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**PLANNING & ACCESS STATEMENT**

**PROPOSED EXTENSION AND ALTERATIONS  
And CHANGE OF USE**

**COTTAGE ONE, DUNSLEY HALL**

**Near WHITBY**

**For**

**Mr & Mrs DRINKWATER**



**Prepared by  
Stephen McGivern  
Poets Cottage  
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## **1.0 Design**

### **1.1 Context**

**The proposal relates to a single storey traditional stone and pantile building in the grounds of Dunsley Hall. The building was previously granted planning permission for holiday use although it is not clear if it was ever used for this use, and may have been used only for hotel ancillary use. The building is slightly small for a family use hence the requirement for a moderate extension.**

**The conversion of the heating system to biomass requires a separate boiler room which will also be used for domestic store.**

### **1.2 Amount of development**

**The proposed scheme envisages a rear extension and separate boiler and fuel storage building.**

### **1.3 Appearance**

**The extension is contemporary in design with prefinished textured weatherboarding and a flat roof with a rooflight and large prefinished windows, in order to delineate between the original building and the modern extension.**

**The boiler room will have the appearance of a typical garden building with timber shiplap weatherboarding finished to match the extension.**

## **2.0 Access**

**No changes are planned to the existing access arrangements, steps from the extension via decking will comply with building regulations.**