

DESIGN & ACCESS STATEMENT

Introduction.

This is an application for an extension to 'Ann's Cottage' – an ancillary building within the curtilage of 'Hillyard Cottage', Rosedale East, Nr. Pickering YO18 8RH. The applicants are Mr. & Mrs. Colin Samples.

Existing Property

Originally Anne's Cottage was an agricultural shed. In 2004 permission was obtained to convert the shed into accommodation for the applicants holiday letting and bed and breakfast business. Currently the property is a single open space with a shower room.

Proposal.

To upgrade the accommodation, an extension to the North West elevation is proposed to allow for a separate bedroom.

Design and Materials.

The proposed extension will be built in reclaimed stone with a red pantile roof, all to match the existing. The window will be timber framed, its size has been kept to a minimum to preserve the agricultural appearance of the building. The extension will be built neither as high nor as wide as the original building.

Access.

There will be no change to the existing access to Ann's Cottage, which is from the farm lane from Daleside Road to Craven Garth Farm.

There is existing designated parking for three cars between the lane and the cottage.

There is a shallow threshold into the cottage, to allow for disabled use.

Planning.

Consideration has been given to the position of Ann's Cottage within The North York Moors National Park, where development is restricted.

The proposal will allow for a much needed separate bedroom which will enhance the applicants letting opportunities, and help to grow their business.

As the proposal has a reduced profile, the original elevations will remain dominant, an important aspect for extensions in Green Belt areas.

As the curtilage land to the properties is well screened with hedges, the proposal will not alter the setting nor infringe on the privacy of any neighbouring properties.

