

From: Claudia Sutterby
Sent: 22 August 2019 15:26
To: Hilary Saunders
Subject: NYM/2019/0347/FL - Amended design deadline 24 August 2019

Dear Hilary Saunders,

I am writing in regard to NYM/2019/0347/FL Grove Cottage, Thorpe Bank Fylingthorpe. We neighbour this property to the east.

There has been much paperwork and amended plans with regards to this property, but some major issues remain unaddressed.

In our letter of June 18, 2019, I requested an engineering survey as the property is very hilled/angled from road to the beck on the north side boundary of the property. The extension, new driveway and garage will all impact neighbours on both side, much more significantly Becksides Cottage to the west, whose stairs lead to their cottage along the boundary with Grove Cottage.

Despite recommendations from Parks in the letter dated July 25, 2019, the new garage has been reduced in size but is intended to be made of stone, to match the house (this from the letter dated August 7, 2019 from the architect).

Parks suggested brick, from which the existing garages are built.

Of particular concern is the scale of the driveway. The driveway "turning head" plan remains 7m alongside the new cottage addition, and will significantly impact the cottage garden. This proposed driveway is disproportionately large for the existing cottage, projection (from plan) about 7m beyond the building, into the sloping garden. This will require retaining walls, fill and loss of shrubbery and greenspace within the Conservation Area. It would also give us a view of a parking lot, rather than the greenspace that has until recently existed.

The visibility splay from the property remains the same as existing, but the perpetual car parking by home owners on Thorpe Bank opposite has not been taken into consideration.

Despite stating that building works have not commenced (Planning application dated May 16, 2019), Grove Cottage has been gutted, carpets and furniture removed from the house and set alight in the lower garden close to the beck.

On August 14, 2019, a landscaping firm arrived, cutting down numerous trees on the property, some which could have had wildlife habitat, and one tree that was not on Grove Cottage land but belonged to

a neighbouring property to the north.

Moving the driveway a few yards will not significantly create safer access, but is only required to facilitate the proposed extension. It should be noted that Mr Legg (previous owner) managed quite well for many years with the existing layout.

As stated by the applicants, a 2 car garage presently exists; and the proposed works will be quite major & disruptive to the ambience of a cottage garden within a Conservation Area.

Sincerely,

Nigel Sutterby
The Manse
Thorpe Bank
Fylingthorpe
Whitby
YO22 4UA

Sutterby
The Manse
Thorpe Bank
Fylingthorpe, Whitby YO22 4UA

June 18, 2019

Re: Planning Application NYM/2019/0347/FL
Grove Cottage
Thorpe Bank
Fylingthorpe, Whitby YO22 4UA

Dear Sir/Madam,

We are writing in regards to the above Planning Application, dated May 16, 2019. We have the following concerns:

‘Front wall of house to be rendered’

Objection:

The existing brick façade is a character asset to the streetscape in the Conservation Area: render is atypical in this locality.

‘Demolition of existing garages/outbuildings’

Objection:

The vernacular materials and style of the outbuildings are a character asset on the streetscape and will be noticeably missed.

However: I appreciate the need to alter the vehicular access and I would have no objections IF the old outbuilding brick were to be used in the proposed garage construction; especially to roadside and front (door) elevation.

Note: The brick type on the house front and outbuildings indicate historical modification to the property, which should not be obscured or lost.

‘New Vehicular Access:

‘Turning head .. in accordance with NY Highways Residential Design Guide’

Objection:

The Design Guide refers to modern construction standards. This proposed turning head will be disproportionately large for the existing cottage, projecting (from plan) about 7m beyond the building, into the sloping garden.

This will require retaining walls, fill and loss of shrubbery and greenspace within the Conservation Area.

The latent problem with the proposed layout is that this turning head will probably be the most convenient place to park, resulting in the outlook from neighbouring properties being a Carpark, rather than a Cottage Garden.

I would have no objection to the idea were it to be reduced in size; projecting no further than the existing conservatory and leaving the existing hedge and shrubbery undisturbed.

The demolition of the existing outbuildings alone will improve the turning area.

New Garage/outbuilding

Request:

Old brick from outbuildings incorporated to face door and street-side views.

Garage doors etc. painted in dark/muted/traditional colour: black, brown or green (as presently existing on outbuildings) to minimise Suburban Garage 'style', and minimise visual impact.

The above ameliorations should provide a more rustic appearance than the rather new and formal one proposed.

Question:

Will this new building be 'Serviced' – leaving the potential for the garage to become a rental suite?

Also, in the Planning application documentation, there are some incorrect statements.

4. Description of proposed works

Has the work already been started without consent?

Yes. Interior works have commenced.

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes

9. Trees and Hedges

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes;

Some 20m along Thorpe Bank and some 20m along shared boundary with Burnside Cottage, Thorpe Bank are at serious risk from excavator work.

Excavation work – levelling of site to erect garage will require significant and bank stabilization along shared boundary with Burnside Cottage. This may affect the viability of the existing hedges and shrubbery.

We note that Pre-application advice was sought from the local authority about this application from Ms. Harriet Frank on 04/03/2019, but none was reported as received.

As neighbours to this property, we request an Engineers Report showing x-sections of site and description of how Grove Cottage intends to stabilise the ground. We also request a Party Wall agreement.

Grove Cottage is a small cottage on a large property, and can sustain a thoughtful extension. We would support the application if building works incorporate the above changes.

Yours faithfully,

Nigel Sutterby