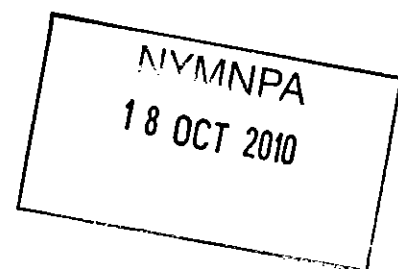
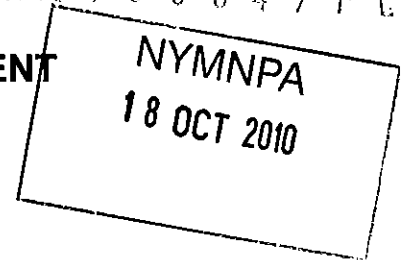


***Edgemoor***  
***Design and Access Statement***

Proposed side and rear extensions  
at Edgemoor, Silpho, Scarborough, North Yorkshire YO13 0JP

Applicants: Mr & Mrs S Blockley



**DESIGN AND ACCESS STATEMENT***SITE & LOCATION:*

Edgemoor is a small two bedroom semi-detached cottage set in a large garden. It is stone built with a slate roof and is typical of the area. There is a small outbuilding to the rear which again is semi detached. The site area is approx 900m<sup>2</sup>. As the total footprint of the dwelling and the outbuilding is approx 47.5m<sup>2</sup>, the curtilage is very large in comparison to the actual dwelling and outbuilding.

Silpho is a small moortop village located to the North West of Scarborough. The dwelling itself is located at the north end of the village. The site is accessible only from the main road through Silpho. There will be no additional traffic as a result of this development. There are open fields behind all the dwellings in the village.

Access to the dwelling is up three steps and so disabled access is not really feasible. Proposed rear patio doors will have one step and will ease access to the ground floor.

*THE EXISTING DWELLING:*

The existing dwelling comprises two bedrooms and a bathroom to the first floor with a lounge and kitchen on the ground floor. The rooms are relatively small.

The outbuilding to the rear is in need of some repair and is again small. Other ruinous timber and asbestos roofed outbuildings which were clearly visible from the road were recently removed following safety concerns.

Although the current dwelling functions as a two bedroom house, by today's standards it is inadequate home for even a small family. The proposal would add much needed amenity space and an additional bedroom. The property cannot be considered as an affordable 'starter home' due to its rural location, lack of local amenities and marketable value.

*CONSULTATION:*

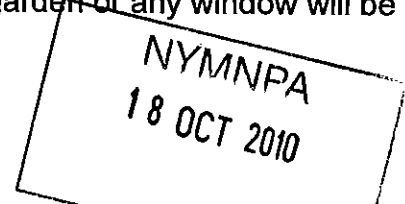
Prior to the original application (NYM/2010/0325/FL) all aspects of the proposed design were discussed at length with the Park Authority and its planning officer for the area, including a site visit and considerable consultation. Many design suggestions were incorporated in order to achieve the required additional space whilst falling within planning guidelines.

The Park Authority's records show that consultations were held with neighbours and Silpho Parish Council. The local highways authority and Scarborough Borough Council were also consulted.

The application file shows that neighbours and villagers were unconcerned about the proposal and there were no responses to the publicity organised by the Park Authority. Indeed, both villagers and the Parish Council supported the original application as a desirable and sympathetic improvement resulting in a fit-for-purpose family home which would enhance the village whilst upgrading the dwelling to twenty first century requirements.

There is only one immediate neighbour to the south west of the site. The impact of the proposed rear extension will be negligible as there is already a stone wall to this boundary which will remain in place, the eaves height of the rear extension will be roughly the same height as this, and the neighbour's existing outbuilding will obscure much of the rear extension. No shade will be cast over the neighbour's property and no view from the garden or any window will be obstructed by the proposed rear extension.

*REFUSAL:*



Once an agreement was reached that the proposal was suitable and likely to gain approval the application was submitted by Miss V Wharton on the 20<sup>th</sup> April 2010, Ref: NYM/2010/0325/FL.

The recommendation on the Park Authority's website stated approval with conditions up until the day of the decision, 18<sup>th</sup> June 2010, when it was changed to Refused. The Development Control Manager telephoned the architect on 21<sup>st</sup> June 2010 to discuss the issue, stating that a scaled down scheme would be more likely to gain approval.

