

**Design and Access Statement**

for

**A proposed single storey hobbies workshop extension onto the side of an existing detached domestic garage**

at

**'Greystones', Eskdaleside, Grosmont, Whitby, YO22 5PS**

*The Application.*

This is a Householder Planning Application for the construction of a proposed single storey hobbies workshop extension onto the side of an existing detached single domestic garage.

The application site lies within the boundaries of the North York Moors National Park.

*The requirement for Development.*

The owner of the property is a very experienced marine engineer and has a career in the merchant navy. During the periods of his home leave from overseas service duties he likes to devote his available and hard-earned leisure time to pursue his interest in making miniature engineering models. This work involves the manufacture of various miniature component parts using industrial lathes, drills, milling machines etc. This necessary light industrial machinery is currently spread far and wide as there is not one on-site secure space that can accommodate all of the equipment / machinery needed. Hence the need for the proposed hobbies workshop extension in order that all can be accommodated under one roof.

*Appearance.*

A section of the existing steeply sloping rear garden has been cut out in order to construct the existing detached garage with its internal floor level being at the same level as the concrete hard standing / driveway. The proposed side hobbies workshop extension will be construction in a similar manner.

The external profile of the combined existing garage and side hobbies workshop will therefore have a minimal visual impact on the open countryside surrounding the detached house when viewed from the main road.

The proposed materials of construction, being natural roof slates to the new roof pitched construction and locally cut dressed and coursed stonework to the new external walls, will be sympathetic to the existing adjacent detached house and will also marry in well with the man-made roof and wall materials used in the construction of the detached garage.



Scale.

The application site curtilage is quite extensive (approximately 0.182 Ha) and lies in the open countryside of Eskdaleside.

The existing detached garage, together with the proposed extension, has a combined footprint of only 43.40 sq. metres and is located to the far south western corner of the application site itself.

The proposed roof ridge line and roof eaves level of the proposed extension will align with the roof ridge level and roof eaves level of the existing detached garage.

It is considered that the scale of the proposed development is satisfactory in the context of the existing built form.

Access.

Access to the proposed hobbies workshop will be by way of an extended concrete hard standing area alongside the existing concrete apron in front of the existing detached garage.

The existing access arrangements onto the main public highway will be unaffected by the proposals.

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