5 Pulleyn Drive, York YO24 1DY
Design Statement

Background

The property is a detached two-storey family house, in a street largely comprising similar properties. It sits on a substantial plot with a parking forecourt and an extensive rear garden which backs onto Little Hob Moor.

The house has previously been extended to the rear across the full width, and by a two-storey side extension widening the rear half of the dwelling. This retained a small yard to the front which is enclosed with timber fencing and used for utility purposes. It is unsightly from the street and from the neighbouring property (and indeed from the application dwelling).

The Proposal

The application shows proposals for a simple single-storey extension to replace this front yard. It provides a small additional accessible ground floor room for general purpose use (study, fitness). The design incorporates a pitched roof which matches the appearance of the existing roof, with the eaves set low (at window head height) to minimise the impact on the neighbouring property. The roof has a single rooflight, and the external door and window to the front elevation of the existing side extension are simply re-used in the front of the proposed extension. The proposal removes the dilapidated fencing, gates and storage from this prominent location, with bins and recycling being relocated to the rear end of the driveway/parking area.

The extension would be in a matching brick, with a plain tiled roof to match the existing roof. The front wall of the extension would be set back from the main front elevation to demonstrate subservience. Like the previous side extension, the flank wall would be set back from the neighbouring garage wall sufficient that the fascia and guttering do not overhang the neighbour's land.

The work would involve building over an existing sewer, and Yorkshire Water are aware of this.

As existing

As proposed