

John Weeks  
Mill House  
Littlebeck  
Nr Whitby  
North Yorks  
YO22 5HA

Reference JW2

Application for Planning Permission by J Weeks, Mill House, Littlebeck

Design and Access Statement

The application together with scale plans concerns the demolition of a redundant artificial stone and aluminium greenhouse (photos enclosed) and replacement with a kit formed oak-framed figure 4 bay garage and log store (detailed specification enclosed). Planning approval was given by N.Y.M.N.P.A. on 13th November 2009 to demolish the greenhouse and replace it with a building housing a swimming pool (Application No NYM/2009/0625/FL). However, the decision was made not to proceed with this development.

Our site consists of Mill House, our main residence, plus 3 holiday cottages on a visually secluded 7 acre site.

Layout

The proposed garage (see site plan marked in red), would be on the same footprint as the existing greenhouse (plan marked in green). It is sighted at a 90 degree angle to the main house and has restricted visibility from the highway to the west. It is sheltered on all other sides by trees, banking and the main house.

Ownership

The property and site is owned by myself – Mr John Weeks.

Scale

The size and height of the proposed garage is smaller and lower than the previously approved swimming pool building. It is also of a lighter and more open construction, as only 1 bay has doors. The total ground floor area of the existing greenhouse is 61 metres square, the floor area of the proposed garage would be 63.5 metres square.

Landscaping

The proposed development does not affect the landscaping. There are no skyline issues as it is at the bottom of a steep valley.

Appearance

The garages are of a light-weight construction, purchased in a kit form. I attach the manufacturer's specification sheet, together with photograph. The building consists of an oak frame with horizontal clad weatherboards with a plain clay roof tile.

Access

The access would not be required to be altered. The garages are for private use only with no public involvement.

Eco-Friendly Measures

The main construction is wood. The lighting will be low energy, no heating or insulation involved.

J Weeks  
Mill House  
2nd May 2011

