

From:
To: [Planning](#)
Subject: NYM/2019/0157/FL Re; 1 Local Occupancy letting dwelling 6 The Cliff. Iburndale
Date: 16 May 2019 19:42:33
Importance: High

Dear Sirs.

The above application has been drawn to my attention and I would like to make the following observations.

1. The site area hatched red on the application location plan does not accord with the detailed plans showing the house footprint and this is misleading as it misrepresents the size of the site.
2. The house is too large for the site by way of siting, mass and prominence. In its current form this will severely detract from the village appearance and scale and significantly damage the visual amenity of the area and increase the risk of injury collisions (vehicles and pedestrians).
3. The house proposed is of poor aesthetic design given the surroundings and requirement previously insisted upon by the Planning Authority in connection with other development in the area.
4. Visibility splays are inadequate for any intensification of use of this access. Traffic speeds and visibility both ways cannot be improved to accord with recognised highway requirements in the manual for streets, particularly in view of the traffic approaching down the hill.
5. Car parking indicated on the supplied plan is both not possible (front) as the size indicated is wholly inadequate, and car parking to the rear is not included in the indicated application area and could not be included in the permission.
6. There is no available on street parking as available parking is occupied by a local resident. Parking elsewhere on the highway would further exacerbate difficult traffic conditions in the village in this position.
7. The proposal does not have sufficient amenity to be suitable for continuous use as a residence by a local resident.

I do not feel that the proposal as submitted has sufficient quality to be approved and would be obliged if you would take these points into consideration.

Regards

Robert Crosbie

4 The Cliff.
Iburndale.

General Letter of Objection

Mrs Ailsa Teasdale
North York Moors National Park Authority
The Old Vicarage Road, Bondgate
Helmsley
York
YO62 5BP
30 April 2019



Dear Mrs Teasdale,

Application in respect of construction 1 no. local occupancy letting dwelling with associated access, parking and amenity space at 6 The Cliff, Iburndale, Grid Reference 487331 507136

Ref: NYM/2019/0157

I am writing this letter to object to planning application NYM/2019/0157 in Iburndale near Whitby. I live in the cottage next door and believe a development of this nature contravenes the principles of the design guide and would have a significant impact on the lovely hamlet of Iburndale.

Consulting the North York Moors National Park Design Guide Part 1, I believe that this proposed new development contravenes its principles in the following ways and is of concern to me:

Design and appearance of the development

The proposed development is different in form to the prominent form of the characterful buildings nearby. Iburndale is made up of predominantly locally quarried sandstone farmhouses and cottages, whereas this proposed building is not, what is proposed is a modern, rendered block property with large modern windows and doors and a design that is far from anything in the National Park. The nearby buildings are generally rows of 3-4 cottages or farmhouses, not individual detached, single fronted houses.

Property Size and Positioning

The position in which the property is placed will invade the privacy, overlooking and overshadowing properties on both sides.

I don't believe that the site proposed would allow enough space for sufficient car parking and storing of refuse waste. The existing property on the site already uses the space proposed for parking for their vehicles. I believe the proposed position of the building is too close to the road and would be better placed closer to the existing property and made to look like an annex to the main house or as a detached garage.

Architectural Detail

I believe this development is not designed to fit into its surroundings. There are no buildings in Iburndale with wood cladding and no buildings on the roadside with a rendered block finish. It would be more appropriate to have locally quarried sandstone finish to the building.

We would expect the roof tiles to match neighbouring buildings with either slate tiles or red pantiles.

The north facing triple glass panes with wood cladding between wouldn't match the design of neighbouring properties and would look too modern. This does not have a texture and colour of materials which reflects the area's special function and character as stated in the design guide.

Drainage capacity

The houses in Iburndale experience regular issues from blocked drains with Yorkshire Water being called out regularly to sort the problem. I am concerned that additional strain on the system without appropriate assessments first would only add to the problem for Iburndale residents.

Please note there is a history of rejected applications in close vicinity of this

proposed location and this development, if approved, would set a precedent meaning it could be difficult to reject future proposals of a similar nature, which I believe would have a negative impact of the streetscene of Iburndale and the surrounding National Park.

I hope you take these comments into consideration when making your decision on this planning application.

Yours sincerely

Name: KAREN NOBLE.
Address: 4A THE CLIFF.
IBURNDALE
WILTSH
YO22 5DS

Can you please acknowledge receipt
of this letter thank you.



From:
To: [Planning](#)
Subject: Proposed building at 6 The Cliff, Iburndale planning number NYM/2019/0157/FL
Date: 27 April 2019 09:31:58

Dear Planning Officer, I am writing to offer my strong objections to the proposed building which is to effectively be built on the very small area which is now the front lawn at 6 The Cliff, Iburndale. The front garden of this property has already been turned into a tarmac car parking area for the residents 3 or four cars, the rest of the garden has been landscaped with coloured stone chipping, leaving the only green area as a small lawn(In effect the proposed building plot). The style of the building is not in any shape or form in keeping with the housing on that building line, which are quaint cottages. This building is stated to be for local letting but there is no room for a large shed or a garage for a permanent resident, and therefore as a two bedroom property, it can not offer any outside storage to house necessary items for a permanent resident/ family.

By allowing planning for this building you will be setting a precedent for anyone else wishing to build on that building line in Iburndale. To allow a property of that sort to be built in that location would ruin the look of this small hamlet. Had the proposed site been tucked away down a driveway it would be a different matter, or had it been designed as a small characterful cottage built in reclaimed stone as the cottage that is attached to Wren Cottage has been, along with a garage to support modern permanent living needs (this cottage is positioned to the right of the proposed development and looks in keeping with surrounding buildings) then this would be a suitable development of the plot. If this house is built, who is going to make sure it has a local person renting it, as in my opinion it is only suitable as a holiday let and I am fully aware that the National Park does not sanction new build holiday let's. Please reply to this email to acknowledge receipt.

Many thanks
Julie Milnes
Cliff Farm
8 The Cliff
Iburndale
Sent from my iPad