

Keepers Cottage,
Dauby Lane,
Kexby,
York,
YO41 5LH
Tel: 07837 214 227

Dear Madam/Sir,

This design and associated documents refer to the submission for the side extension and demolition of the existing porch for Keepers Cottage, Dauby Lane, Kexby, York, YO41 5LH. Previous planning permission has been granted for a side extension which would correspond to an increase in footprint of 22.4m², reference: 22/00075/FUL. This would extend 3m from the East elevation of the house. A subsequent application for a rear extension and relocation for the porch was granted, reference 23/00296/FUL, which would give a total increase of 26.1m². Combining the footprint of both extensions the total would be 48.5m². The proposed extension here is 11.5m x 4.2m which would give an additional footprint of 48.3m².

The current application offers an equivalent footprint increase of the two combined extensions, but with an overall reduced impact on the original appearance of the house. The proposed application is for a single side extension. It remains subservient being set back from the north and south elevation and the ridge height does not exceed the original. It maintains original features, and materials proposed are to match existing. The impact of the extension to the south and west elevation is significantly reduced from the previous granted applications. For this proposal which is extending to the east where there are no features such as stone hood moulds present, the impact on the original building is minimised. The extension is proposed with eaves facing the north and south as this creates a clear distinction between the original house and extension.



Left: Eastern elevation viewed from Dauby Lane, Centre: Northern elevation viewed from the farm track, Right: Eastern elevation viewed from the garden showing lack of original features



Above: Southern elevation showing eastern side obscured by trees when viewed from the countryside.

The openness of the greenbelt will not be reduced more than the previously granted extensions to the east and south, as the volume and footprint are equivalent. Also, the east elevation is the most secluded elevation, most screened by mature trees.

Overall the proposal would be more proportionate than extending from two elevations and degrading the original character of the house and would have less effect on the openness of the countryside.

Regards,

Eleanor Bray