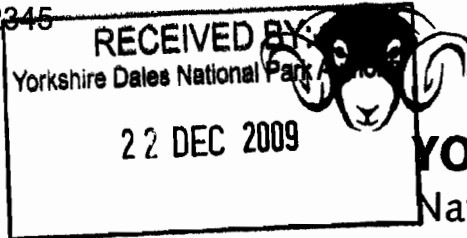


Planning Service
 Yorkshire Dales National Park Authority
 Yoredale
 Bainbridge, Leyburn
 North Yorkshire DL8 3EL



YORKSHIRE DALES
 National Park Authority

Householder Application for Planning Permission for works or extension to a dwelling.
 Town and Country Planning Act 1990

C/26/742

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without planning permission?

Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text" value="7"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="PARK CRESCENT"/>		
	<input type="text" value="EMBSAY"/>		
Town/City:	<input type="text" value="SKIPTON"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="BD23 6PB"/>		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="400346"/>
Northing:	<input type="text" value="453476"/>

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary?

Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

WHITE UPVC DOUBLE GLAZED

Description of *proposed* materials and finishes:

WHITE UPVC DOUBLE GLAZED

Doors - description:

Description of *existing* materials and finishes:

WHITE UPVC

Description of *proposed* materials and finishes:

WHITE UPVC

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

13-009 01, 13-009 02 and DESIGN AND ACCESS STATEMENT

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:

Person role: Declaration date: Declaration made

12. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Title: First Name: Surname:

Person role: Declaration date: Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

DESIGN,
ACCESS
AND
FLOOD RISK
STATEMENT

RECEIVED BY:-
Yorkshire Dales National Park Authority
22 DEC 2009

Andrew N Redmile
Architectural Design
13 Kirklands Close
Baildon
BD17 6HN

e-mail design@aredmile-architecturaldesign.co.uk
www.aredmile-architecturaldesign.co.uk



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13-009 – PROPOSED SIDE AND REAR EXTENSION AT 7 PARK CRESCENT,
EMBSAY, NORTH YORKSHIRE. BD23 6PB

SITE ANALYSIS

The property is a detached dwelling on a small estate, the properties are chalet style bungalows with rooms in the roof space, concrete tiled roofs and rendered walls. The property has a single storey garage to the side, gardens to the front with tapering gardens to the rear. The dwelling runs with the ridge of the roof on a North-South Axis, with the property to the north raised above by approximately 1.1m.

DESIGN PRINCIPLES

The client is looking to increase the number of habitable rooms within the property, this is a family home with a good sized garden, however it is currently restricted with only two bedrooms, and no bathroom on the first floor.

The proposal involves sacrificing the garage (currently used for storage) to create a playroom/snug with a utility room to the rear off the existing kitchen space. Over this, the existing roof is to be carried through to a new gable, with a new extension to the rear, with raised eaves to provide greater space within the roof.

Currently the bedroom has a window in the gable looking over the neighbouring property, by reorganising the rooms, a new house bathroom is located to the end of the roof, with an obscured window in the gable, which provides protection to the neighbours from overlooking. The new bedroom is to be within the extension to the rear with a window in the gable overlooking the garden.

With the inclusion of a new conservatory off the lounge, this creates a small patio area between the conservatory and the new extension, overlooked by the kitchen and the proposed office, maximising security for children playing in the garden.

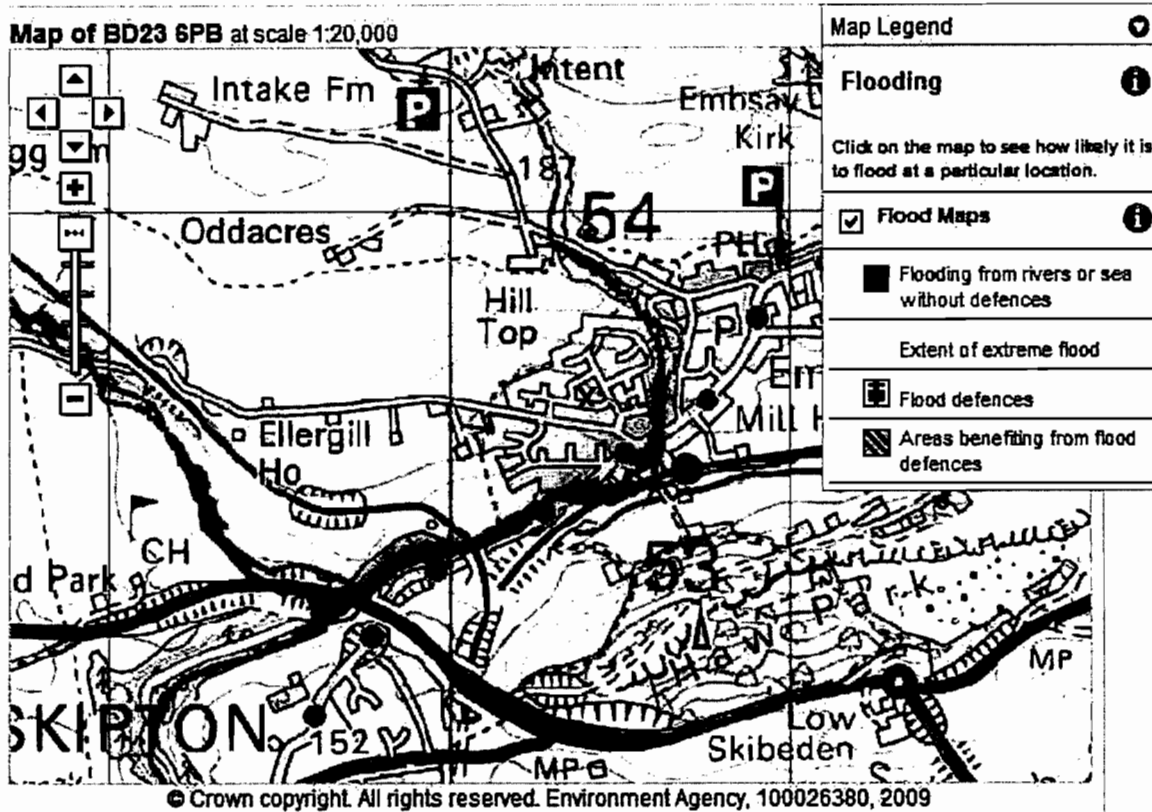
The porch to the front is of a similar design to the porch recently installed to the dwelling opposite, the roof pitch is to match the existing, with the door to the north elevation, served directly off the path from the drive, which will still accommodate two cars as at present.

All materials are to match the existing property, with the heights of the eaves and the ridge when viewed from the street to maintain those of the existing and not jar against the streetscene.

FLOOD RISK ASSESSMENT

As can be seen from the Environment Agency website, there is very little risk of flooding on this site.

The site is marked with an x.



ACCESS STATEMENT

Access into the property is via a level approach to the new porch from the drive with steps to the rear of the property. The porch however will be set with an internal step up into the existing hall, this would be limited to a 170mm rise, in accordance with ambulant disable access.