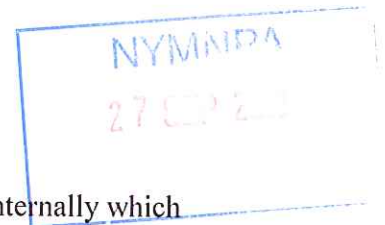
The window and glazed door will be white upvc to match the size and appearance of the existing dwelling.

Location

The property is located some 400 metres away from the outskirts of Hawsker Village and adjacent to Mitten Hill Farm, which is also owned by the applicants and occupied by their family.

The proposed porch will be in the region of 36 metres away from the farmhouse to the South West and some 18 to 20 metres away from the farm holiday cottages to the south.

Greenacres is some 150 metres away from High Mitten Hill Farm to the South East and similarly Raisbeck Farm to the North East and 450 metres away from Asp House to the North West. (Note all distances noted are "as the crow flies")



Access

It is proposed to form level access to the porch entrance door which will be a minimum of 840mm wide in order to provide reasonable access.

Conclusion

The proposal is considered to comply with the following policies: -

- Core Policy A - Delivering National Park Purposes and Sustainable Development.
- Core Policy G - Landscape and Historic Assets.
- Development Policy 3 - Design

For these reasons consideration of approval is requested.