An appeal was made by Miss V Wharton under the Town and Country Planning Acts (section 78, of the Town and Country Planning Act 1990) Ref: APP/W9500/D/10/2132584. The appeal was however in general dismissed by the visiting planning inspector, decision date 23rd September 2010

*THE NEW PROPOSAL AND APPLICATION:*

As a consequence of this refusal and in accordance with the general implications of the planning and appeal refusals, the revised proposal detailed in this current application has been reduced in scale and aspects of the overall design altered.

The proposed extension to the side has been reduced from two to single storey. The depth (front to back) has also been reduced from 5.5m To 4m and the rear wall of the proposed extension now, like the façade of the extension, steps back from the original structure to ensure the detail of the host dwelling is clearly maintained. The width has also been reduced by 0.7m to ensure that dimensions are in keeping with the dimensions of the original dwelling. The footprint is now approximately 18m<sup>2</sup> (28.5m<sup>2</sup> in the original application) and the total proposed floor space is now less than a third of that in the original application. In conclusion, the overall the impact of the side extension on the appearance of the existing property is greatly reduced.

The length of the rear extension is also reduced from 10m in the original application to 9.5m in this proposal. The side wall steps back to ensure the outline of the host dwelling is maintained. The ridge height steps down and the side wall of the extension steps back midway along the extension in accordance with the Planning officer's suggestion during the original site visit. It would appear from comments made in the refusals that the presence and dimensions of two pre-existing building in this area (one now removed) were not clear enough in the original application and so perhaps not fully taken into account in the original planning decision. Consequently, these outbuildings have been more clearly indicated in this application and photographs of the removed building included. It is proposed that part of the remaining outbuilding (which is in some need of repair) be demolished to accommodate the rear extension, as was discussed in the original site visit. The second building was an unstable timber structure with an asbestos roof which has already been removed for safety reasons. This ruinous and visually unappealing building was until recently clearly visible from the road in front of the property.

Externally the materials of the proposed additions will match the existing building with walls of stone and walled in a similar manner to the host building. Similarly, the roof will be of slate and as close a match as possible. The doors and windows will be timber and will match the style of the existing building.

