



Supporting Statement

Works

Revisions to
Proposed Dwelling

Side Address

at Craven Garth Farm
Rosedale
Pickering
North Yorkshire
YO18 8RH

Client

Mr M. Walden

Reference

495ROSE

Date

January 2016

15 JAN 2016

Design & Access Statement

- 12th January 2016 Planning Issue
A - -

495ROSE – Revisions to Proposed Dwelling at Craven Garth Farm, Rosedale, YO18 8RH

1.0 Assessment

- 1.1 This Planning Statement has been prepared by **keystonearchitecture** on behalf of the Applicant in support of the proposed revisions to the previously approved plans for a new dwelling at Craven Garth Farm, Rosedale, Pickering, YO18 8RH.
- 1.2 The previous Planning Approval, NYM3/107/0012A/PA granted in December 1978, has been implemented by a material start. This application sees to amend the approved scheme in line with the amended plans attached to provide additional accommodation above the Garage / Utility, and minor internal layout alterations to improve the space for modern living.
- 1.3 The proposed amendments will utilise the extant footprint of the property, and externally shall remain largely unaltered, with the exception of a first floor added over the garage and entrance. The first floor proposal shall have a reduced eaves height to create a distinct step in the rooflines of the property. The ridge shall also be considerably lower than the main house ridge line.
- 1.4 The proposal will see the existing 3-bedroom property increased from approx. 157m² floor area, to 4 bedrooms, with 3 en-suite rooms, totalling 191.3m² (excluding garage). As noted above, the footprint of the property shall remain as previously approved.
- 1.5 The ground floor layout sees minor internal alterations to the layout to provide a more open plan layout suitable for today's living habits.
- 1.6 Proposed materials for the building envelope shall remain as previously approved, limiting the impact of the proposed changes on the external appearance of the property.