

# Design & Conservation Area etc. Statement

for

Alterations & Extension to  
Larch House, 1 The Elms, Stockton-on-the-Forest  
York

17<sup>th</sup> May 2021

## Conservation Area & Listed Building Statement

Larch House is a modern two storey brick built detached dwelling under a plain tile roof set within expansive private gardens within the village of Stockton-on-the-Forest.

The property is not listed but we understand does sit within the current Conservation Area.

The proposals affecting the existing fabric are:

1. Erection of single storey extension.
2. Erection of an extended garden boundary wall to increase the private rear garden areas.

Please also refer to drawings 641-PL-01 & 641-LO-01.

Given the modest nature of the proposals we do not foresee any adverse impact on the character of the conservation area.

## Design Statement

The proposals are of a simple and modest nature so as to increase the levels of habitable accommodation to form a utility room and shower room following internal alterations, together with an extended garden wall to encompass more of the land under the ownership of the applicant to be encompassed within the private rear garden amenity area.

The form of the additions are traditional in nature, reflecting the domestic scale and arrangement of this dwelling house.

The materials selected are of a simple palette, to match the existing property.

The windows and doorsets to the vertical faces are proposed to be uPVC frames so as to match the existing double glazed units.

There is proposed to be the removal of one tree as indicated on the plans, together with the low-lying shrubs which form the land which will be encompassed within the extended private rear gardens within the proposed new garden boundary wall.

### **Flood Risk Statement**

Having established that the application site falls outside of flood risk zones in reference to data currently held on The Environment Agency files no flood risk is envisaged.

### **Daylight & Sunlight Statement**

Having established that the proposals for extensions are single storey only, we do not foresee any daylight or sunlight issues arising by these proposals.