

**PLANNING & ACCESS STATEMENT**

**PROPOSED CHANGE OF USE AND ALTERATIONS**

**at**

**COTTAGETWO, DUNSLEY HALL**

**Near WHITBY**

**For**

**Mr & Mrs BREAR**



**Prepared by  
Stephen McGivern  
Poets Cottage  
Whitby**

**February 2015**

## **1.0 Design**

### **1.1 Context**

*Two*

The proposal relates to a ~~single~~ storey traditional stone and pantile building in the grounds of Dunsley Hall. The building was previously used for staff quarters and has been purchased by the applicants for use as a holiday cottage.

### **1.2 Amount of development**

the proposed scheme envisages minor alterations to rear elevation fenestration to improve the amenities and views to the distant coastline.

### **1.3 Appearance**

The windows will be in uPVC to match adjacent properties

## **2.0 Access**

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

