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Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Dear Sir/Madam

Design & Access Statement in respect of Proposed Extensions to North Bungalow, North Moor, Wykeham.

Please find attached a Householder Planning application in respect of the above proposal.

The property is a former Foresters Bungalow built of brickwork painted white and set under a Hipped roof of Double Roman interlocking concrete tiles. On the north side is a small pitched roof extension which forms two small stores. Also, (until recently) a timber framed, flat roofed extension covered the rear entrance door and served as a Porch/Utility. This extension was in poor structural order when the applicants purchased the property and has had to be demolished.

The applicants wish to replace these existing extensions with two slightly larger additions and which will form an additional Bedroom and also extend the Kitchen. These extensions will be built of brick (painted white) and set under concrete tiled and hipped roofs and which will therefore be sympathetic to the main Bungalow.

In addition it is proposed that the area between these extensions is partially enclosed to form an entrance lobby. This will be set under a shallow pitched polycarbonate roof. Finally a simple lean-to type conservatory is proposed on the west elevation and with French Doors linking it to the Lounge area.

I consider that the proposed extensions will be sympathetic to the main Bungalow and will not spoil its character or setting within the landscape. The property is well screened from North Moor Road by a mature Beech hedge. None of the work will affect the present access and parking areas.

The work will therefore fall in line with the recommendations set out in 'Section 3' - 'Extension to Dwellings' in the North York Moors National Park Local Development Framework Design Guide and also Development Policy 19 - Householder Development.

Yours faithfully

Mike Punchard

NYM/NPA
21 NOV 2012