

DESIGN AND ACCESS STATEMENT FOR EXTENSIONS AT 2 LOWCROFT
CHURCH LANE FYLINGTHORPE WHITBY NORTH YORKSHIRE

1. INTRODUCTION

- 1.1 This statement has been prepared to support and assist the planning application for extensions at 2 Lowcroft Church Lane Fylingthorpe.
- 1.2 The application site consists of a detached bungalow on the edge of the village of Fylingthorpe and was constructed in the late 1960's.
- 1.3 The site is not within a conservation area.

2. DESIGN

- 2.1 It is intended to construct a single storey side extension with a balcony on the roof and the introduction of a dormer window and roof lights to enable the conversion of the loft.
- 2.2 The existing bungalow is constructed of reconstituted stone block. It is intended to cover these and the new extension in a render coat.
- 2.3 The proposed dormer window will have a pitched roof finished with tiles to match the existing and the dormer ridge will be set below the existing ridge.
- 2.4 The side extension will have a roof height of 3.8m with an 1100 high glass handrail.
- 2.5 The proposed extensions will not have an impact on the adjoining properties or cause any overlooking.

3. ACCESS

- 3.1 The site lies within walking distance of the village shop and bus routes.
- 3.2 The site has parking for several cars plus the garage.
- 3.3 Due to the fact that you have to enter the property up several steps it does not make it suitable for the disabled.

4. CONCLUSION

- 4.1 The application is for a modest extension and dormer window and is in sympathy and proportion with its surroundings and will not have an impact on the adjoining properties or the countryside.

