

## **DESIGN AND ACCESS STATEMENT**

### **RE: PROPOSED EXTENSION TO OUTBUILDING AT COOMBOOTS FOR MR & MRS BRYARS**

Coomboots is a domestic dwelling located at Cumboots, Scalby and is within the North York Moors National Parks. The property is a detached dwelling set in a garden area of approximately 2200m<sup>2</sup>.

It is proposed to construct an extension to an existing detached outbuilding. The extension will have a footprint area of 25.92 m<sup>2</sup> and the roof height will match the existing building.

The extension will be constructed in concrete blockwork with timber cladding to exposed external surfaces with a grey mineral felt covered roof. The design is simple and utilitarian in shape and form and will blend with the existing outbuilding.

The existing site boundary treatment and landscaping will not be affected by the proposals. Site access and arrangements for vehicles and pedestrians will also remain unaffected.

We have considered Development Policy 19 of the North York Moors National Parks Local Development Framework and consider that the proposed development is in accordance with the criteria therein.

18 DEC 2015