



Central House
Amplesforth
YORK
YO624DB

Ref: NYM/2018/0730/FL

13th April 2019

Dear Ms Barstow,

As a long term resident of Amplesforth village I would like to support the planning application put forward for Sycamore Cottages, reference as above.

Having looked at the proposed plans they look very much in keeping with the character of the main

street. The tree line on
the hill above will still
be visible therefore not detracting
from the street view

Yours faithfully



From: Stephen Bird
Sent: 18 April 2019 09:27
To: Jill Bastow
Subject: Support for Planning Application NYM20180730FL Ampleforth

Dear Ms Bastow Senior Planning Officer NYMNP

I am writing in support of the planning application for Sycamore Cottage Ampleforth

Reference number

NYM20180730FL

Regarding the view from the street I cannot see how the planned extension would have any negative impact.

The plan to put windows in the north gable end would enhance the appearance of the cottage.

The planned rear extension would hardly be visible from the street and the design seems to be sympathetic and in keeping with the original structure.

I therefor support the planning application.

I live on the same street in a cottage of a similar period and wish to see the preservation of the architectural character of our village. I do not believe the plans present any threat to the the valuable heritage of our vernacular buildings.

The plans would improve the dwelling, allowing more natural life and accommodation. Thus in a small way adding to the quality of the historic buildings of the village and the North York Moors National Park.

Please note, I passionately believe in preserving the architectural heritage of our area while at the same time allowing the sympathetic improvement to our the buildings and infrastructure to keep our communities alive and thriving.

The occupants are self employed and work locally; we need to keep people like this in our village by allowing them to improve their accommodation to meet their needs.

Owing to absence and illness I have only just been able to make my views known. I hope I am not too late.

Yours faithfully

Stephen Bird
Coram Cottage
Ampleforth
YO62 4DX.

Sent from my iPad

Liz Fawcett
Mowbray Cottage, West End,
Ampleforth,
York, YO62 4DZ

NYMNPA

15 APR 2019

Dear Mrs Bastow

Ref: Sycamore Cottage, West End, Ampleforth
NYM/2018/0730/FL

With reference to the above planning application I have viewed the plans and talked with the the property owners and I think it will greatly enhance the property infact improve it. My property is about 17 doors to the west of

Sycamore Cottage and you recently allowed an extension on the back of No 2 Newbray Terrace - my neighbours and the sun is high enough in the sky as to not warrant a problem as I believe it won't be in the case of Sycamore Cottage. There have been a few developments of properties to the north side of West End all which have enhanced the area.

Therefore I fully support the application

Yours sincerely

Elizabeth Fawcett

From: Madeleine Forsyth
Date: 15/04/2019 15:06 (GMT+00:00)
To: Jill Bastow <j.bastow@northyorkmoors.org.uk>
Subject: Planning application NYM/2018/0730/FL for Paul Judge

Having studied the plans for my near neighbour's alterations to Sycamore Cottage I am happy that the plans appear to provide an attractive building very much in keeping with the village norm.

I am content that these changes will not affect the amenity of my property and indeed will improve the somewhat untidy appearance of the back view of many properties along the lane.

Madeleine Forsyth.
The Old Post Office, Ampleforth.

Sent from my iPad

Marian House
West End
Ampleforth
York
YO62 4DU

08/04/2019

Dear Mrs Bastow

Application Ref: NYM/2018/0730/FL
Sycamore Cottage, West End, Ampleforth, York

I write in connection with the above Planning Application. I have examined the plans and know the site well. I wish to offer my support to the proposal, for the reasons outlined below.

I am aware of the concerns from the adjoining neighbours of The Gables and Hardwick Cottage that this proposal would limit daylight to their own properties. However I cannot see how loss of daylight would affect The Gables when the sun sets in the west. The rear extension of Sycamore Cottage is behind the high boundary wall between these two properties. The Gables garden ground stretches upwards towards the boundaries of High Curragh and I cannot see how the owners say that they will lose their only private space.

