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15 JUL 2011
BAINBRIDGE

YORKSHIRE DALES
National Park Authority

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

RECEIVED BY:-
Yorkshire Dales National Park Authority
06 SEP 2011

Publication of application; on planning authority web site:

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

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

R/07/307

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

PROPOSED ERECTION OF REAR 2 STOREY DINING ROOM AND BEDROOM EXTENSION TO EXISTING DWELLING.

3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Easements 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, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s) drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

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

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

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s) drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

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

If yes please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	RENDERED AND PAINTED STONEWORK	EXPOSED STONEWORK	<input type="checkbox"/>	<input type="checkbox"/>
Roof	ORIGINAL STONE SLATES AND MAN MADE 'ETERNIT' TYPE SLATES. UPVC CONSERVATORY ROOF.	CONCRETE TILES TO MATCH APPEARANCE AS CLOSE AS POSSIBLE TO ORIGINAL STONE SLATES.	<input type="checkbox"/>	<input type="checkbox"/>
Windows	UPVC DOUBLE GLAZED	TIMBER SLIDING SASH DOUBLE GLAZED	<input type="checkbox"/>	<input type="checkbox"/>
Doors	UPVC DOUBLE GLAZED	TIMBER DOUBLE GLAZED.	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

EXISTING PLANS AND ELEVATIONS.

PROPOSED PLANS, ELEVATIONS AND SECTIONS.

DESIGN AND ACCESS STATEMENT

FOR

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**FREAR HOUSE, ANVIL SQUARE, REETH, RICHMOND,
NORTH YORKSHIRE**

1. INTRODUCTION

Situated in the Yorkshire Dales National Park at the junction of Swaledale and Arkengarthdale, Reeth is a picturesque market town with a history stretching back to Saxon times.



Reeth, North Yorkshire. Application site highlighted.

It is situated 9¼ miles from Richmond and has a population of approximately 1,500. The town is situated on elevated ground, at a short distance from the confluence of the rivers Arkle and Swale, and commands a beautiful view of the adjacent country; it is nearly quadrangular, and is irregularly built.

2. SITE DESCRIPTION

Anvil Square is situated to the south of the village approximately 100m from the village green. The properties in the surrounding area are all of traditional stone built construction.

It is accessed directly off the main road from the market place.

The plots on which the local properties sit are irregular.

Frear House is a 2-storey cottage with living accommodation to the ground floor and 3 bedrooms to the first floor. It has undergone several changes since it was originally built and currently includes a single storey kitchen extension to the rear which was constructed prior to the current occupiers (the applicant) moving into the property some ten years ago.



Rear view showing existing upvc conservatory and location of new dining area

The site has pedestrian access from Anvil Square. Access to the rear garden and proposed site of the new extension is through a side gate to the right of the property.

There is no vehicular parking within the site.

3. SCALE

The footprint of the extension is to be 26.5sqm. Currently 6.5sqm of this is the site of the conservatory which is to be demolished. It is to be an extension of the current single storey offshoot kitchen and dining area.

The two storey portion is to be constructed in the 'corner' of the existing house and therefore will not appear as an extension but as a continuation of the existing dwelling.



Rear view showing location of new 2 storey utility and bedroom extension

4. USE

The use of the extension is to be residential.

The basis of the design is to construct a new 2 storey extension to the rear of the existing property incorporating a utility room to the ground floor and new bedroom to the first floor together with a single storey dining room extension.

The applicants have 3 children all of which attend local schools. Two of the children currently share a bedroom. The new extension will provide the additional bedroom space required to enable the children to have a room of their own and will also provide a utility space and enlarged dining area.

5. LANDSCAPING

The only landscape alteration to the property will be the construction of new steps up to the garden from the external Kitchen door to the south of the property and the external Utility door to the west of the property.

There are to be no works near to any existing trees located at the edge of the existing gardens.

6. APPEARANCE

At present the offshoot extension is made up from a upvc conservatory structure adjacent to a roof covered with man-made 'Eternit' type slates. The rear of the property is glazed with upvc windows and doors which the applicant feels is not in keeping with the existing building. The walls of the existing structure consist of rendered stonework and part painted stonework.

The applicant proposes to demolish the conservatory structure and strip off the remainder of the single storey roof which has been constructed at such a shallow pitch that there have been issues in the past with rainwater ingress into that existing roof structure.

The proposals are to increase the pitch of the roof over the single storey extension slightly to alleviate any such problems in the future.

The proposed works are a continuation of the existing dwelling and are not to be built in front of the existing building line or higher than the existing roof structure.

Timber sliding sash windows are to be used together with timber external doors. Roof materials are to be concrete tiles which match the appearance of the existing stone tiles. Water tabling is to be kept and incorporated to match existing where appropriate.

It is proposed to use a local contractors who have experience working in both the local and conservation areas using local materials and traditional detailing where appropriate.

6. ACCESS

Being an existing dwelling there is no requirement to improve existing access arrangements under Part M of the Building Regulations.

Parking provision is not affected by the proposals.



Existing Rear Elevation: South