

**Replacement of Existing Garage and Re-development of Existing Rear Extension
Kirkside Cottage, Appleton Le Moors**

Kirkside Cottage is a one and two storey stone and pantile dwelling dating from the 18th and 19th centuries. It is located at the northern end of Appleton le Moors on the eastern side of the main street. The property fronts on to the main street with a vehicular access to the south serving an existing timber and stone garage and parking area. A further vehicular access exists to the north to a small off road parking area.

The detached garage and a single storey attached extension to the rear are later additions to the property and are now in need of significant repair. The single storey extension is currently used as a general store.

The property has a large garden to the east.

My clients both work from home and have a growing teenage family, which means that the existing ground floor layout and available space is not sufficient for their needs. A dedicated work space away from the main part of the house and a large family room that connects the house with the large garden are now important elements if the house is to continue to work effectively and efficiently into the future.

The house currently has three decent first floor bedrooms and a small box room which means that there is no capacity to house ageing parents without displacing existing members of the family. A facility to house guests and when required, ageing relatives is also an important element in considering the proposals.

Currently the later extension has a floor level which is approx 700mm higher than the main house. This not only serves to separate this from the main house, but also creates a building which appears closer to one and a half stories in height. Similarly the existing garage is raised considerably in relation to the general level on the driveway so therefore appears higher than a typical single storey. The proposal is to demolish both the existing detached garage and later extension and to excavate to reduce floor levels that relate to the main existing house.

The existing garage will then be replaced with a longer garage/workshop with an office space over within the roofspace. The west facing wall of the replacement garage will be brought forward approx 3.7m in order to create some privacy within the courtyard following the granting of a new dormer window to the neighbouring property to the south. This coupled with the newly planted pleached trees will serve to create a privacy screen to the central garden room and outdoor pergola area.

By lowering the proposed floor level of the new garage, it will be possible to create the first floor office space within the roof area with an overall increase in ridge height over the original garage of approx 950mm. Given that the new garage is located adjacent to the neighbouring garage to the south, this modest increase in ridge height will not have any adverse affect on the neighbouring property.

Windows are proposed in both the east and west facing gables of the office area but these will look directly onto my clients own drive and garden areas. Additional windows are proposed to the stairs and the first floor shower room, with the south facing shower room window having obscured glass.

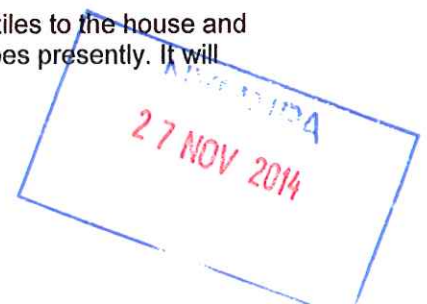
The proposed new garage and office space will be clad in horizontal oak cladding with clay pantiles to match existing. The overall form and scale of the building is traditional and in keeping with the existing building group and the oak cladding will be left to silver which will help to reinforce the building's ancillary nature and subservience to the main house.

Largely on the footprint of the later single storey extension, it is proposed to build a stone and pantile replacement structure that will create a sitting/games room at ground floor with a mezzanine bedroom over. As mentioned earlier, the proposed floor level of the new building will be reduced so that it is approx 200mm lower than the existing main house floor level. This will enable the mezzanine bedroom to be created mostly within the roofspace with an increase in ridge height of only 430mm above the original roof height. The proposed new ridge height remains approx 300mm lower than the existing two storey part of the house which helps it to remain subservient to the existing building.

The northern wall of this building will be in the same position as the existing structure so therefore will not be any closer to the northern boundary. This distance is approx 3.0m and therefore the minor increase in roof height will not cause any adverse impact on the neighbouring property.

There are no openings proposed in the north facing wall and the east facing wall to the garden will be constructed with a structural oak frame and glazed to create a visual and physical link with the garden beyond.

The materials proposed for this addition will match the existing stone and pantiles to the house and will read as a linear extension of the main dwelling as the existing structure does presently. It will



remain subservient to the existing dwelling, but will reinforce and repeat the type and form of extensions that are typical within Appleton le Moors.