The work involved to Sycamore Cottage would be sympathetic to the surrounding buildings. The property itself would greatly benefit from being extended as the existing rear kitchen is small and the present owners generally would like to make more use of their property by making the small bedroom on the first floor larger.

Paul is a musician and having a separate studio away from the main property would not create noise disturbance from neighbouring properties. I am aware that the dividing internal walls between Sycamore Cottage and The Gables is not a thick wall and Mr and Mrs Allisston's daughter playing the piano can be heard through the dividing wall. By allowing the studio to be built away from the two dwellings would certainly have a much gentler aspect of the building scheme.

Similar extensions have been done recently to the Old Post Office which do impede on the open aspect of the village street, whereas the proposed extension to Sycamore Cottage would not be as intrusive as those or other similar right angled properties to the road along West End.

In my view, the application put forward by Paul Judge should be given.

Yours sincerely

Miss S Richardson

National Park Officer
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

From: [Jill Bastow](#)
To: [Planning](#)
Subject: COMMITTEE POST Fwd: letter of objection RefNYM/2018/0730/FL
Date: 27 February 2019 21:40:08
Attachments: [PaulJudgeletter3.docx](#)

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From:
Date: 27/02/2019 20:24
To: Jill Bastow <j.bastow@northyorkmoors.org.uk>
Subject: letter of objection RefNYM/2018/0730/FL

Dear Jill,

We understand you have already given planning permission to go ahead for this proposal, though we hope there is still room for our final letter of objection which we enclose. We hope you manage to bring this to the meeting to discuss the proposal tomorrow, which we cannot unfortunately make. My father, however, will speak on our behalf.

Unfortunately, we have had a surveyor measure out the area left 'unbuilt' along our eastern boundary and there is indeed only 2.1 metres 'open' space remaining should the building work go ahead. We note that the sketch submitted by Paul Elm showing the Western aspect is approximate.

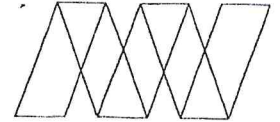
As the double storey extension extends 3 metres beyond our joint walls along our eastern boundary, we believe we will lose most of our east sun on the terrace.

