

**PROPOSED BALCONIES TO  
NORCATH COTTAGE, DARNHOLM LANE,  
DARNHOLM, GOATHLAND, WHITBY YO22 5LN**

**FOR**

**MR. M. DUNN AND MS. A. M. CAWKWELL**

**PLANNING AND DESIGN STATEMENT**

NVA  
28 MAY 2015



imaginative architecture + engineering design

**bhd**  
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## CONTEXT

The property is a detached stone built cottage located at the end of Darnholm Lane overlooking Ellerbeck stream and ford which wraps around the rear of the property to the north.

The property fronts directly onto Darnholm Lane facing south east whilst the side gable overlooks the ford facing north east and the rear of the cottage overlooks the stream at the rear and faces north west.

The adjacent property Springhill, is a detached dwelling to the west of the Norcath Cottage and is orientated so that it sits gable end to the road and the front faces west (down stream) with the rear elevation to the west gable of Norcath Cottage.

A large detached house called "Darnholm" sits some 85 metres to the south east on the opposite side of Ellerbeck.

## PROPOSALS

The proposals include the following:

- A balcony/terrace area at the rear of the cottage and at first floor level overlooking the stream. It would consist of an oak framed timber structure with posts and beams and approximately 4.6 metres long x 1.5 metres wide with glazed balustrading to 1.1 metres high. The decking is to be of treated timber.

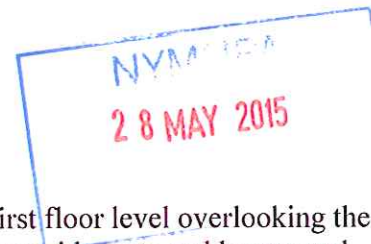
It is to be located between the existing rear of the conservatory and the rear porch in order to ensure it provides an element of privacy for the applicants and also to ensure no overlooking of neighbours property.

The existing smaller existing window to the rear hallway is to be removed and also the wall below down to floor level. A pair of glazed white French doors approximately 1.2 metres wide are to be fitted in the opening to provide access onto the balcony.

- It is proposed to form two Juliet balconies on the east gable at first and second floor level. One in the lounge at first floor by removal of the existing window at approximately 1.8 metres wide and removal of the wall below to first floor level.

A sliding folding glazed door of three panels finished in white is then to be fitted into the openings along with a simple glazed panel 1.1 metres high fitted just within the opening reveals and at 1100mm high.

Similarly a pair of glazed French doors are to be fitted at second floor level in the window of the eastern gable of the bathroom at approximately 1.05 metres wide. The wall below the window is to be cut out down to floor level and made good. This will



also include a glazed balustrade fitted just within the opening reveals and at 1100mm high to match the Juliet balcony below.

Both of these proposals are designed to provide an increase in natural light and sun into each of the rooms whilst also providing a wonderful view to the east towards The Grains and up onto the moors above.

These proposals ensure that the glazed doors are set to the back of the reveals as far as possible in order to minimise any visual impact.

### CONSULTATION AND POLICIES

The proposals were discussed with National Park Planning Officer Cheryl Ward at the Helmsley Office on Tuesday 3<sup>rd</sup> February where the general advice was that a projecting balcony on the East gable would not be considered favourably where as a balcony at the rear and tuck-in between the porch and the conservatory would not raise initial objections from Officers.

These proposals are considered to comply with the following policies:

Core Policy A	Delivering National Park Purposes and Sustainable Development
Core Policy G	Landscape, Design and Historic Assets
Development Policy 3	Design
Design Guide Part 2	Extensions and Alterations to Dwellings
Core Policy J	
Development Policy 19	Householder Development

Therefore for these reasons it is respectfully requested that this application be considered for approval.

