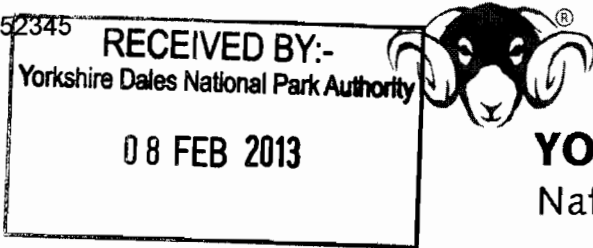


Planning Service
 Yorkshire Dales National Park Authority
 Yoredale
 Bainbridge, Leyburn
 North Yorkshire DL8 3EL



YORKSHIRE DALES
 National Park Authority

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

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.

C/33/233B

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:
 County:
 Country:
 Postcode:

Telephone number: Country Code: National Number: Extension 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: Country Code: National Number: Extension 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: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

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

Easting:

Northing:

Description:

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 proposed development?

Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

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:

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

concrete roof tile

Description of *proposed* materials and finishes:

stone slate

Windows - description:

Description of *existing* materials and finishes:

yellow painted timber frames + yellow uPVC

Description of *proposed* materials and finishes:

composite timber + aluminium, double glazed.

Doors - description:

Description of *existing* materials and finishes:

painted timber with glazed panels + uPVC as windows

Description of *proposed* materials and finishes:

composite timber and aluminium to match proposed windows

Boundary treatments - description:

Description of *existing* materials and finishes:

drystone wall

Description of *proposed* materials and finishes:

boundaries unaffected

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

gravel driveway

Description of *proposed* materials and finishes:

existing drive maintained

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:

proposal drawings

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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 Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete 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:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

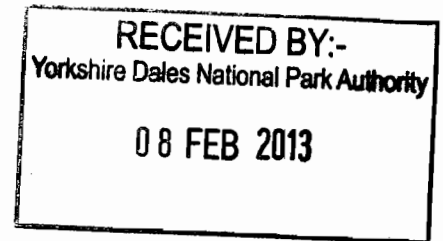
Title: First Name: Surname:

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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date



**Resubmission of application C/33/233A.
Extension + Alterations to 24 Woodside, Grassington, North Yorkshire, BD23 5NE**

Design + Access Statement

1.0 Process

1.1 Assessment

The site is located on Grass Wood Lane / Woodside, approximately 0.5 miles north of Grassington village centre. The site currently consists of a single storey dwelling, double garage and 2 outbuildings. The site is approximately 2210sqm of which the entire site is the domestic curtilage / garden to the property. The site is bounded by fields on the north, east and west; the southern boundary is onto Grass Wood Lane.

The area surrounding the property is primarily open countryside with Grassington village 0.5 miles to the south east and Grass Wood to the north west. The property is effectively the last house on Woodside with the neighbouring property 70m away towards the village.

The applicant seeks to alter the existing dwelling to bring the roof space into habitable use and provide modest extensions to improve the internal layout / living accommodation.

1.2 Involvement

The scheme has been prepared with existing knowledge of planning legislation and the use of the local plan. The proposal map 5 (South East) shows that the site is outside of the Grassington inset map and therefore the settlement boundary. This proposal is for an extension and alterations to a dwelling and as such the following policies apply:

B14: Extensions and Alterations to buildings.
B7: Building Design.
GP2: General Design Policy.

The previous application C/33/233A, for a replacement dwelling, was refused and the comments of the case officer will be taken into account when forming this new design.

1.3 Evaluation

Following the previous applications refusal the comments of the case officer and compliance with the policies above form a key element of the new scheme. The primary concerns of the local authority, with the replacement dwelling, were the overall size of the dwelling and the design, both of which were deemed inappropriate for the location within the national park. These points will be addressed through limiting the scheme to an extension to the existing dwelling and maintaining / improving the existing appearance of the building.

The existing property and associated buildings are out of character with the wider national park context and the existing house is of no architectural merit. The building will require a full refurbishment and as such offers the opportunity to improve the appearance, and performance, of the property with the aim to make the building appear more like a traditional, vernacular Yorkshire Dales building.

1.4 Design

As the evaluation section explains the primary aim of the resubmission is to maximise the usable floor space within the existing building and provide a design that is acceptable to the local authority.



In order to minimise the increase in size of the building the roofspace can be used to create additional floorspace with a small increase in the ridge and eaves heights (see 3.0 amount + proposal drawings). This minor increase in height can be done in such a way to maintain the existing proportions of the building.

At ground floor the internal space is replanned to give a new open plan living, kitchen and dining space. This new space involves a new single storey side extension and the replacement of the existing side porch and sun room with a front extension that follows the profile of the existing gable.

2.0 Use

The dwelling will continue to be used for domestic purposes by the applicant.

3.0 Amount

In order to create the habitable accommodation within the roofspace the existing ridge and eaves need to be lifted by approximately 600mm. The proposed work includes the demolition of the existing side porch and sun room to the front. These spaces are then replaced with a new front extension and side extension. The existing building footprint is 147m² and the proposed footprint equates to 174m². Therefore there is a modest net gain of 27m² to the overall building footprint.

4.0 Layout

Shown on the application plans is a layout and configuration which is deemed appropriate to the site in terms of location, mass, levels and access.

5.0 Scale

The scale of the proposals is appropriate to the site and local context and reflects the scale of the existing buildings on site.

6.0 Landscaping

Primarily the landscaping to the property remains as existing, the site is currently the private garden of the property and will remain as such. Accompanying the application is a tree survey by JCA Arboriculturalists, this shows that none of the trees on the site are affected by the proposals.

7.0 Appearance

The appearance of the property is designed to be an improvement on the existing property and reflects a traditional Yorkshire Dales dwelling by replacing inappropriate materials and altering the proportions of the windows.

8.0 Access

The proposals maintain the existing vehicular access from Grass Wood Lane / Woodside onto the drive to the east of the site. All pedestrian accesses to the house will comply with the current building regulations.