#### SUMMARY AND CONCLUSION:

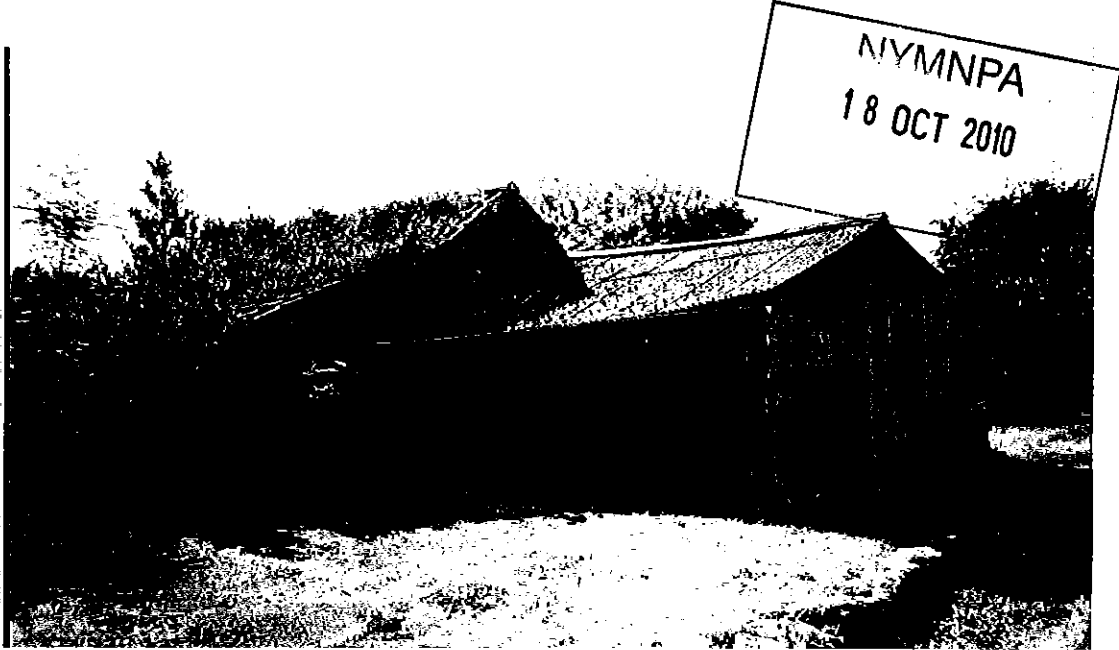
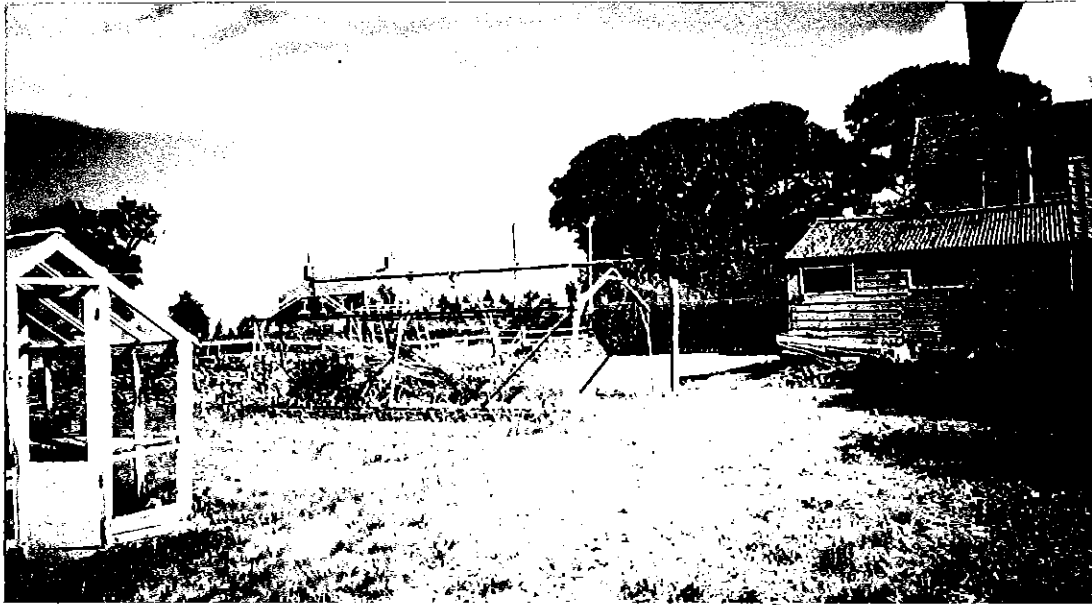
It is recognised that the additions proposed in the original application (NYM/2010/0325/FL) were large in relation to the size of the host dwelling. This is due to the small size of the original dwelling, making any extension to create even a modest fit-for-purpose family home seem relatively large. For this reason, there was extensive consultation with the Park Authority in order to achieve the required living space this within the set guidelines. The narrow gable of the L-shaped property also contributed to the difficulty of designing a reasonable addition within the confines of the Park Authority's design guide as the depth of the gable is considerably less than the actual depth (front to back) of the property, and to achieve subservience, the depth of the proposed extension is required to be smaller still. As a result, a larger rear extension is the only option available which can accommodate the required additional living space.

Similar properties in the village have a series of extensions to the rear and have clearly been added to over time. It seems likely that Edgemoor is the exception because, unlike other village properties which have been owner-occupied for many years, Edgemoor (along with its immediate neighbour) has remained in the ownership of the local estate and then the Duchy of Lancaster until 2005, and has consequently failed to be updated to match the growing needs of a typical household until this time.

As the original application was rejected, it is hoped that the Park Authority will recognise that reasons given in the rejection have been acknowledged and have informed this new design proposal. The living space of the proposed new additions has been significantly reduced and the detail and outline of the host dwelling is left completely intact and visible. Both side and rear extensions are now single storey and have less impact on the appearance of the dwelling. The new development will only be noticeable from directly in front of the property (the rear extension will be unseen) and will present an attractive façade which does not detract from the outline and symmetry of the two semi-detached properties. The proposed elevations present an attractive design solution that are in-keeping with the existing dwelling and adhere to Park Authority design guidance.

*The current owners, now having an 8 month old baby, must extend their property if they are to remain in the village to raise a family. Furthermore, Mr Blockley requires a home office for his work for the educational charity the WEA. It is greatly hoped that the new plans meet with the Park Authority's approval so that the family can remain in the village they have made their home, and among their neighbours and friends.*

NYMNPA  
18 OCT 2010



The presence and dimensions of two pre-existing outbuildings (one now removed) was perhaps not clear enough in the original application. They have been more clearly indicated in this application and photographs of the removed building included (above). It is proposed that part of the remaining outbuilding (which is in some need of repair) be demolished to accommodate the rear extension, as was discussed in the original site visit. The second building was an unstable timber structure with an asbestos roof which has already been removed for safety reasons. This ruinous and visually unappealing building was until recently clearly visible from the road in front of the property.