

**Design and Access and Heritage Statement for  
Garfield, Church Lane, Oving, HP22 4HL.**



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## **Design and Access and Heritage Statement for Garfield, Church Lane, Oving, HP22 4HL.**

This Design and Access accompanies a full planning application for proposed internal alterations to both, the ground and first floors, new front porch, enlargement of rear dormer and alterations to enhance elevations. The dwelling is known as Garfield, Church Lane, Oving. The statement is written to meet the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

### Site description

The application site comprises of a bungalow that has been converted with bedrooms in the roof space and various extensions carried out in the past as per the Planning history below. The dwelling is finished with a combination red facing brick and vertical tile hanging with white upvc casement windows and interlocking concrete roof tiles.

The dwelling is situated on the northern side of Church Lane, set back from the road adjacent to Leyburn and Steadings. The properties on this part of Church Lane are a mixture of single storey, single storey with rooms in roof spaces and two storey properties within the immediate vicinity of the site.

### **SITE PLAN BELOW:-**

### Description of proposal

This application seeks to:-

- Proposed internal alterations to both ground and first floors.
- New front porch.
- Enlargement of rear dormer.
- Alterations to elevations to enhance the property.

### Relevant Planning History

Past applications at Garfield include:-

- 1) 13/03557/APP---Recladding of existing house, demolition of existing single storey store room at rear, new front porch and alterations to fenestration.
- 2) 13/02061/ATC---Remove lower branches to raise crown to 4.5m over the ground on Garfield side of one Corsican Pine tree; Prune back overhanging growth one Cypress tree; Crown lift of one Cherry tree; Prune overhanging growth of one Goat Willow tree; Fell to ground level one Norway Spruce tree and remove two Cypress trees.

11/00282/APP---Front extension





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- 3) 05/02352/APP--Single storey rear extension
- 4) 02/00168/APP--Single storey rear extension
- 5) 78/02172/AV--EXTENSION AND ALTERATIONS

### Principle of the development

The principle of the development is to enhance a dated and poorly designed dwelling that is currently not in keeping with the local area. It is intended to make vast improvements to internal layout and elevations to make the property more desirable and fit it better with the surroundings.

### Evaluation

In considering a proposal that is appropriate for the site the key constraints relate:-

- 1) The character and appearance of the street scene.
- 2) The impact on the amenity of the neighbouring occupiers.

It is considered the alterations to the dwelling will provide an enhancement and would be considered more in keeping with the surrounding properties, than the property currently is.

The new black timber cladding to the dwelling would provide a more attractive look and conceal the existing unattractive red poorly laid circa 1960's brickwork and vertical tile hanging.

The new entrance with porch would provide a new focal point to the front elevation and add character to a currently characterless circa 1960's property.

The enlargement of the rear dormer to the master bedroom would provide much needed natural light to the bedroom with views of the farmland to the rear without causing any loss of privacy to Steadings to the rear of Garfield, as the existing pitched roof over the proposed sitting play area will provide screening. The proposed dormer will be in proportion to the size of existing pitched roof and in line with general Planning guidelines.

It is not considered the proposal would result in any loss of privacy or light or overly dominant development to the adjacent properties.

The proposal is designed to be in keeping with the form of development in the area. The materials colours and textures are chosen to complement and improve the character and appearance of the area.

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In conclusion, it is considered that the proposal will enhance the appearance of these neglected areas of the property, will create a property that is more desirable and practical to live in, whilst adding character and providing an improvement to the street scene in that part of Church Lane.