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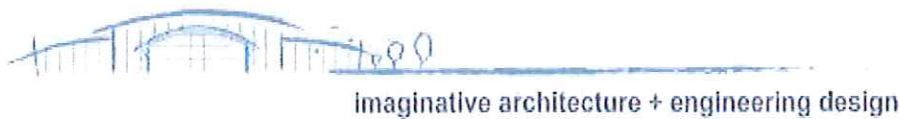
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**PROPOSED EXTENSION AND ALTERATIONS TO  
GLEN FARM, 3 THE CLIFF, IBURNDALE,  
SLEIGHTS, WHITBY YO22 5DS**

**FOR**

**MR. B. & MRS. L. DICKINSON**

**PLANNING AND DESIGN ACCESS STATEMENT**



**bhd**  
partnership

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

## INTRODUCTION AND CONTEXT

Glen Farm consists of a relatively modern two storey detached dwelling built around the 1950/1960's along with a collection of outbuildings set within approximately 0.5 acres of land alongside other properties at the bottom of Iburndale Lane in Sleights village.

The applicants wish to extend the dwelling at the rear in order to provide a large farmhouse style kitchen with dining and living area which will be suitable for their young family.

At first floor level it is proposed to incorporate the main bedroom with an en-suite shower room and dressing area.

This proposed extension is to visually take a contemporary approach in terms of glazing combined with the use of traditional materials to match the existing dwelling.

The main dwelling itself is to be altered internally and refurbished to provide a more usable layout/room arrangement along with replacement windows to the front elevation using painted timber frames and removal of the existing white upvc windows.

At the rear of the property is a collection of outbuildings with traditional stone and pantile buildings along the edge of the highway and a significant amount of white painted concrete framed low single storey flat roofed buildings in the courtyard behind.

These 1950's type buildings form work studios for the applicants "home business" plus a playroom space and storage.

In order to facilitate the proposed rear extension a part of these buildings will have to be removed in the region of 6 metres square.

This is considered to be beneficial by the clients whose long term plan is to remove these in their entirety and to perhaps consider some form of contemporary home office on the site.

In terms of the proposed extension it is at the rear of the property and not visible from the street/public highway. The proposals to change the windows will greatly enhance the frontage and the street scene.

## EXTENT OF PROPOSED ALTERATIONS

The proposed extension is at the rear of the existing house and unseen from the highway or indeed the surrounding area because of its location and the existing buildings which extend to each side of it as the ground rises out of Iburndale along with the positioning of the existing buildings.

The footprint of the extension measures approximately 6 metres wide x 6.3 metres in length and provides an internal floor area in the region of 32 square metres per floor.



Whilst the ground floor provides the farmhouse kitchen and living space the first floor is reduced to form bedroom 1 partly within the roof space incorporating a glazed gable to provide a sense of height, light and space, particularly as the “wings” to each side of the central glazing form the space and height required by the applicants for wardrobes and cupboards.

The main house is to be altered internally to provide an improved living space which is better suited to the family life and taking into account the applicants wider family.

The replacement of the upvc windows to the front of the farmhouse with timber painted windows will enhance the appearance from the highway and the street scene in this part of Sleights Conservation Area.

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### APPEARANCE AND MATERIALS

With regard to the proposed extension this would be built of local natural stone dressed to match the existing house as closely as possible with a red clay pantiled roof. The extension will include traditional detailing such as natural stone water tabling and kneeler stones along with stone lintels and cills above and below the window and door openings.

The windows and doors would preferably be of powder coated aluminium with timber internal frames.

The rainwater gutters would be in black heritage style grp supported on spikes or brackets attached direct to the walling and no fascias or soffits are proposed.

The external balustrading to the first floor terrace would be of glass.

Any external hard-surfacing would consist of natural stone flags.

### SUSTAINABILITY

With regard to this the applicants proposed to incorporate significant levels of insulation in the roofs, walls and all floors.

The windows and doors to the rear will be triple glazed.

The existing dwelling is heated via a gas boiler and it is proposed to replace this with a high efficiency condensing gas boiler plus radiators along with a “smart” control system. A log burning stove is also proposed in the new extension and lounge.

Consideration is to be given to the installation of solar/pv panels at the rear of the property in order to reduce energy consumption in relation to water heating and the electrical supply. This will require careful consideration in relation to orientation and location.

## PRE-CONSULTATION AND POLICIES

The applicants submitted drawings to Officers for advice and comments via their agents on 24<sup>th</sup> October 2014 ref: enquiry 10853 and a detailed response was received on 2<sup>nd</sup> December 2014.

The applicants have given long and serious consideration to the points raised within the letter from the Planning Officer referred to and have agreed to incorporate some of these into the submitted application:

- The small rear dormer has been omitted and replaced with a roof light.
- The first floor windows to the two storey extension have been reduced from four wide to three in order to minimise the amount of glazing at this level.
- Whilst the pitched roof and gable to the rear extension is retained the lowering of the eaves level has been closely assessed by the applicants but not considered to be suitable because of detrimental impact on the loss of usable space and because the extension will not be visible from the surrounding environment.
- The proposed windows to the front of the dwelling are acceptable and are considered to significantly enhance the property and street scene.

The proposals are therefore considered to comply with the following policies:

- Core Policy A                      Delivering National Park Purposes and Sustainable Development
- Core Policy J                      Housing
- Development Policy 19        Householder Development
- Principles of the Design Guide Part 2

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