

NYM / 2015 / 0026 / FL

NYMNP

15 JAN 2015

**PLANNING, DESIGN AND ACCESS STATEMENT**

**NON-MATERIAL MINOR AMENDMENT**

**PROPOSED EXTENSION TO APPROVED GARAGE  
AND PORCH AT REAR OF  
HALL FARM, STAINSACRE, WHITBY**

**FOR**

**MR. J. & MRS. L. MCLAREN**



imaginative architecture + engineering design

**bhd**  
partnership

**Address:** Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

## INTRODUCTION/CONTEXT

The Planning Decision No. NYM2014/0461/FL dated 9<sup>th</sup> September granted consent for a number of extensions and alterations to the existing dwelling.

Part of this included a garage attached to a rear porch boot room and glazed link on the side of the house.

This application seeks consent for a minor extension to the garage and glazed link of approximately 5.5m<sup>2</sup> in area and is therefore classed as a "Non-Material Minor Amendment".

## PROPOSAL

As described above the proposed extension is required by the applicants in order to provide additional storage space given the loss of 3m<sup>2</sup> in order to satisfy the neighbour (0.5 metres over the 6 metres length of the garage). It is also required to provide space for their dog and a means of being able to have internal access between the two buildings.

## APPEARANCE

The proposed extension will match that of the existing approved link consisting of vertical timber boarding on insulated cavity blockwork walling along with a dark grey grp flat roof material.

These will then match the proposed appearance and materials of this part of the building as previously approved.

The previously approved external personnel door to the side of the garage is to be transferred to this proposed small extension in order to provide access to the side of the house.

## ADDITIONAL ALTERATIONS NOT CONSIDERED TO REQUIRE CONSENT

The applicants have also instructed that some alterations to the rear be proposed which includes the provision of a wider glazed door opening to the lounge area and removal of the existing single door with semi-circular stone arch feature above.

The decorative semi-circular stone arch is to be incorporated above the garage door at the front of the dwelling.

These alterations are incorporated in the drawings attached to this application for information only as advised in the Planning Officers consultation and email dated 8<sup>th</sup> January 2015.

## PLANNING POLICY AND CONSULTATION

Enquiries were made regarding the proposed alterations by email to Helen Webster Planning Officer dated 15<sup>th</sup> December 2014 and 6<sup>th</sup> and 8<sup>th</sup> January 2015 ref: NYM/2014/0461/FL to and from Jamie McLaren, Applicant, and Tim Harrison BHD Partnership, Agent.

The advice given was that an application for a Non-Material Minor Amendment was required for the extension and was likely to receive Officer support.

It was also advised that the alterations to the rear glazed doors (as previously approved) be incorporated and shown on these drawings as submitted for the extension, for information purposes and future clarity.

Therefore this advice has been fully accepted by the client and agent and the application is hereby attached for consideration.

It is considered to comply with the following policies:

- |                          |   |
|--------------------------|---|
| NYM Core Policy A        | To conserve and enhance the special qualities of NYM National Park  |
| NYM Development Policy 3 | To ensure the appearance is compatible with the character of the locality, the building materials are of high quality, and that the special qualities of the National Park are safeguarded. |