

The Old Vicarage,
Grosnaut,
Whitby,
North Yorkshire
YO22 5PL.

4th October 2019

Miss H. Webster,
Planning Officer,
North York Moors National Park,
The Old Vicarage,
Bondgate,
HELMSLEY
YO62 5BP.



Dear Miss Webster, letter
I am sending you this covering
together with two pages of A4 with
reference to the proposed amended plans
for the development of 2 Fairhead Cottages,
Fairhead Lane, Grosnaut. The comments
made are merely my own remarks
as I have none of the expertise and
knowledge that you clearly have on
the subject. I look forward to
receiving your written response to my
queries,

Thanking you,
Yours faithfully,

As an immediate neighbour I have not received any notification of the proposed development of 2 Fairhead Cottages owned by Mr. R. Sherman. I consider this somewhat discourteous.

In Section 12 — Ownership Certificates and Agricultural (and Dedication (Planning Portal Reference: PP-07899618)

The agent is titled Mrs. Craig Kipling (dedication date 31/05/2019)

I understand the agent is Mr. Craig Kipling (Article 3 Agent Details) is it Mr. or Mrs. Kipling?

Article 5 — Materials, Boundary treatments

Description of proposed materials and finishes: stone walling

The south gable end of 2 Fairhead Cottages is actually part of the boundary wall with my property and the rest of the boundary wall is already dry stone walling.

Sadly the previous occupants knocked down the boundary dry stone wall.

I had to contact a local solicitor and had to have the wall rebuilt by a professional stone walling expert — at my cost, needless to say.

Clearly on the amended plans it is intended to raise the height of the existing building by over one storey, also adding new windows which would overlook my property.

I would like to point out that the amended plans show what is intended to be the North, East, South and West elevations of the intended refurbishment. Curiously enough I see no indication on the plans, nor on the amended plans of the directions of North, East, South or West — cardinal points usually shown on plans. I possess plans + photographs of my home clearly showing the elevations, yet compared with the elevations shown on

NYMNPA

- 8 OCT 2019

2 Fairhead Cottages the comparative South gable on my property is clearly described and drawn as the North elevation on 2 Fairhead Cottages. Surely the architect is aware of the difference between North and South.

Should the intended amended plans go ahead I find it difficult to envisage 1 and 2 Fairhead Cottages existing as a sympathetically constructed pair of cottages as originally built.

In the future, should I wish to develop or sell my property, would you not think that extra extensions and further windows overlooking my property from 2 Fairhead Cottages could possibly devalue my house? Furthermore I would be most interested to know if you have had a site visit to 2 Fairhead Cottages.

Awaiting your professional comments responding to my queries on this matter,

Thanking you,
in anticipation of your response,
Yours faithfully,

NYMNP

- 8 OCT 2019

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

3 Institute Row
Grosmont
Whitby
North Yorkshire
YO22 5PQ

12/09/2019

Dear Sir / Madam,

RE: Planning application Number – NYM/2019/0391/FL – Additional information and amended design.

I have reviewed the documentation published on the National Park Authority website and wish to lodge my strong objection to these proposed works in addition to my earlier objections dated 03/07/2019 and 07/08/2019.

My objections are based on the following:

Covering letter from Andy Arthur / Highways response

This letter incorrectly states that the property at No2 Fairhead Cottages has always been a 3 bed cottage. When the property was sold to the current owner, it was sold as a 'two bedroom semi-detached house' and it's dimensions were listed as:

Second Floor

Bathroom - 10' 3" x 3' 11" (3.12m x 1.19m)

Bedroom - 9' 7" x 9' 4" (2.92m x 2.84m)

Third Floor

Attic room / bedroom - 14' 7" x 9' 2" (4.44m x 2.79m)

(Source – Zoopla. Original listing also enclosed)



I also dispute the comment regarding parking. As stated in my previous objections, this is still a significant increase in accommodation and would increase the occupancy potential of No2. This would mean more vehicles connected with that property and also increase the impact on traffic in the area while cars associated with visitors / residents are being moved around. This also increases the likelihood of such people parking a vehicle on the grass verges surrounding the property (and in addition, causing damage to these).

Due to the inaccuracy in the covering letter, the Highways have not based their decision on fact.

Also, there is no officially allocated parking for this property. Use is made of the verge side adjacent to the speed board, which according to the Highways response, is not considered an official parking space. Given

that a public footpath runs through the space currently used by No2 Fairhead Cottages, it cannot be adopted at Land Registry either.

Given that Mr Sherman is not currently residing at the property and currently favours taxi services rather than driving his own vehicle, this has not been a problem. Once residency and private vehicle use resumes at No2 Fairhead Cottages, parking issues will resurface.

Revised Plans:

Works undertaken so far at No2 Fairhead Cottage have been problematic and continually seen items dumped on land not belonging to the owner (Mr Sherman), including skips and contractor vehicles. This has had a negative effect on No1 Fairhead Cottage, causing issues when I have visited. As I have previously stated, if this application was approved, these disruptions would be significant and disturb the surrounding area, both traffic and local residents alike.

There is little or no room to conduct the construction proposed as the drawings show works on the whole footprint of the property owned by No2. Where would materials be stored, as they cannot be stored in the courtyards? Where would scaffolding be placed, as I fail to see how that could be possible within the footprint of land owned by No2?

I am already aware of several skip loads of spoil from earthworks being removed from No2, but as the skip is placed in the parking spot for No2, it causes parking issues in the surrounding area due to this spot being taken up by a skip. Where would contractors park and how much more spoil is going to be removed?

Nowhere on the plans does it detail what the proposals are for strengthening the property foundations or preserving the integrity of the party wall. When the property was sold in 2016 to Mr Sherman the basement / utility room was only 6' 11" (2.1m) wide yet plans now show this space to be the same dimension as the rest of the rooms above it, indicating intent for it to be the same width. Given the property is built on clay, I have serious concerns regarding structural integrity of the building should this space be enlarged without proper precautionary and reinforcement measures being used.

In summary, I strongly object to this application for planning permission at No2 Fairhead Cottage, Grosmont as detailed in Planning application Number – NYM/2019/0391/FL. I believe that the scheme is excessive, unsympathetic to both the host property and the surrounding street-scape / village / National Park. As a local resident this proposal, if allowed, would detract from what is a relatively unspoilt industrial village.

For clarity and avoidance of doubt, all points listed in my previous objections (dated 03/07/2019 and 07/08/2019) still stand.