Best wishes,

Rosie and Julian Allisstone

Alan Wood & Partners

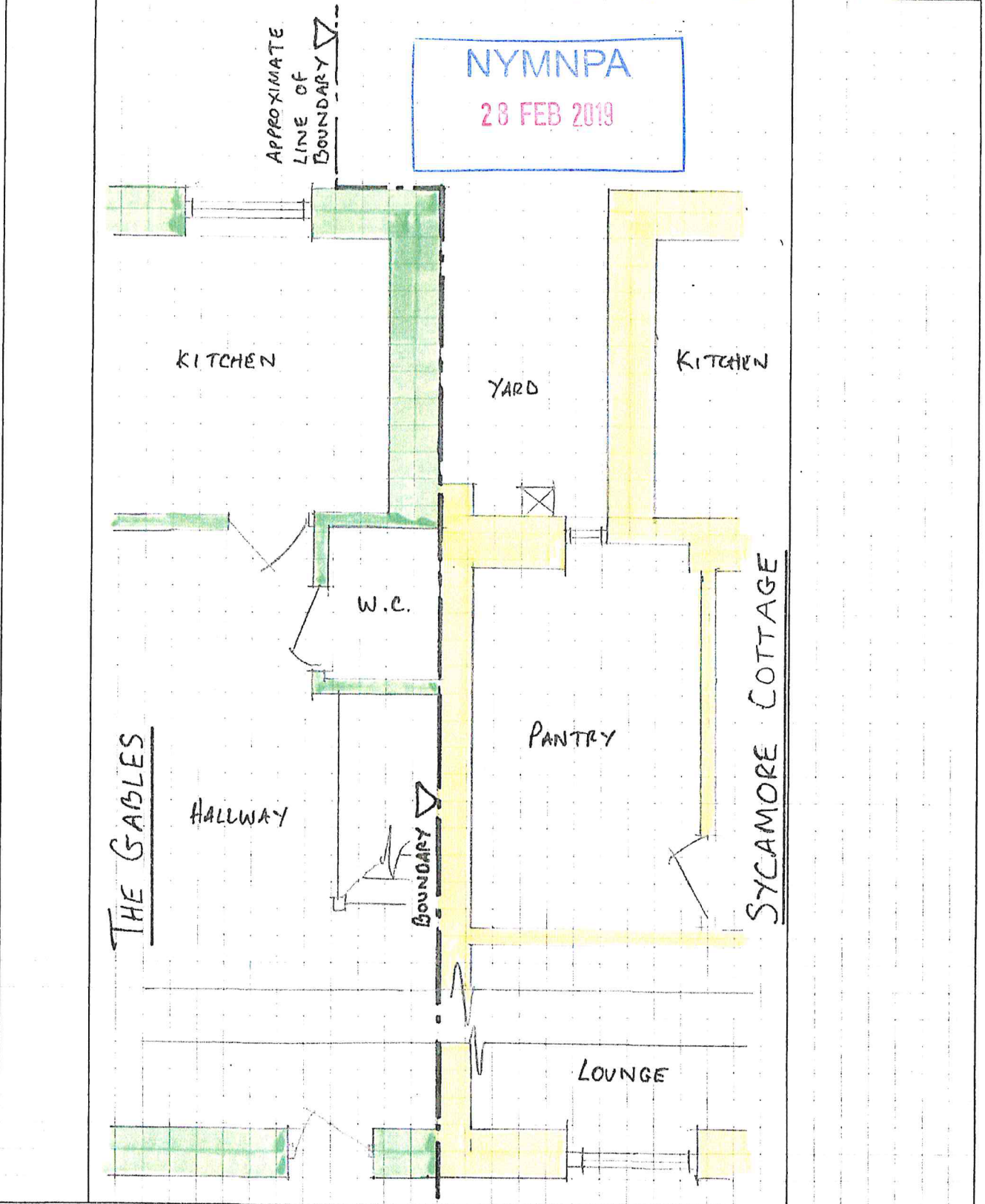
Hull Office Lincoln Office Scarborough Office Sheffield Office York Office

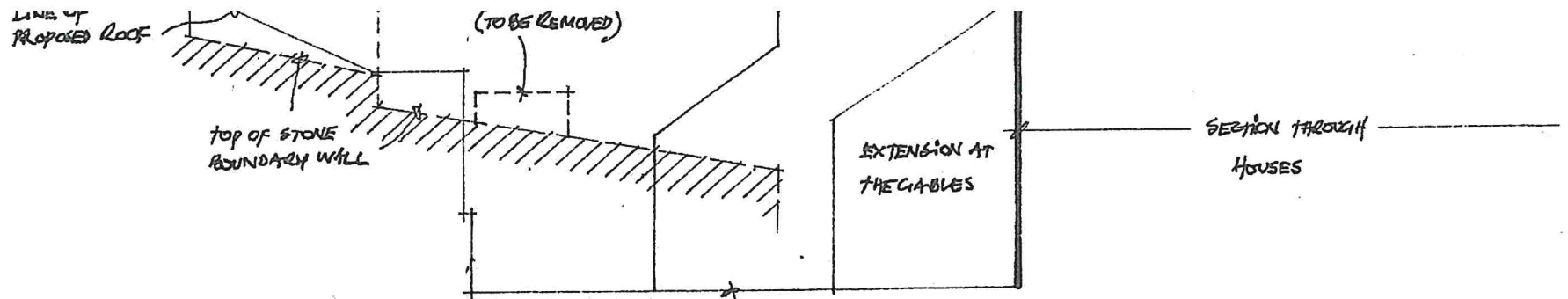


Alan Wood & Partners

Project <i>THE GABLES, AMPLEFORTH</i>	Job no. <i>42229</i>	Calc sheet no. <i>1</i>	Revision by <i>—</i>
Part of structure <i>BOUNDARY</i>	Date <i>21.2.19</i>	Calc by <i>CR</i>	Rev. Date <i>—</i>

