

1.0 PLANNING BACKGROUND

- 1.1 The host building is a detached dwelling which was been created at the end of the 20thC by extending a 19thC cottage property. Since conversion no material changes have been made to the property.
- 1.2 This application seeks approval for a single storey extension and the introduction of rooflights and bi-fold doors.

2.0 ACCESS STATEMENT

- 2.1 This application will have no impact on access or parking.

2.0 DESIGN STATEMENT

- 2.1 Context; The application site is situated on the south western edge of the historic centre of the village, where traditional stone properties from the 18th and 19thC predominate. The property enjoys extensive views over the Woodsome Valley, the far side of which is extensively wooded.
- 2.2 Amount; this application seeks approval for the construction of a single storey extension to form a utility room and the introduction of rooflights and bi-fold doors to the rear elevation.
- 2.3 Layout; the proposed layout is derived from the plan of the existing dwelling and its relationship with an adjacent building.
- 2.4 Scale; the scale of the dwelling will be unchanged by this application.
- 2.5 Appearance; these proposals will have a minimal impact on the appearance of the building and will not be visible from most viewpoints.
- 2.6 Landscape; Existing boundary treatments and surfaces will be reinstated.

3.0 SITE PHOTOGRAPHS



Front elevation



Rear elevation



Side elevation