I respectfully request that you fully consider all the points I have raised in the enclosed letter when a determination is made on this planning application.

Yours sincerely

Mr Peter Hanson.



Hall Garth
Great North Road
Old Micklefield
West Yorkshire
LS25 4AG

12 September 2019

The Planning Officer
North Yorkshire Moors Park Authority
The Old Vicarage
Bondgate
Helmsley
York, YO62 5BP

Your ref: NYM/2019/0391/FL



Dear Sirs/Madam,

Application for alterations and extensions 2 Fairhead Cottages, Grosmont

I refer to your letter of 2 September and revised plans and additional information regarding the above planning application. I still have some objections to these plans which I would like you to take into consideration.

Whilst I recognise that some of the previous objections I have raised have been acted upon in the revised plans, I note the following:

The supporting document states that for the Lower Ground Floor – “as previously discussed and agreed acceptable”, I do not know what this refers to. The revised plans now show a dotted line to the east of the property which have not been shown before. No reference is made to this and I am unsure what this represents. As this kitchen area now takes up the whole footprint of the property (which it did not when the property was purchased by the current owner), I would hope that adequate foundations are in place as in the adjoining property much of the area is compacted clay, yet it was questionably shown as a ‘void’ on the original drawings submitted.

The proposed entrance has been repositioned but the glazed panel alongside the door is not shown as interference glazing. To be anything other than this would be an invasion of privacy for the lower courtyard for the property at No.1 Fairhead Cottages.

I do not see how on the first floor the “en suite serving the loft room” could be regarded as ‘en suite’ as the very nature of the term means ‘attached to’. Therefore, I question the need for 2 en suites/bathrooms on this floor and only one bedroom.

There are two major issues that have not been fully addressed that of parking and accessibility:-

I note that the response from Whitby Highways Office states that they are basing their decisions on the letter from Andy Arthur on 18th July stating that there will be 'no increase in the number of bedrooms for this property' for this development. LHA state 'For this reason LHA would not expect any significant intensification of traffic associated with this property'. It has since been proved that the information in the letter of 18th July (on which they are basing their decision), was incorrect. LHA has therefore not been made aware of all of the facts. The number of bedrooms allegedly **has increased** as the property was a two bedroom property when it was bought by Mr Sherman in 2016/17. (See 'Zoopla' listing previously submitted).

As Mr Sherman is the sole occupant of the property there is no increase in the need for additional parking at the moment, despite the alleged increase in the number of bedrooms. (I understand Mr Sherman is not presently residing at the property, nor runs a car). This does raise the question, why the need for additional bedrooms/bathrooms and its intended use in the future as the need for parking will undoubtedly increase.

The LHA also refer to the lack of detail regarding the parking space available and the publicly maintainable highway verge. There is no officially designated parking space for the property, nor was it sold with one, as per the sale description of the latest sale to Mr Sherman (details from Zoopla already forwarded to you). As per the response from LHA the land/grassed area adjacent to the speed limit board cannot be used for designated parking. The existing parking spot being used (for one car) cannot be adjusted as there is an O.S. signposted footpath through and beyond. Any additional parking would thus end up on the roadside and this has already been identified as a real hazard.

Regarding access, as stated in previous letters to you I cannot see how such extensive building works for foundations, materials, scaffolding, vehicular access can be carried out from a footpath access only. As the extensions to the property go up to the boundary, the area for scaffolding would be restricted to the area within the property's existing footprint as it is bounded by other residents/owners. There is also the question of materials storage for the proposed works as this is a potential safety issue.

I would like these objections, together with those sent previously to be taken into consideration when reviewing this application.

Yours faithfully,

Mrs S Green



Mr C M France
Director of Planning
North Yorkshire Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

1 Fairhead Cottage
Grosmont
Whitby
North Yorkshire
YO22 5PN

13/09/2019

Dear Mr France,

RE: Planning application Number – NYM/2019/0391/FL – Additional information and amended design.

I have reviewed the revised documentation published on the National Park Authority website and wish to lodge my strong objection to these proposed works. My specific objections are listed below:

Covering letter from Andy Arthur

This letter incorrectly states that the property at No2 Fairhead Cottages has always been a 3 bed cottage. When the property was sold to the current owner, it was sold as a 'quirky two bedroom semi-detached house' and it's dimensions were listed as:

Ground Floor

Utility room - 14' 7" x 6' 11" (4.44m x 2.11m)

Enclosed rear yard - 15' 4" x 8' 4" (4.67m x 2.54m)

First Floor

Kitchen - 9' 6" x 8' 7" (2.99m x 2.61m)

Lounge - 13' 10" x 12' 1" (4.21m x 3.68m)

Second Floor

Bathroom - 10' 3" x 3' 11" (3.12m x 1.19m)

Bedroom - 9' 7" x 9' 4" (2.92m x 2.84m)

Third Floor

Attic room / bedroom - 14' 7" x 9' 2" (4.44m x 2.79m)

(Source – Zoopla)

The letter from the local Highways agency shows that their response is based upon the text from Andy Arthur's letter, not the fact that the property was sold in 2016 as a 2-bedroom property. Given the proposed works and the limited space, it would be a reasonable expectation that the property is still currently a 2-bedroom property.

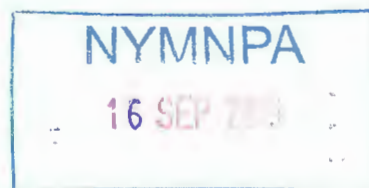


I also dispute the comment regarding parking. One parking space is insufficient for a property with more than two bedrooms in this day and age. Extra bedrooms lead to extra occupants, which in turn increase transport requirements. Increased occupancy potential will also increase the potential for parking on the roadside adjacent to the property, substantially worsening the existing issue of limited parking in the vicinity of the property. Not only is this dangerous due to the amount of traffic already using Fairhead Lane, but also due to the type of traffic this road hosts on a daily basis – Tractors, Coaches, domestic (locals and tourists alike) but also ‘Coast to Coast’ walkers and cyclists looking for a challenge or attempting to recreate their own ‘Tour De Yorkshire’.

When 2 Fairhead Cottages was sold in 2016 there was no mention of any parking or parking allocation being sold with it. Rough ground in the roadside verge has been used by Mr Sherman for the purpose of parking and for the majority of 2019 housed a variety of skips (predominantly for spoil, internal fixtures & fittings etc which have been removed from the property). Given that there is no allocated / designated parking for No2 Fairhead Cottage, it would be reasonable to assume that any additional vehicles as a result of the development would be parked on the roadside, outside the property, or encroach on parking used by neighbouring properties (as is currently the case).

