

Project number	Project title
PD300	Minor alterations to the drawings approved under application 19/01430/HOUSE together with a first-floor extension above the existing double garage, the construction of an infill link and the erection of a sliding gate to the existing access.

Assessment carried out by	Date
Richard Webster	19 th April 2021

DESIGN AND ACCESS STATEMENTS

1 SITE ANALYSIS

- 1.1 1 Meadowfield is a detached two-storey house occupying a corner plot in a residential area of Amotherby. Meadowfield is best accessed from Main Street, which is in turn best accessed from the B1257 Malton to Helmsley road. (refer to site block plan and site location plan).
- 1.2 The proposed development lies within the site boundary of 1 Meadowfield as indicated on both the site block plan and site location plan.
- 1.3 The site is flat and level and is not due to be altered.
- 1.4 The existing footprint of the site is 713.2m².

2.0 PLANNING HISTORY

3/5/4/PA Erection of a dwellinghouse at O.S Field No.43. Approved 1.10.74
Ref. No: 74/00215/OLD | Status: Approval

Erection of first floor extension
Ref. No: 04/00467/FUL | Status: Approval

Erection of a double garage
Ref. No: 08/00550/FUL | Status: Approval

Erection of a two storey extension and porch to the north elevation, single storey extension to the east elevation, rendering of existing brickwork and alteration and replacement of existing windows and north entrance door
Ref. No: 19/01430/HOUSE | Status: Approval

3.0 PROPOSAL AND RATIONAL

- 3.1 The applicants purchased the property in 2018 and submitted planning application 19/01430/HOUSE which was approved 02nd March 2020. Since the approval, a lot has changed, notably the Covid19 pandemic, which has caused the applicants to pause and reflect. Due to a switch to home working the

applicants now have a need for a dedicated home office set away from the main living accommodation. This application seeks to address this need by providing a dedicated home office above the existing double garage.

- 3.2 Other minor alterations are planned to the approved plans submitted under application 19/01430/HOUSE.
- 3.3 A new sliding gate is proposed to the existing access off Meadowfield.

4.0 DESIGN PRINCIPLES

- 4.1 As stated above minor alterations are planned to the approved drawings submitted under application 19/01430/HOUSE. These alterations include: inclusion of French doors to the approved extension South elevation, inclusion of a new rooflight to the East elevation, inclusion of an additional window to the West elevation (first floor), alteration to the porch design, the blocking up of a window to the lean-two to the rear and the formation of a brickwork plinth to the approved extensions.
- 4.2 Its proposed to increase the ridge and eaves height of the existing garage by 1m to allow the creation of a home office above. Two number dormers are also proposed to the North elevation to maximise the useable space. It is proposed to clad the North, East and West elevations of the garage and the dormer windows in timber cladding. The rear (South) elevation of the garage will be rendered to match the approved plans.
- 4.3 A new infill link structure is proposed to connect the existing garage / office to the rest of the property. The link structure will be glazed to front (North) and rendered to the rear (South).
- 4.4 A new sliding gate is also proposed to the existing access off Meadowfield. The works will include increasing the length of drop kerb to allow easier access to the double garage / parking area. The gate will be timber clad and approximately 1.2m in height. All works to the highway will be done by approved contractors to NYCC Highways standard details.
- 4.5 The proposed amendments and alterations will improve the appearance of the property when viewed from the street.
- 4.6 It is the applicants and the designer's view that the garage extension and link will not unacceptably reduce the level of private amenity space about the dwelling due to the grounds in which the property sits.
- 4.7 The proposed extension will not unacceptably reduce the level of private amenity space to the neighbouring properties.

5.0 DESIGN SOLUTIONS

- 4.1 The following drawings show the Design Solution and form the basis of the Planning Application:

- 1 PD300-01 OS Location Plan, Existing, Approved & Proposed Block Plans
- 2 PD300-02 Existing & Approved Floor Plans / Elevations
- 3 PD300-03 As Proposed Floor Plans
- 4 PD300-04 As Proposed Elevations

6.0 SITE ACCESS & PARKING

- 6.1 The existing pedestrian access remains off Meadowfield and isn't affected by the proposed development.
- 6.2 The existing vehicular access / parking will remain off Meadowfield.

7.0 BUILDING ENTRANCES

- 7.1 Access into the proposed extensions will be in accordance with current Building Regulations.