In between both the new garage and games/living room, it is proposed to add a single storey garden room/link that will link both structures and create a 'light weight' and transparent contrast to the timber and stone elements. The walls of this part will be largely oak and glass and the roof will incorporate a glass lantern. This structure will also enable the office space to be accessed without having to go outside.

Some internal re modelling of the house is proposed in order to improve the general layout of the ground floor. As part of an attempt to open up the kitchen area and link it with the main garden to the east, a new entrance hall is proposed to the north.

We are proposing that this element be clad in horizontal oak to match the garage so that there will be a clear distinction between the existing house and the new replacement stone building to the east. Again this oak will be left to go silver and will create a subtle and sensitive contrast to the stone.

The overall approach to this development has been one of removing the less sensitive elements such as the garage and the later extension and replacing them with more appropriate buildings that contribute contextually to the building group as a whole whilst not competing with the original dwelling. The proposed materials are in keeping with both the existing house and the wider context within the village and the form, scale and design of the proposals will enhance the setting within the conservation area.

The policies against which the proposals will determined are DP3, DP4 and DP19 and these policies are set out below.

We feel that the proposals satisfy the requirements of all 3 policies and therefore would be an appropriate addition within this part of Appleton le Moors.

DP 3 Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.

2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

4 Provision is made for adequate storage and waste management facilities.

Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.

6 A satisfactory landscaping scheme forms an integral part of the proposal.

7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

DP 4 Conservation Areas



Proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where:

1 Buildings and features, including open spaces, watercourses, trees, hedges, walls and railings that make a significant contribution to the character and appearance of the Conservation Area are retained and respected.

2 The scale, proportions, design detailing and materials of the development respect the existing architectural and historic context with reference to:

a the form, scale, proportions, design detailing and materials of traditional buildings.

b historic plot boundaries and layouts.

c traditional street patterns.

d the relationship between buildings and spaces.

e views into and out of the area.

3 In cases where the demolition of a feature or building that makes a positive contribution to the character and appearance of the Conservation Area is proposed, there is an overriding justification for the proposal.

P 19 Householder Development

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

1 The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

2 The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

3 The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.

4 In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.

IMPACT ASSESSMENT ON THE HERITAGE ASSET

Existing Character and Appearance

In accordance with the National Planning Policy Framework, which sets out to assess the potential impact of development on the Heritage Asset and evaluate the measures taken to ensure that the proposal contributes to the asset, we have prepared the following statement.



Generally the village of Appleton le Moors and most of the buildings fronting the main road are of a traditional nature which all combine to give a very strong and well defined street scene.

The existing vehicular openings to the north and south of Kirkside Cottage are relatively small in that they are domestic drive width and as such present a narrow and restrictive view beyond the house to the garden and buildings beyond.

The proposed replacement garage occupies the same position as the existing one and although it is slightly higher, will present a similar elevation in design terms when viewed from the main street. Similarly the new replacement games room/living room will not project any further north than the existing building and therefore will not greatly affect the view of the building group when viewed from the highway.

The proposed materials, design, scale and massing of the new additions will be sensitive to the existing building and it's surroundings and will serve to both preserve and enhance the existing historic character of this part of Appleton le Moors.

APPROVED
27 NOV 2014

NYM / 2014 / 0801 / PE 34



Existing Street Frontage elevation.



Existing vehicular access and garage beyond.

NYM/NOA
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NYM / 2014 / 0801 / FL 1



Existing vehicular access to the north.



Existing stone and timber garage

NYM/MDA
27 NOV 2014

NYM / 2014 / 0801 / FL - 1



Existing stone and timber garage

NYM/MPA
27 NOV 2014

NYM / 2014 / 0801 / FL /



Later single storey extension – south elevation



Later single storey extension – east elevation

NYM/ANDA
27 NOV 2014

NYM / 2014 / 0801 / FL-1



Later single storey extension – west elevation



Later single storey extension – north elevation

NYM/DA
27 NOV 2014

NYM / 2014 / 0801 / FL



Main house – south elevation

NYM/14/0801/FL
27 NOV 2014



Main house – east elevation

NYM/NDP
27 NOV 2014



Main house and later extension – east elevation



Main house – north elevation

NYM/PA
27 NOV 2014