Revised Plans (28/08/2019):

Drawing 003 (Revision G) – Lower Ground Floor.



Access - Moving the ‘entrance’ to the rear, lower elevation of the building and the increased potential for pedestrian traffic as well as vehicles parked at the kerbside adjacent to the property, will adversely affect the levels of natural light afforded the kitchen at No 1 Fairhead Cottage. There is only one window in the kitchen and it is quite small, looking directly into the courtyard, as the picture below shows.



Kitchen window @ No1
(Inside looking out)



No1 Fairhead Cottage kitchen window

In moving the main access for No 2 Fairhead Cottages to the West (lower) courtyard, it creates a clearance issue with the kitchen window for No 1 Fairhead Cottage. If the window was open then anyone attempting to walk past would have to move to the side to avoid it, but this would force them up against the stone wall / seat in the courtyard and risk injury.

There is no detail on this drawing to explain what the boundary to this yard area will be constructed of, if anything. The doorway detailed on this plan also shows a glazed panel adjacent to the door. This would be an invasion of privacy when I use my outdoor space and make me feel watched whenever I go in there.

There is no detail shown in any of the documentation available online to illustrate / clarify what is being done to strengthen the building's foundations or protect the party wall as a result of the increase in size of the basement area proposed as a kitchen. The drawings show this space as being the same size / footprint as the rest of the house, yet when the property was sold in 2016 the basement / utility room area was considerably narrower (as per details on Zoopla)

Ground Floor

Utility room - 14' 7" x 6' 11" (4.4m x 2.1m)

There is also no mention as to whether underpinning is / has been required. Due to the age of the property, the foundations are very shallow compared to modern requirements. This is a matter of some concern as any works which do not sufficiently take this in to consideration risk destabilising the entire building (No2 & No1, not just No2).



(Lounge – Ground Floor)



(Bathroom – First floor)



Glazed panel adjacent to the 'close boarded door' in the lower courtyard, which is proposed as the new entrance. Unless this is interference glazing it would be an invasion of privacy on the outdoor space owned by No1 Fairhead Cottage. Regardless of glazing type, such a window will greatly reduce my enjoyment of my outside space, which is intended as an informal seating area, to make use of a safe, enclosed space for my young son to play in where I can see him, be with him & relax, as I would feel as though I was being 'watched' constantly.

West elevation – 'existing roof window replaced and enlarged'. This will increase visibility in to the property below known as 'Hillside'. This would be an invasion of their privacy. It would no longer be symmetrical with the roof light window in No1 Fairhead Cottage, no longer be in keeping with the property and therefore damage the aesthetics of the surrounding street-scene.

Closeboarded cladding – I fail to see how this is in keeping with the aesthetics of the surrounding area. None of the surrounding properties have this.

Public supporting information

Scale, design, amount and sustainability – I dispute that a close boarded HW gable is in keeping with any of the surrounding properties.

I also continue to strongly refute all claims that any of the recent works at No1 Fairhead Cottage have caused any structural defect issues with No2 Fairhead Cottages whatsoever. All works at No1 Fairhead Cottage have

been done with full consultation and approval from North Yorkshire Planning, with structural engineer involvement and the party wall was not compromised or affected in any way. All works at No1 Fairhead Cottage have been minimal in nature, undertaken by competent, time served builders and a stonemason, as well as in full consultation with the Planning Authority. In addition, the local Building Inspector undertook regular site visits to oversee all works being undertaken at every stage. This is also the first time that I have been made aware of this accusation. Neither Mr Sherman or anyone connected with the works at No2 Fairhead Cottage has mentioned anything of this nature to me in any way. Work already carried out at No2 Fairhead Cottage this year has however caused damage to the party wall and in one particular instance has required me to re-tank the wall due to the three layers of tanking I had applied being damaged from behind.

Highway safety – Given the alterations shown in the plans, particularly to the movement of the main access for No2 Fairhead Cottage from one side of the property to the other, I do not agree that access will not be changed. Should this change be made, anyone accessing No2 will have further to walk and this gives rise to the potential for vehicles being parked on the road side adjacent to the access point.

When I bought No1 Fairhead Cottage it was done with my young son in mind, so that I had two enclosed courtyards to allow him a safe outdoor space in which to play, away from traffic. Works undertaken so far at No2 Fairhead Cottage have been problematic and continually seen items dumped on land not belonging to the owner (Mr Sherman), including skips and contractor vehicles. This has had a negative effect on No1 Fairhead Cottage and my family, turning a once relaxing and tranquil property for the enjoyment of my immediate family and facilitating my work with North Yorkshire Moors Heritage Railway (where I have worked for over 15 years), to somewhere that is exceedingly stressful, noisy and hostile.

In summary, I strongly object to this application for planning permission at No2 Fairhead Cottage, Grosmont as detailed in Planning application Number – NYM/2019/0391/FL. I believe that the scheme is unnecessarily excessive, unsympathetic to both the host property and the aesthetics of the surrounding street-scape, as well as inconsiderate of the privacy of neighbouring properties. I doubt whether any of the proposed works could be undertaken within the current boundary of No2 Fairhead Cottages. It also raises questions as to the storage of any materials associated with the proposed works, as well as the siting of any scaffolding required due to the property being completely land-locked.

For clarity and avoidance of doubt, all objections listed in my original objection (dated 01/07/2019) and subsequent objection of 06/08/2019 still stand.

I respectfully request that you fully consider all the points I have raised in the enclosed letter when a determination is made on this planning application.

Kind regards

Miss C Green.



The Old Vicarage,
Grosnaut,
Whitby,
North-Yorkshire
YO22 5PL.

To whom it may concern,
The Planning Office,
North York Moors National Park,
The Old Vicarage,
Bondgate,
Helmsley,
York YO62 5BP.

9th September 2019



Dear Sir or Madam,
I am enclosing my notes and
comments regarding the proposed
refurbishment at 2 Fairhead Cottages,
Fairhead Lane, Grosnaut.

My comments are handwritten
and I trust my writing is legible.
I have spoken to Miss Helen Webster
and I understand she is away
on holiday at present.