Ref	Calculations	Other
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Sketch showing approximate details of the Western aspect of buildings at the rear of Sycamore Cottage and The Gables, West End, Ampleforth

Scale 1:100 (approx) February 2019

2.1
metre
space,
not 3m.

From: Rosie And Julian
Sent: 29 January 2019 20:10
To: Jill Bastow
Subject: Letter of Objection

The Gables
West End
Ampleforth
York
YO62 4DX

29 January 2019

Dear Mrs Bastow,

We have seen the amended plans to extensions to Sycamore Cottage, West End, Ampleforth YO62 4DX. We still have concerns which we logged with you on Wednesday 23 January. We are seeking clarification and will meet again with North Yorkshire Parks Authority after those clarifications have been made - further comments will be made then.

Yours sincerely,

Julian and Rosie Allisstone

From: Rosie And Julian
Sent: 23 January 2019 22:31
To: Jill Bastow
Subject: Sycamore cottage

Hi Jill,

Further to my email below, I have realised the studio extends 4.5 metres beyond the outbuilding. If that is so, then the extension building will be double storey to the red arrow, then single storey to the yellow arrow.

The studio will extend to the purple arrow (not the green one) reducing our 'window' of light to where the current log store is and leaving 2.1 metres of space. This means we will lose most of our open space to the east which is significant for us because we have no other source of light other than this direction.

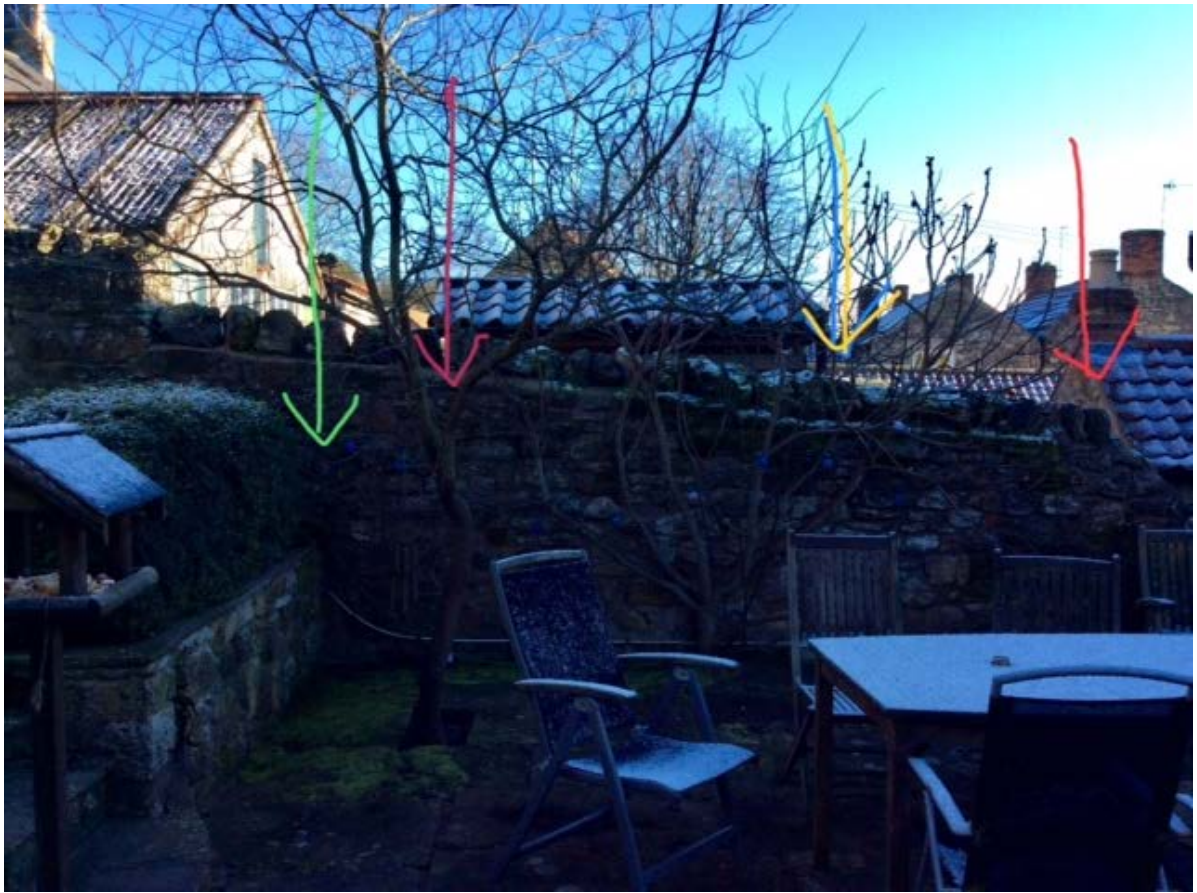
While we understand that this may be normal in urban areas may I reiterate that we have chosen to live in a village precisely so that we can enjoy open space. We remain unhappy with the amendments as the 'footprint' has not been reduced from the original and we will be virtually surrounded by buildings on three sides rather than on two. Our only remaining open space will be to the north and I'm sure you can appreciate we don't get a lot of light from that direction.

