

Proposed Extension at Dalby Cottage, Lower Dalby, North Yorkshire for Mr & Mrs G Hudson

Design & Access Statement

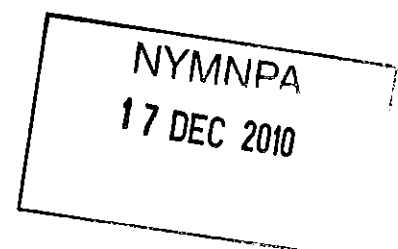
1. I have been instructed to submit an application for full planning permission for proposed alterations and extensions to Dalby Cottage, Lower Dalby on behalf of its owners, Mr & Mrs G Hudson. The accompanying Design & Access Statement arises from the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government. The necessity for the preparation of the statement arises, in this particular case, from the location of the application site within the North Yorks Moors National Park.
2. The application site lies within the small community of Lower Dalby and comprises an existing two-storey dwellinghouse. The proposed alterations and extensions are shown on drawing GH/DCLD/2. The new extension includes ground floor bedroom and en-suite bathroom and a further additional bedroom at the upper floor. The extension measures 3.30 metres in depth externally and it is 7.0 metres in width. The proposed eaves height of 4.30 metres matches that of the existing house as does the height to ridge of 7.50 metres.
3. The existing house is colour washed and this treatment will be repeated within the infill panels of the oak-framed extension where the timber structural members can clearly be seen on the three elevations shown on drawing G8/DCLD/2. The colour of the infill panels and the roof covering will match the existing materials.
4. In designing the proposed alterations and extensions, consideration has been given, amongst other things, to the following:

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- a) The location of the site within a clearly-defined settlement but within the Dalby Forest section of the North Yorks Moors National Park.
- b) The need to respect the amenity of neighbouring properties.
- c) The acceptability of the siting and design of the extension to the dwelling by reference to the siting, design and external appearance of the dwelling to be extended.

5. Whilst, therefore, the physical context for the proposed development lies within the applicants' requirements to enhance their accommodation by providing additional bedroom space at a dwelling that lies within an established rural community, the policy context for the proposal is the policies contained within the North Yorks Moors National Park Local Development Framework, adopted by the Authority on 13 November 2008. The requirement of Development Policy 3 in respect of design is considered to be particularly pertinent. Care has been taken to ensure that the scale, height, massing, materials and design of the extension are compatible with the building to be extended whilst, equally, ensuring that the proposed extension will not have any adverse effect on the amenities of adjoining occupiers. It is considered that the design reflects the local vernacular, particularly because of the use of its dominant timber elements. There are no adverse implications so far as personal access is concerned. Not only is the modest scope of the extension compatible with its surroundings but it ensures that there will be no increased level of activity at the property which would be likely to detract from the quality of life of its neighbours.

6. It is noted that Development Policy 19 relates to "householder development" the design of the alterations and extensions seeks to ensure, as set out above, that the scale, height, form, position and design of the new development does not detract either from the character of the original dwelling or its landscape setting. There is no adverse impact on the amenity of neighbouring properties since it is highly unlikely that the development will give rise to any additional noise or disturbance.



7. Accordingly, it is considered that the requirements of the Development Plan have been satisfied.
8. Arrangements in respect of the disposal of foul and surface water are those applying to the existing cottage. This will be arrangements in respect of the collection of domestic refuse and recycling of materials.
9. Access to the dwelling from the adjacent car parking spaces is by means of a suitably-graded slope that renders it visible by persons who might be confined to a wheelchair. Internally, the design and layout of the ground floor of the dwelling and its extension are designed to ensure that a wheelchair user can circulate freely.
10. For all these reasons it is considered that the proposal is compliant with the policies of the Development Plan and all other relevant material considerations.

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