Looking forward to receiving a
direct and specific reply to my
queries,

Yours faithfully,

Proposed amended plans
of 2 Fairhead Cottages

Ref:
NYM/2019/0391/FL

As an immediate neighbour I have not received any notification of the proposed development of 2 Fairhead Cottages owned by Mr. R. Sherman. I consider this somewhat discourteous.

In Section 12 - Ownership Certificates and Agricultural Land Declaration (Planning Portal Reference: PP-07899618)

The agent is titled Mrs Craig Kipling (declaration date 31/03/2019)
I understand the agent is Mr. Craig Kipling (Article 3 Agent Details). Is it Mr. or Mrs. Kipling who is the actual agent?

Article 5 Materials, Boundary treatments
Description of proposed materials and finishes: Stone walling

The gable end of 2 Fairhead Cottages is actually part of the boundary wall with my property and the rest of the boundary wall is already dry stone walling.
Sadly the previous occupants, Mr. and Mrs. Michael Beer knocked down the boundary dry stone wall. I had to contact a local solicitor and had to have the wall rebuilt by a professional stone walling expert - at my cost needless to say.

Clearly on the amended plans it is intended to raise the height of the existing building by over one storey, also adding new windows which would overlook my property.
I would like to point out that the amended plans show what is intended to be the North, South, East and West elevations of the intended refurbishment. Curiously enough I see no indication on the plans nor on the amended plans of the directions of North, East, South or West - cardinal points usually shown on plans. I possess plans + photographs of my home clearly showing the elevations, yet compared with the elevations shown on

NYMNP

11 SEP 2019

Mr C M France
Director of Planning
North Yorkshire Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

1 Fairhead Cottage
Grosmont
Whitby
North Yorkshire
YO22 5PN

06/08/2019

Dear Mr France,

RE: Planning application Number – NYM/2019/0391/FL – Additional information and amended design.

I have reviewed the documentation published on the National Park Authority website and wish to lodge my strong objection to these proposed works. My specific objections are listed below:

Covering letter from Andy Arthur

This letter incorrectly states that the property at No2 Fairhead Cottages has always been a 3 bed cottage. When the property was sold to the current owner, it was sold as a 'quirky two bedroom semi-detached house' and it's dimensions were listed as:

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Utility room - 14' 7" x 6' 11" (4.44m x 2.11m)

Enclosed rear yard - 15' 4" x 8' 4" (4.67m x 2.54m)

First Floor

Kitchen - 9' 6" x 8' 7" (2.89m x 2.61m)

Lounge - 13' 10" x 12' 1" (4.21m x 3.68m)

Second Floor

Bathroom - 10' 3" x 3' 11" (3.12m x 1.19m)

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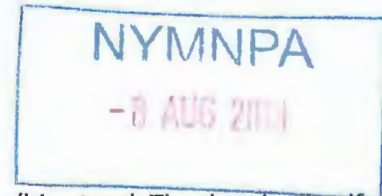
(Source – Zoopla. Full listing printout also enclosed)



I also dispute the comment regarding parking. One parking space is insufficient for a property with more than two bedrooms in this day and age. Extra bedrooms lead to extra occupants, which in turn increase transport requirements. Increased occupancy potential will also increase the potential for parking on the roadside adjacent to the property, substantially worsening the existing issue of limited parking in the vicinity of the property. Not only is this dangerous due to the amount of traffic already using Fairhead Lane, but also due to the type of traffic this road hosts on a daily basis – Tractors, Coaches, domestic (locals and tourists alike) but also ‘Coast to Coast’ walkers and cyclists looking for a challenge or attempting to recreate their own ‘Tour De Yorkshire’.

Revised Plans:

Drawing 003 (Revision F) – Lower Ground Floor.



Access - Current external entrance appears to have been blocked up by a ‘bin store’. The drawing itself would suggest that the entrance to the area from outside would be at the top of the steps shown adjacent to the bin store. This is not possible as No2 does not own the land immediately outside the current conservatory / shed. No2 Fairhead Cottage only has footpath access rights through the courtyards at either side of the property. The deeds for No1 Fairhead Cottage show that these are direct footpaths and do not deviate from the direct route.

In addition, moving the ‘entrance’ to the rear, lower elevation of the building and the increased potential for pedestrian traffic as well as vehicles parked at the kerbside adjacent to the property, will adversely affect the levels of natural light afforded the kitchen at No 1 Fairhead Cottage. There is only one window in the kitchen and it is quite small, looking directly into the courtyard, as the picture below shows.



Kitchen window @ No1
(Inside looking out)



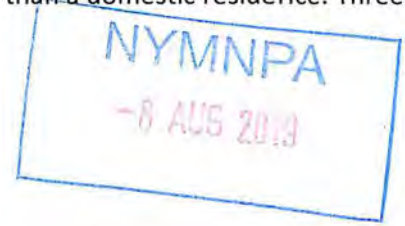
No1 Fairhead Cottage kitchen window

There is no detail on this drawing to explain what the boundary to the ‘yard’ adjacent to the bedroom will be constructed of, if anything. The doorway detailed on this plan appears to be sited in a position that would lead directly on to an area that is currently a garden that is owned by No1 Fairhead Cottage, deviating from the clearly defined footpath access.

Drawing 004 (Revision F) – Attic Room and ‘Bedroom 2’.

End Windows – The proposed windows in the outside walls would be a direct invasion of privacy to those living at the Old Vicarage and also Low Fairhead Farm as both their garden and house would be overlooked as a result.

First Floor en-suites – I disagree that two on this floor are required and would suggest that this is unnecessarily over-ambitious development, more aligned to a guest house than a domestic residence. Three 'en-suite' in such a small property would be clear overdevelopment.



Drawing 005 (Revision F) – Proposed elevations

South Elevation / Part section:

Glazed rear door. This is adjacent to the wall of No1 Fairhead Cottage and is away from the designated footpath access right, into an area of storage belonging to No1 Fairhead Cottage. It is also adjacent to the lounge window of No1 Fairhead Cottage and as such a direct invasion of privacy. This plan is also contradicts itself in that the drawing in the top left corner shows a window overlooking the lounge window and entrance door of No1 Fairhead Cottages, yet in the drawing in the bottom left, it shows a door replacing the ground floor window.

South Elevation / Street scene:

This drawing clearly demonstrates how the proposed extension will completely dominate the host building and be extremely noticeable from the street. It will also destroy any symmetry left in the building.