The building on three sides of our terrace would turn it into a north facing courtyard, and north facing courtyards drop in temperature quite appreciably. Again, this is probably no concern for NYPP but we feel that it is a valid concern for us. We understand from our conversation this morning that Planning don't take account of negative impact issues, but if this is so, then we wonder why there is this process in the first place.

As you can see from this photo, the area is quite dark as it is. The frost has remained on the table all day. It is already a cold area, and this proposal only makes it more hostile. We are disappointed that Planning didn't push for stronger amendments in the first place.

Best wishes,

Rosie Allisstone



Sent from my iPad

From: Rosie And Julian
Sent: 23 January 2019 11:13
To: Jill Bastow
Cc:
Subject: Extension of sycamore cottage

Hi Jill,
Thank you for meeting with us this morning.

I have remeasured and the double storey extension will finish just before the red arrow; the single storey will finish at the yellow arrow. The studio extension will finish at the green arrow. The remaining 'window' between the yellow and green arrow is 2.5 metres.

The gap we enjoy at the moment is 6.7 m from the end of the houses to the timber frame building. As you can appreciate this is a significant loss of light and open sky to the only area we get light from. As you can see from this picture, this patio is already quite dark as it is.

Good luck for your moors site visit.

Best wishes,

Rosie



Sent from my iPad

Hardwick Cottage
5b Mowbray Terrace
West End
Ampleforth
YO62 4DZ

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

10th December 2018

Letter of Objection: Application Ref: NYM/2018/0730/FL

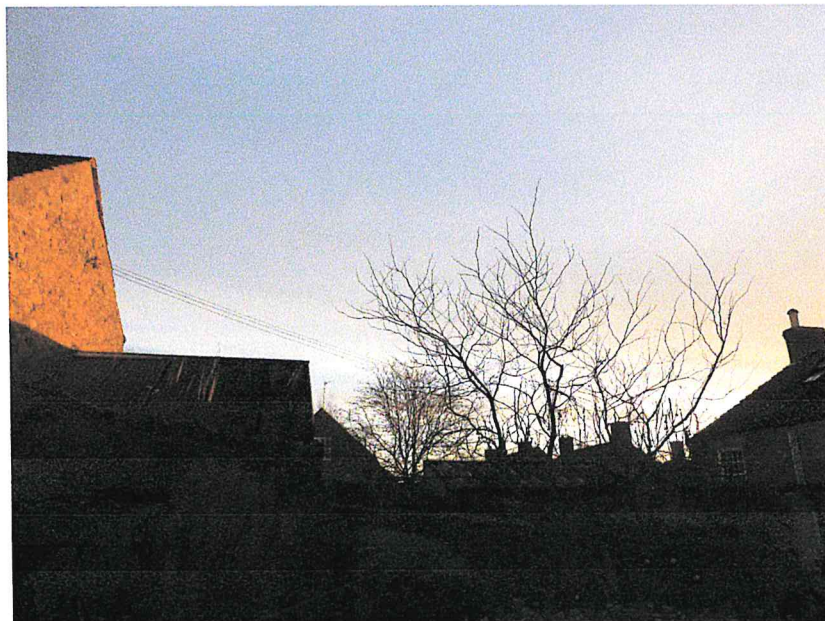
f.a.o. Ms J Bastow

Sycamore Cottage, Ampleforth

The proposed developments of Sycamore Cottage and studio would very materially reduce the light reaching the ground floor windows in the east wall of Hardwick Cottage. See photo. For most of the year the proposed development would effectively shut out any morning sun reaching those windows, thus overshadowing them.

Furthermore, the windows in the western wall of the proposed extension would look straight into the windows in the east wall of Hardwick Cottage, reducing privacy.

Timothy C E Congdon



Looking east from Hardwick sitting room window

NYMNPA
10 DEC 2018

The Gables

West End

Ampleforth

YO62 4DX

25-11-18

Letter of Objection: Application Ref NYM/2018/0730/FL

Sycamore Cottage, Ampleforth, YORK, YO62 4DX

