

DESIGN AND ACCESS STATEMENT

PROJECT: 2 Dale View
Stainsacre
Whitby
YO22 4NS

APPLICANT: Mr John Cliffe

DATE: 24th November 2014

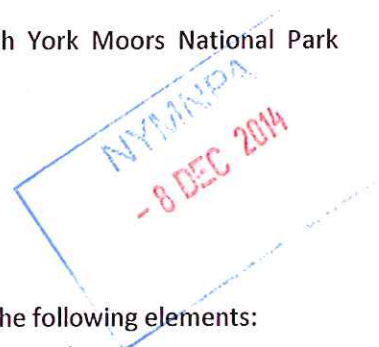
OUR REF: Cliffe

NYM/2014
- 8 DEC 2014

NYM / 2014 / 0821 / FL - 1

1.0 INTRODUCTION

- 1.1 This report has been commissioned by Mr John Cliffe of 2 Dale View, Stainsacre, Whitby, North Yorkshire.
- 1.2 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors.
- 1.3 The details set out in this document are to assist the North York Moors National Park Planning Authority in reviewing the proposals put forward.



2.0 THE PROPOSED DEVELOPMENT

- 2.1 This application is for a scheme at the property comprising of the following elements:
Element 1 – Demolish existing small masonry outbuilding to the rear.
Element 2 – Construct single storey kitchen extension linked to the existing kitchen.
Element 3 - Rebuild garage with slightly larger footprint linked to extension.
- 2.2 The garage is to be reconstructed on approximately the same footprint but slightly larger to rationalise the already awkward arrangements due to the complex title shape.

3.0 AMOUNT OF DEVELOPMENT

- 3.1 The proposed scheme includes primarily a single storey extension to the rear of the existing house plus reconstruction of the garage having a slightly larger footprint.
- 3.2 The amount of development is such that there will not be an adverse impact on the neighbours amenity. The proposals utilise the existing footprint of an external detached storage building plus the existing garage.

4.0 USE

- 4.1 The proposed use of the extension is residential as it is linked to the house.

5.0 LAYOUT

- 5.1 The layout of the extension is straightforward as illustrated on the attached plans. The existing kitchen arrangement in the house is relatively compact and the extension will create much needed space.

- 5.2 The footprint of the garage sits at an angle to the rear of the house. The proposed garage sits on approximately the same footprint but with a slight marginal increase to the perimeter edging plus around the garage door to rationalise the building line.
- 5.3 The existing car parking arrangements will be unaffected and the driveway will remain as is.

6.0 SCALE

- 6.1 The scale of the proposal does not have an adverse impact on the surrounding landscape or the setting of the existing house.
- 6.2 The height of the extension has been kept to a minimum. The applicant has already discussed the proposed plans with the adjoining neighbours who have confirmed they have no objections.

7.0 LANDSCAPING

- 7.1 No significant works proposed in respect of landscaping. Small areas of making good required around the new footprint of the extension and garage.

8.0 APPEARANCE

- 8.1 The appearance of the extension and garage will be very much in keeping with the existing house. Walls will be constructed in a cavity masonry having rendered external finishes incorporating white upvc windows and doors.
- 8.2 The main garage door will be a sectional insulated up and over arrangement again finished in white.



9.0 GENERAL

- 9.1 The proposals put forward will be an improvement on the existing arrangement and provide much needed additional living accommodation together with an improved garage. The applicant is a vintage motorcycle enthusiast . An improved and better insulated garage will be utilised not only for the storage of a number of motorcycles but also undertaking cosmetic refurbishments of older motorcycles. This would be in conjunction with general domestic storage/hobby use. The new garage will be far more secure than the existing arrangement which is a key consideration given the increased number of rural crimes and break-ins reported over the past 12-24 months in the area.

Louis Stainthorpe
Chartered Building Surveyor
BSc (Hons), MRICS, RICS Registered Valuer, RMaPS, MCABE
Bell Snoxell Building Consultants Ltd