Roof height / natural light levels - The raise in roof height from the existing will considerably reduce the already limited amount of natural light afforded the lounge of No1 Fairhead Cottage from the top courtyard. The picture below left was taken whilst the sun was shining outside & demonstrates the already limited light levels as a result of the retaining wall (visible through the window). This wall supports the hillside which was cut in to when the building and courtyards were created in the 1850's. The courtyard is already damp and I am very concerned that another double storey extension would restrict airflow further, exacerbating the problem. The picture below right was taken at the same time in the bathroom (on the first floor) and shows how dark the room is when the electric lights are not in use, even when it is a sunny day outside.



(Lounge – Ground Floor)



(Bathroom – First floor)

Glazed panel adjacent to the 'close boarded door' in the lower courtyard, which is proposed as the new entrance. Unless this is interference glazing it would be an invasion of privacy on the outdoor space owned by No1 Fairhead Cottage. Regardless of glazing type, such a window will greatly reduce my enjoyment of my outside space, which is intended as an informal seating area, to make use of a safe, enclosed space for my young son to play in where I can see him, be with him & relax, as I would feel as though I was being 'watched' constantly. In addition, this drawing contradicts the detail and layout of the yard / entrance detailed in the top illustration on Drawing 003 (Revision F) supplied within the 'additional information and revised drawings' document.

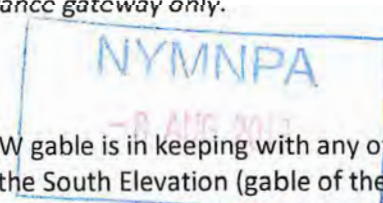
West elevation – ‘existing roof window replaced and enlarged’. This will increase visibility into the property below known as ‘Hillside’. This would be an invasion of their privacy. It would no longer be symmetrical with the roof light window in No1 Fairhead Cottage, no longer be in keeping with the property and therefore damage the aesthetics of the surrounding street-scene.

Closeboarded cladding – I fail to see how this is in keeping with the aesthetics of the surrounding area. None of the surrounding properties have this.

Drawing 006 – Proposed roof / site layout.

Both yards shown as ‘yard / shared access’ belong to No1 Fairhead Cottage as shown on my deeds. The access to No2 Fairhead Cottages is by direct footpath access from the entrance gateway only.

Public supporting information



Scale, design, amount and sustainability – I dispute that a close boarded HW gable is in keeping with any of the surrounding properties. The enlarged window opening located within the South Elevation (gable of the existing dwelling) dominates the space and is not in keeping with the host building, surrounding buildings or the associated street-scape of Fairhead Lane.

I also strongly refute all claims that any of the recent works at No1 Fairhead Cottage have caused any structural defect issues with No2 Fairhead Cottages whatsoever. All works at No1 Fairhead Cottage have been done with full consultation and approval from North Yorkshire Planning, with structural engineer involvement and the party wall was not compromised or affected in any way. All works at No1 Fairhead Cottage have been minimal in nature, undertaken by competent, time served builders and a stonemason, as well as in full consultation with the Planning Authority. In addition, the local Building Inspector undertook regular site visits to oversee all works being undertaken at every stage. This is also the first time that I have been made aware of this accusation. Neither Mr Sherman or anyone connected with the works at No2 Fairhead Cottage has mentioned anything of this nature to me in any way. Work already carried out at No2 Fairhead Cottage this year has however caused damage to the party wall and in one particular instance has required me to re-tank the wall due to the three layers of tanking I had applied being damaged from behind, to the point that it was stood proud of the wall by over 100mm

Highway safety – Given the alterations shown in the plans, particularly to the siting of access doors to No2 Fairhead Cottage, I do not agree that access will not be changed as the plans clearly show deviation from the current agreed footpath route, over land not owned by Mr Sherman / No2 Fairhead Cottages. As current owner of the aforesaid land, I will not be agreeing to any alterations to the existing access routes whatsoever.

When I bought No1 Fairhead Cottage it was done with my young son in mind, so that I had two enclosed courtyards to allow him a safe outdoor space in which to play, away from traffic. Works undertaken so far at No2 Fairhead Cottage have been problematic and continually seen items dumped on land not belonging to the owner (Mr Sherman), including skips and contractor vehicles. This has had a negative effect on No1 Fairhead Cottage and my family, turning a once relaxing and tranquil property for the enjoyment of my immediate family and facilitating my work with North Yorkshire Moors Heritage Railway (where I have worked for over 15 years), to somewhere that is exceedingly stressful, noisy and hostile.

In summary, I strongly object to this application for planning permission at No2 Fairhead Cottage, Grosmont as detailed in Planning application Number – NYM/2019/0391/FL. I believe that the scheme is unnecessarily excessive, unsympathetic to both the host property and the aesthetics of the surrounding street-scape, as well as inconsiderate of the privacy of neighbouring properties. I doubt whether any of the proposed works could be undertaken within the current boundary of No2 Fairhead Cottages and it appears that it seeks to

turn a modest aesthetically pleasing 2-bedroom, stone build 1850's property and alter it to a substantial and over developed guesthouse, which is completely outside of character, having no place in the National Park.

For clarity and avoidance of doubt, all objections listed in my original objection (dated 01/07/2019) still stand.

I respectfully request that you fully consider all the points I have raised in the enclosed letter when a determination is made on this planning application.

Kind regards

Miss C Green.



Property history of 2, Fairhead Cottages, Fairhead, Grosmont, Whitby YO22 5PN, 15th Jul 2016

Previously listed for sale on 15th Jul 2016

£150,000 Guide price - 2 bed cottage



Sold
STC

NYMNPA
- 8 AUG 2019

Start photo

Photo 3

slideshow



Property info

Property features

- Quirky semi-detached house which is laid out over 4 floors
- 2 bedrooms
- Close to all the wonderful amenities that this popular village location has to offer
- Spectacular views over the surrounding rolling countryside
- Enclosed yards to the front & rear
- EPC rating E

