

Crook Lodge
26 St Marys
York
YO30 7DD

8TH March 2024

Design and Access Statement

Dear York Planning Department

The following statement has been prepared, because of our intention to vary condition 2 of our planning application 22/02519/FUL.

We were granted planning permission, for various aspects of the re-modelling and much needed improvements to our much loved house. We have now lived at Crook Lodge for over 3 years and it is very much the family house we wanted it to be. Given we have been at the house for such time we have been able to consider how the space works for us and our family members.

We have been granted planning permission for a balcony, which expands the whole width of the western elevation of the property. Essentially we are looking to extend that balcony and make it into a terrace.

We contacted Sam Baker to ask advice on the best way to move forward, Sam suggested a vary of planning condition application. Sam's other advice is that careful consideration should be given to the privacy of the adjoining property and also the impact of the structure on the nearby protected tree.

With regards to the protected tree. Currently all the area under the tree has been historically hard landscaped in the form of flagstones. It would be our intention to make that area under the deck permeable and remove the flagstones. It would be our intention to make the deck itself permeable. The deck would be supported via the house and the existing brick wall, so the tree route area of the tree would not be disturbed.

Regarding the privacy of the adjoining neighbors. We would also want the same privacy for our family. We would very much like to build a green living wall around the whole area of the deck. The living wall would help improve the biodiversity of the garden and could be built at an appropriate height to protect privacy.

We very much look forward to progressing the planning application and work closely with the council, if you would like any further information, please do not hesitate to get in contact.

Kind regards

Dan and Lindsay Warrington