

Planning Statement in support of:
Single storey side extension/link to connect dwelling to the existing garage at:
Orchard House, Cinder Lane, Nether Poppleton, York, YO26 6HU



1.0 Applicant

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2.0 Architect

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3. Statement

We are writing this planning statement to provide strong support for the proposed construction of a link between the existing dwelling and the original garage. This extension aims to address the evolving needs of our clients, Mr and Mrs Hinchcliffe, as they age and ensure a comfortable and high-quality living environment.

This planning statement has been prepared to accompany our Householder Planning Application, highlighting the reasons behind the proposal and its benefits. We believe that this project will significantly contribute to the long-term sustainability and well-being of our clients by future-proofing their family home.

Given the advancing age of our clients, it is crucial to consider their future needs and ensure a decent quality of life. The proposed link will provide a spacious and comfortable room that optimises sunlight and offers green vistas, fostering a sense of openness rather than confinement. This thoughtful design approach will contribute to prolonging and enhancing the quality of life for Mr and Mrs Hinchcliffe.

Mr Hinchcliffe, an otherwise healthy nonagenarian, has been facing increasing difficulty accessing the first floor. Although a ground floor WC is available, the absence of a washroom poses challenges. This application seeks to rectify this by incorporating a shower room within the proposed link. This addition will greatly improve accessibility and convenience for Mr and Mrs Hinchcliffe, ensuring their continued independence and well-being.

In the event that first-floor access becomes impractical or difficult, the proposed link would provide the necessary space and facilities to reconfigure the furniture for permanent ground floor habitation. This forward-thinking design approach ensures that the house can adapt to any potential future requirements of our clients, allowing them to age in place comfortably.

We acknowledge that the site falls within the green belt, and we fully respect the need to preserve its openness. However, it is important to note that the proposed extension is of a modest scale and represents a proportionate addition to the existing dwelling. It will only infill a small area currently fenced off for privacy and security. Therefore, the overall scale and openness of the green belt will not be meaningfully affected. We firmly believe that our proposal meets the criteria for 'very special circumstances' and should be considered as an exception.

We have carefully reviewed the City of York local policies, including GB1, GB2, GB4, and paragraph 149 of the National Planning Policy Framework. We are confident that the outlined proposal aligns with these policies, ensuring that it contributes positively to the character and sustainability of the area.

In conclusion, we respectfully request that the Planning Department gives due consideration to our case for 'very special circumstances' in support of this modest proposal. The project can be accomplished within a reasonable cost and timescale, significantly improving the quality of life for Mr and Mrs Hinchcliffe and enabling them to continue residing in their cherished family home.