Property description

This hidden gem is nestled in amongst the beautiful rolling countryside which surrounds Grosmont. The quirky 2 bedroom semi-detached house is laid out over 4 floors and enjoys spectacular rural views. Built in 1850 this is a property with charm in abundance. The lower ground floor of the property is made up of a utility room with plumbing for an

automatic washing machine which opens out into a lovely enclosed rear yard which, as well as offering a great space to sit and relax, also provides useful space for storing spare lpg central heating gas bottles. The bin-store is located to the side of the enclosed yard and there is an area of common access there. The ground floor boasts a fitted kitchen with a seating area for dining, a good-size lounge with a 'Town and Country Fires' multi-fuel stove and a useful storage cupboard. There is a further enclosed front yard, which can be accessed from the kitchen, and has an 'outside w.c' within. To the first floor you will find a family bathroom and a rear-facing double bedroom with a wonderful outlook. An overall attic room covers the second floor and the views from the window, at this level, stretch for miles and miles across the surrounding rolling countryside. The house is heated by lpg Gas cylinders which, the vendors have informed us, are extremely cost effective and efficient compared to Oil. The current owners use around three 47 kilo bottles every 9 months. There has been planning permission granted, in the past, to create a third bedroom over the kitchen area. This could be a great option for a discerning buyer who may be hoping to expand. Located approximately 5 miles from Whitby town Grosmont is a village with a rich history having been a centre of ironstone mining in the nineteenth century. Today, the village is dominated by the North Yorkshire Moors Railway heritage steam and diesel services running from Pickering to Grosmont and, during the summer season, from Grosmont to Whitby. The steam train service runs 18 miles through stunning moorland and valleys. The trains and regular bus service (number 99) make this a well connected location which attracts visitors from far and wide. This village has something to offer everyone with its countryside, specialist shops and cafes. Grosmont is the perfect location for anyone wishing to experience the natural beauty of the North Yorkshire Moors. If you are looking for something a little bit different, in a stunning location and with views to-die-for then you need look no further than this wonderful house.

Ground Floor

Utility room - 14' 7'' x 6' 11'' (4.44m x 2.11m)

Enclosed rear yard - 15' 4'' x 8' 4'' (4.67m x 2.54m)

First Floor

Kitchen - 9' 6'' x 8' 7'' (2.89m x 2.61m)

Lounge - 13' 10'' x 12' 1'' (4.21m x 3.68m)

Second Floor

Bathroom - 10' 3'' x 3' 11'' (3.12m x 1.19m)



Bedroom - 9' 7'' x 9' 4'' (2.92m x 2.84m)

Third Floor

Attic room / bedroom - 14' 7'' x 9' 2'' (4.44m x 2.79m)

Previously marketed by

Hendersons Estate Agents [\(view all property for sale\)](#)

21 Flowergate, Whitby, YO21 3BA

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***Based on a search within the London postcode areas (E, EC, N, NW, SE, SW, W, WC) on other UK online property portals. As of 11 Mar 2019.

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

3 Institute Row
Grosmont
Whitby
North Yorkshire
YO22 5PQ

07/08/2019

Dear Sir / Madam,

RE: Planning application Number – NYM/2019/0391/FL – Additional information and amended design.

I have reviewed the documentation published on the National Park Authority website and wish to lodge my strong objection to these proposed works in addition to my earlier objection dated 03/07/2019.

My objections are based on the following:

Covering letter from Andy Arthur

This letter incorrectly states that the property at No2 Fairhead Cottages has always been a 3 bed cottage. When the property was sold to the current owner, it was sold as a 'two bedroom semi-detached house' and it's dimensions were listed as:

Second Floor

Bathroom - 10' 3" x 3' 11" (3.12m x 1.19m)

Bedroom - 9' 7" x 9' 4" (2.92m x 2.84m)

Third Floor

Attic room / bedroom - 14' 7" x 2' 2" (4.44m x 2.79m)



(Source – Zoopla. Original listing also enclosed)

I also dispute the comment regarding parking. As stated in my original objection, this is still a significant increase in accommodation and would increase the occupancy potential of No2. This would mean more vehicles connected with that property and also increase the impact on traffic in the area while cars associated with visitors / residents are being moved around. This also increases the likelihood of such people parking a vehicle on the grass verges surrounding the property (and in addition, causing damage to these).

Revised Plans:

Works undertaken so far at No2 Fairhead Cottage have been problematic and continually seen items dumped on land not belonging to the owner (Mr Sherman), including skips and contractor vehicles. This has had a negative effect on No1 Fairhead Cottage, causing issues when I have visited. As I have previously

stated, if this application was approved, these disruptions would be significant and disturb the surrounding area, both traffic and local residents alike.

There is little or no room to conduct the construction proposed as the drawings show works on the whole footprint of the property owned by No2. Where would materials be stored, as they cannot be stored in the courtyards? Where would scaffolding be placed, as I fail to see how that could be possible within the footprint of land owned by No2?

I am already aware of several skip loads of spoil from earthworks being removed from No2, but as the skip is placed in the parking spot for No2, it causes parking issues in the surrounding area due to this spot being taken up by a skip. Where would contractors park and how much more spoil is going to be removed?

In summary, I strongly object to this application for planning permission at No2 Fairhead Cottage, Grosmont as detailed in Planning application Number – NYM/2019/0391/FL. I believe that the scheme is excessive, unsympathetic to both the host property and the surrounding street-scape / village / National Park. As a local resident this proposal, if allowed, would detract from what is a relatively unspoilt industrial village.

For clarity and avoidance of doubt, all objections listed in my original objection (dated 03/07/2019) still stand.

I respectfully request that you fully consider all the points I have raised in the enclosed letter when a determination is made on this planning application.

Yours sincerely

Mr Peter Hanson.



Hall Garth
Great North Road
Old Micklefield
West Yorkshire
LS25 4AG

5 August 2019

The Planning Officer
North Yorkshire Moors Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Your ref: NYM/2019/0391/FL

Dear Sir/Madam,

Application for alterations and extensions 2 Fairhead Cottages, Grosmont

I refer to your letter of 26 July regarding the amended details/additional information regarding the planning application above. I am again registering my strong objections to these plans.

Firstly, I refer to the supporting document and the comments regarding parking for this property. It states that the property 'has always been a 3 bedroom property', thus the parking requirements are not affected. This statement is incorrect. Up to and including the previous owners, the property had 2 bedrooms.

Henderson's Estate Agents, who were acting for the sale to the present owner, described it as 'a quirky 2 bedroom property' in the sales literature. Of the sales description still available, it shows one bedroom on the second floor (9' 7" x 9' 4") and the second bedroom on the third floor - attic room/bedroom (14' 7" x 9' 2"). There are internal photographs for inspection of the 2 bedrooms. (Source: 'Zoopla').