Sycamore Cottage is a semi-detached house which is linked to our house, The Gables. We have some significant objections to the proposed works, due to the impact it will have on The Gables.

Sycamore Cottage extension and studio extension

The proposed extensions will have a major impact on our living space outside. The terrace outside our house to the north was built in the 1960s and is well-established, comprising of very old York stone. It is easily accessible from the kitchen and is the only level area in our entire garden. This well used space is where we enjoy the light, and has acted as an 'outdoor room' since we arrived at The Gables fifteen years ago.

Although it faces north and lies in the shadow of the semi-detached properties, from spring to late autumn the terrace benefits from easterly sunshine. There is a gap between the Sycamores' semi-detached building and the Sycamores' outbuilding, despite a log store that Mr Judge has recently erected against the boundary wall. This enables a valuable source of light to shine directly on the terrace from early morning in the summer to about mid-afternoon. To the west The Gables is blocked by terraced housing that runs up our western boundary, which means we don't have south-facing or westerly sunlight. We are therefore only able to enjoy sunshine from the east, and mainly in the morning. Our fig tree planted up against the east wall has its leaves turned to the east, demonstrating its dependence upon the warmth and directional light generated from this open aspect.

The building of the double storey extension will completely block off this valuable source of light as it is against our east wall. Its sheer height will dominate The Gables' terrace, which is adjacent to it. According to the proposed plans the house wall will finish where Mr Judge has built a log store against our east wall. There is then barely a metre and a half before the proposed studio is built against the outbuilding. Therefore, what was an open space to our east will become a 'boxed in' area – we are already shut in to the north (our property), to the west (existing terraced cottages) and were this planning permission be permitted, we would also be shut in to the east (the proposed extension and proposed studio). Further, the north aspect is limited by The Sycamores outbuilding and the row of terraces. In other words, where there was at least 'open sky' to the east with a slight view, there would be nothing but tall walls. Should this extension go ahead there would be a strong sense of being 'pressed in' from all sides for The Gables.

