

**Planning Application - 20 Hermitage Way, Sleights, Whitby. YO22 5HG****Design and Access Statement**

The proposed extension will create an improved master bedroom suite on the first floor through the addition of a connected room to the side of the house over an existing ground floor office/music room. One of the objectives of the improvement is to take advantage of the extensive view to the west of the property over farmland to the moorland beyond which is not available to the existing master bedroom. As the extension is over an existing ground floor room there will be no change to the footprint of the building.

The construction will include the extension of the existing 'Bradstone' walls upwards (using the same material) and the creation of a new roof, reusing the red pantiles from the existing roof. Window frames and exposed woodwork will be finished in brown to match the rest of the house.

The extension will be visible from the property to the south of the site (No 18) where the existing gable will be raised by approximately two metres. However this gable and the roof will be below that of the existing main building. The extension will not be visible from the road (Hermitage Way) as it will be hidden behind the Garage which is set at a level approximately 2.5 metres above that of the main house. There will be no impact on the privacy of neighbours due of the absence of windows to the east and south facing elevations.

These points are illustrated in the 'Site Location' plan and 'New Elevation' drawings included in this planning application.

Alun Roberts 24/10/2013

NYM/13  
24 OCT 2013