There have been workmen in the property at No 2 Fairhead Cottages and ongoing internal building works being carried out ever since Mr Sherman purchased this property in 2017, so it may well now have been turned into a 3 bedroom property but this must be recent, as it has not 'always been', as stated in the supporting document submitted. Mr Sherman is the sole occupant and as such this has not affected the car parking needs at present but this does not alter the increased potential in future for car parking for what is now claimed to be a 3 bedroom property.

I note the alterations to the plans but these do nothing to reduce the size of this very large extension which would dominate the adjacent semi and the skyline. The plans remove the 'dormer' window, to extend the roof line and slightly reduce the size of the window to the south elevation, along with other minor alterations which seem cosmetic. The changed roof line however is still out of character with the adjacent and surrounding property. I am also concerned that such a large roof area would lead to more surface water than the existing drainage arrangement can cope with and in such a confined area could lead to even more dampness than at present.

All the objections as raised in my letter of 28 June (copy enclosed) still stand to save repeating them again in this letter.

There is no alteration in the revised planning application to address the reduced light and airflow this 2 storey extension would give to the property at 1 Fairhead Cottage, particularly in the East courtyard. No alterations have been made to address the invasion of privacy (for No. 1 and adjacent properties) and use limitations of the outside space. There is no alteration to the size of the proposed extension, which would totally dominate the look of this modest semi detached property and which would alter its symmetry. The materials suggested of 'close board cladding' would look totally out of place, are not used in any of the surrounding properties and would spoil the look of the properties and the whole street scene.

Nothing has been changed in the revised plans to address the access issue. As stated previously, No 2 Fairhead Cottage has access along a defined footpath – not the use of the entire courtyards as inferred by the plans. This footpath is direct from the gate and is marked on the title deeds. It appears that the owner of No 2 wants the use of the entire plot for his property as residential (original property/extension) and also the use of the outside space belonging to No 1.

There has been no change in the plans regarding the proposed entrance and the effect this would have on the use of outside space/privacy in the lower courtyard to the West. These plans would limit the use of the courtyard owned by No 1 and constitute potential infringement of that property.

As stated previously, I cannot see how this huge building extension could be carried out from purely a footpath access.

The proposed plans are still over ambitious and totally out of keeping with the area aesthetics together with the landscape and ethos of the National Park. I would like these objections, together with those sent previously to be taken into consideration when reviewing this application.

Yours faithfully,

MRS S GREEN



COPY

Hall Garth
Great North Road
Old Micklefield
West Yorkshire
LS25 4AG

The Planning Officer
North Yorkshire Moors Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

28 June 2019



Your ref:NYM\2018\ENQ\14397

Dear Sirs,

**Planning Application for Extensions and Dormer Windows
2 Fairhead Cottages, Fairhead, Grosmont.**

I have just been made aware and have inspected the plans for the above extension and wish to lodge my strong objection against these plans.

My daughter bought 1 Fairhead Cottage for the use of the immediate family, i.e. herself, her young son and myself, so I am fully aware of the location and the plans implications. The two properties, whilst modest semi detached cottages, occupy a prominent position, being the first properties seen when approaching the village along Fairhead Lane. They blend in with the panoramic background. The size and style of the proposed alterations would not fit in with any surrounding properties and would dominate the building proportions.

My objections are as follows:

- The proposed extension would have a huge impact on my daughter's property, the size of the extension all around the property. The style, e.g. dormer windows and the pitch of roof would not be in keeping with the existing property and those surrounding.
- Natural light is already restricted into her lounge window to the east by the retaining wall into the hillside and also by the single storey wooden extension to No. 2. A two storey extension would restrict light even further. The corner of the courtyard to the east is already dark because of the extension occupying the full width of what would have originally been the courtyard for No 2. A double storey extension would also restrict air flow and make the property and courtyard even more dark and damp.
- Such a large permanent extension to create 3 bedrooms, I would have thought, requires more than one parking space. There is only one parking space available at No 2 and to park a car on the roadside would be very dangerous due to the proximity of a blind hairpin bend.
- To create a two storey extension instead of the existing single storey wooden extension would require extensive foundations. I am aware that from investigations with a Structural Engineer and the Building Inspector, the existing foundations to the properties are very shallow, which is often common for properties of this age. To

meet modern building regulations however, much deeper foundations would be required, even more so for such a steep incline. I fail to see how this could be achieved other than from outside the property boundaries. I am also concerned that such extensive alterations and changes to the foundations all around the property could damage the integrity of both properties.

- The plans show the courtyard area as 'yard / shared access'. The title deeds for my daughter's property show that the occupants of No 2 have footpath access only, along a defined path, as shown clearly indicated on the Land Registry plan. They also have the right to store one bin in the south courtyard. I fail to see how such extensive work could be carried out along a footpath access across my daughter's property. Anything other, within such a confined area, would be an invasion of privacy. Also, the site of the proposed entrance to both sides of the property is away from the defined footpath.
- When my daughter purchased the property, she knew she had the benefit of a courtyard area to her property which would be safe for my young grandson to play outdoors in an area which could be gated from the road. She also intends to use the space to place storage for outdoor toys and bike store, together with garden table and chairs. This would not obstruct the footpath access to the property at No 2 but the planned development would prevent the use of this outdoor space and its safe use for my grandson. I am aware that the present occupant wants some outdoor space but the equivalent space originally afforded to No 2 is already taken up by the present extensions. The documentation submitted (regarding landscaping), suggests No 2 as having ownership of the courtyard nearest the village. This is factually incorrect as my daughter owns both courtyards in their entirety, with No 2 only granted footpath rights by way. Such a large development would be an invasion of privacy for my daughter's property.
- The documentation submitted states the intention for boreholes under the proposed kitchen (cellar) floor. I fail to see how this will support the structural integrity of the property. In addition, when replacing the old/cracked cellar floor at No 1, a high water level was found, necessitating a drain installation. Given that the ground these properties are built on glacial clay, ground source heating has questionable potential.
- The documentation also states a proposal to make a small increase internally to the existing basement for remedial works, following alterations to No 1 and the party wall. I would advise that on the guidance given by a Structural Engineer no alterations were made to the party wall at any stage and all alterations to No 1 have been fully compliant with the Building Inspector at all stages. On the contrary there has been damage to the 'tanking' at No 1 caused by alterations being undertaken in the basement at No2, which were reported to the Building Inspector.

I cannot see how any of the plans for such a large scale extension and development can be in keeping with the area and the landscape of the National Park and would like my objections to be noted and taken into consideration when reviewing this application.