This proposal would not only severely impact the amount of light, but the warmth as well. As a garden designer living at The Gables Rosie understands full well how much colder a north-facing courtyard is, as opposed to an east-facing one. There is usually a couple of degrees' difference in winter and more in spring and summer, and therefore the proposed extension would limit our use of the terrace, due to the lack of light and north-facing coolness.

Like many households we have frequently shared our terrace with friends and family, and this extension would mean a complete loss of privacy. The windows overlooking our garden will increase five-fold: the three windows from the main house extension plus the two windows above the studio, not to mention the French doors of the studio itself. The studio, being elevated above our garden, due to the higher ground on which it would be built, will directly overlook our terrace area as will the upper storey of the extension. As we are already overlooked on the middle and upper part of the garden (due to the position of our neighbours' existing outbuilding windows and upper storey balcony) the loss of our *only* private space – the terrace – would be highly significant to The Gables.

Furthermore, the proposed studio would have upper windows and French doors more or less opposite our bedroom and bathroom window, so this would mean not only a loss of privacy outside, but to us in The Gables building as well. The studio, being on higher ground and slightly north east of our bedroom window would be really intrusive and invasive both to our ground and first floors. The studio would really affect our sense of privacy.

We already feel this lack of privacy quite keenly up three quarters of the garden length and we have planted trees accordingly to screen ourselves, particularly as we have children.

However, planting trees against our neighbours' extensions overlooking our terrace would have no effect, as the courtyard would be permanently in shadow.

We believe that the visual impact of the proposed extensions would be considerable. Not only would they run along our only open outlook, but the cottage extension is also double storey. The over-bearing nature of this tall structure would be overwhelming, and completely over-shadow our terrace space. The net effect of both the cottage extension and the studio would be to have no break at all from high walls, right across our eastern boundary. As already mentioned, the studio is to be built onto the existing outbuilding. This outbuilding is a substantial structure in itself and being double-storey is already a dominating feature of our garden. It further cuts off light and already diminishes our privacy with its upper storey French doors/balcony and staircase, plus windows facing north. To add yet another double storey structure south along with the elevated studio would create an unacceptably looming, over-bearing presence adjacent to our terrace, house and garden.

From an aesthetic point of view, extensions in the past along the back of these cottages visible from our terrace/garden/house have been more or less flush with the neighbouring walls. There has been nothing anywhere near the size and jutting out nature of this proposed extension along our row of semi-detached and terraced cottages to the west of Sycamore. The overall proposed extension of Sycamore Cottage will be almost double the footprint of the original house. It therefore feels completely out of character and disproportionate to the original dwelling.

Moreover, the studio will be built much longer and higher than the existing, low timber lean-to that we are used to. It will jut out from the wall at a much higher point than the timber lean-to and with the additional windows becomes an altogether much larger and over-bearing structure.

It is felt at The Gables that this doubling of size would be highly inappropriate for what is essentially a semi-detached cottage with three floors. Contrary to the design statement, we are aware that Sycamore Cottage has three bedrooms on the first floor and a very roomy fourth bedroom/study on the top 'attic' floor. While we understand the need for our neighbours to update and improve their kitchen, it is already a four-bedroomed cottage with considerable extra space in the barn conversion outbuilding.

The Gables lies at the bottom of a fairly steep hill and the dampness of a north and hill facing gradient is appreciable. Directly to the north of The Gables is a small yard below the terrace which is where coal and bins are stored. This area usually dries out with the summer sun but should the double storey be built, this area is going to remain wet and difficult to clean. We

usually remove the fungus and moss that grows here during the summer when it is dry. If the Sycamores' extension goes forward it will be extremely damp all year round. It may be a small point, but it will make this area even more awkward than it already is.

