

DESIGN STATEMENT

MILL PADDOCKS, PLAINVILLE LANE, YORK, YO32 2RG

APPLICATION TO REPLACE EXISTING DOOR AND WINDOW WITH BIFOLD DOORS

The proposed development seeks to replace an existing door and window with bifold doors in the extended section of the property, consent for which was secured in April 2010 (10/00225/FUL).

The elevation in question is not the main elevation to the property.

The requested consent relates to the south elevation of the property which overlooks the property's garden and field also owned by the applicant. The elevation is only visible from the applicant's garden and field and the garden of one adjoining owner. From Plainville Lane the property is screened by a large hawthorn hedge, and even at the gate that allows access to the field, the section of the property being amended is not visible to pedestrians or vehicles using Plainville Lane as can be seen from the attached photographs taken from approximate locations shown on drawing P02-Site Plan.

Bifold doors have been accepted on properties along Plainville Lane since the original consent for the extension in 2010, most notably being:

Jacobean Lodge – 17/00231/FUL – consented 6 April 2017

This approved application includes a number of bifold doors. These doors are facing south and shielded from the road by a hedge. This property is across the road from Mill Paddocks (the property can be seen on the right-hand side of the drawing P02-Site Plan).

Jasmine Cottage – 22/02231/FUL – consented 22 December 2022

This consent includes bifold doors as part of the application. This property is towards the end of Plainville Lane where it meets Corban Lane.

Old Stable Cottage – 22/02554/FUL – consented 8 February 2023

This approved application has a bifold door as part of the consent. This property is behind Mill Paddocks.

This application will not affect the appearance of the local area as it is not visible to passers-by and reflects principles already accepted in the area. It is therefore requested that this application be accepted.



View along Plainville Lane close to the gated entrance to the field adjacent to Mill Paddocks



View from the gate allowing access to the adjacent field looking towards Mill Paddocks



View from the entrance to the drive of Mill Paddocks with only the roof of the extension visible