We are equally concerned about structural damage which could occur during the excavation process of Sycamore Cottage's extension. It is entirely possible that any cracks or fissures or slippage in footings that may arise following the building work, either at the time of drilling and building or in the future, would not result in compensation for The Gables. Unlike many other semi-detached properties, The Gables' is old and not built on the same level: indeed, The Gables is approximately 80cm or more below Sycamore Cottage at floor line. In order to dig down to the foundations of Sycamore Cottage, the drilling would have to take place down a significant section of The Gables' kitchen wall. There is every possibility that the vibrations could cause shifting in The Gables' below ground wall. It might lead to a real lack of stability and an increase in water movement.

We also have concerns over the ability to access the northern garden wall due to the proximity of the extension wall of Sycamore and its studio, both of which would be too close to the garden wall for it to be accessed on both sides, and for us to properly repair it.

To conclude this section, the proposed extension of Sycamore Cottage and the studio would diminish our light and privacy significantly, both indoors and outdoors. The total loss of east sunshine which we currently enjoy and the physical presence of such a tall, intrusive building, not only of the main extension but the additional studio, would have a definite effect on our way of life and overall well-being. Our life on the terrace from late spring to late autumn would be compromised. We would like to retain our privacy and so safeguard our only open aspect for us and for those who follow on from us. Such a big extension, doubling the size of the original dwelling, cannot be unbuilt and reversed. It is an unacceptably large extension, coupled with the planned studio and the outbuilding, creating more walls and built-up space than is appropriate. It is furthermore out of proportion to the buildings that already exist in what is, after all, a village setting in a Conservation Area.

Summerhouse/workshop

Writing as a Garden Designer living at The Gables, the issue with building big structures further up a garden in this area is that they tend to be sited high up. This means that they not only draw the eye away from the woodland that runs along the ridge, but they feel so much more dominant because they are higher up.

We want to object to yet another big structure going up in our neighbours' garden. We anticipate what a physical obstruction it will be and how much it will block the level of light to the west in our garden where the hedge is low. We can understand why our neighbours may want to enjoy the view of the village from an elevated position, but we feel it is inappropriate for its size, making it a dominant landmark. Moreover, we are concerned that it will overlook The Gables' garden. It is quite a major structure being five metres by five metres – the size of a double garage.

According to garden design principles, more formal 'domestic' gardens have historically been built nearer to the main house. The general acceptance is that the further away from the house, the more 'natural' the outlook should be. The idea is that the backdrop beyond the garden is fluid, so that the garden 'flows' into the wild beyond the garden boundary, creating a sense of continuity. In this way, Garden Designers bring the backdrop into the garden for a natural 'look' and enable what is within the garden to enhance what is beyond it. 'Borrowing' the backdrop is most famously associated with Capability Brown, who designed many famous gardens – again, formal gardens near the house, 'wilder' gardens beyond, and further beyond, 'borrowing' the natural outlook.

In terms of garden design principles, we recognise that this large structure of a workshop three quarters of the way up the garden has no 'flow' into the wilder backdrop of the wood beyond and instead acts as a visual 'full-stop', cutting off the wilder area beyond. This structure could be an eyesore from the sightline of Main Street, where the eye would otherwise be drawn up the garden to the banked and wooded line on the north side in the North York Moors National Park – an important open space in the Conservation Area.

In overall summary, the combined proposal of the cottage extension, studio and summerhouse/workshop well exceeds the footprint of the original dwelling and will simply create a series of buildings up the length of Sycamores' garden and ours. The summerhouse/workshop adds to this trend, and would dominate the horizon, potentially overlooking our garden further north. The number of proposed structures on Sycamore Cottage's land is even more visually invasive due to the narrowness of our gardens and the way they upwardly slope. The proposed structures would be built right alongside our garden boundary. These structures would overshadow The Gables, significantly diminish our light, reduce our privacy both in the house as well as within the garden and overshadow The Gables' land due to the intrusive size. The overall proposed development would alter the atmosphere of The Gables, diminishing and overwhelming it irrevocably.