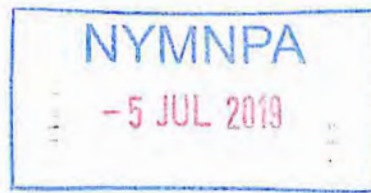
Yours faithfully,



THE PLANNING OFFICER
NORTH YORKSHIRE MOORS PARK
AUTHORITY
THE OLD VICARAGE
BONDGATE
HELMSLEY
YO62 5PP

3 INSTITUTE ROW
GROSSMONT
YO22 5PQ

3.7.2019



REF NYM/2018/ENQ/14397.

Dear Sir / Madam

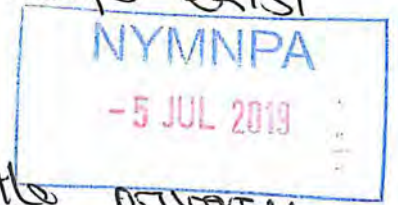
I am a resident in the village of Grossmont. I am also a friend of the family that own No.1 Forehead Cottage. I have also been involved in some of the renovation work at that property using my skills as a time served Carpenter / Joiner.

Having had the planning proposal pointed out to me I would like to lodge my objection to the application.

My objections are based on the following points
The proposed extensions almost overwhelm the property as it was built in the 1850's. It would have a significant impact upon the culture and aesthetics of what are two traditionally built stone cottages. These cottages fit in with the surroundings and environment of the National Park. Should this proposal be allowed it would diminish the look and feel of the area.

There would be a significant impact on the natural light that enters No.1 Forehead Cottage

Having worked in the college I know how gloomy the property can be as things exist at the moment.



The proposal would impact on the privacy of the surrounding properties

This is a significant increase in accommodation in the proposed plans. Therefore would there be increased occupancy of No 2. This could mean more vehicles connected with that property. This could impact upon traffic in the area while cars are being moved around.

Furthermore there is no designated parking for the cottage the current owner has been parking a vehicle on the grass verge

If this application was approved there would be significant disruption and disturbance to the surrounding area: not only affecting traffic but also local residents

There is little or no room to conduct the construction as the proposal covers the whole of the footprint of the property owned by No.2.

Where would material be stored?

How would spoil from earthworks be removed?

Where would scaffolding be placed?

If this proposal was approved the construction process and subsequent use would severely impact the surrounding residents, environment and traffic

Please consider the above. As a local resident this proposal if allowed would detract from what is a relatively unspoilt industrial village

Yours sincerely
- PETER HANSON



Mr C M France
Director of Planning
North Yorkshire Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

1 Fairhead Cottage
Grosmont
Whitby
North Yorkshire
YO22 5PN

01/07/2019



Dear Mr France,

RE: Planning application Number – NYM/2019/0391/FL

I have reviewed the documentation published on the National Park Authority website and wish to lodge my vehement objection to these proposed works. My specific objections are listed below:

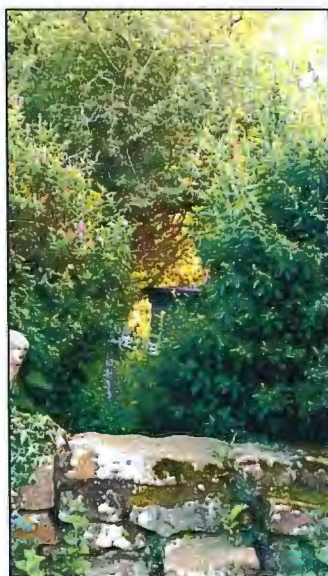
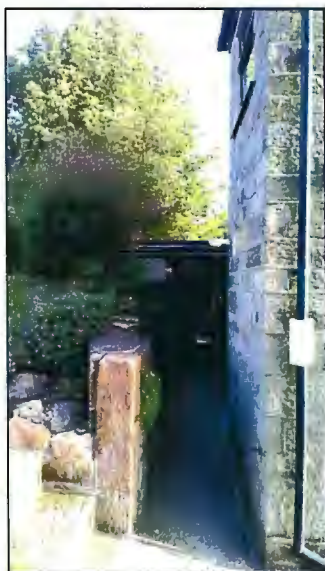
Public application form:

Item 5 – Vehicle access and hard standing.

There is no vehicle access to No2 Fairhead Cottages, nor any hard standing. There is only footpath access across land belonging to No1 Fairhead Cottage by right of permission to access and egress.

Item 6 – Trees and hedges.

The two statements in this section are inaccurate as there are numerous trees and sections of hedging which overhang and would need work on them to facilitate any building works on No2 Fairhead Cottages, as the pictures below show:



Item 8 – Parking – I dispute the statement that the proposed works would not affect existing car parking arrangements. More bedrooms = more people = more cars in this day and age. Given the level of development proposed it does not suggest a modest family residence and is more akin to the level of facilities found in a B&B or a hotel type of establishment, which is completely out of proportion for a property of this type. The reality is that if there is no increase in off-street parking provision (and there is no space in the immediate vicinity of No2 Fairhead Cottages to facilitate this), the likelihood is that parking will either trespass on to that of No1 Fairhead Cottage (as that is the closest space and has happened several

times already) or parking will be done on the road outside the property. Given the proximity to a blind hairpin bend, which is one of the main roads in to and out of Grosmont, this has the potential to become a safety issue quite rapidly. The road in this area is already hazardous enough due to the amount of Coast to Coast walkers who seem to prefer the road to the footpath, as well as the amount of coach traffic visiting the nearby North Yorkshire Moors Heritage Railway. When combined with local farm traffic on such narrow roads, it is an accident waiting to happen. Both highway and parking provisions / standards are consistent with the age of the property (built in the 1850's), not modern standards or requirements. As the photo below shows, it is not very far from the corner at all. The hedgerow on the corner / bend already has large areas missing from it due to repeated vehicle incursion.



No2 Fairhead Cottages No2 parking space (Single vehicle) No1 Fairhead Cottage Blind hairpin bend

NYMNPA
 - 4 JUL 2011

Public Plans:

Drawing 002 – Lower Ground Floor.

'Void' shown on existing lower ground floor. Highly doubtful as the same area at No1 is compacted glacial clay as evidenced by Planning Authority approved works undertaken at No1 Fairhead Cottage during February / March 2018 as per the photo below.



Drawing 003 – Lower Ground Floor

Access - Current external entrance appears to have been blocked up by a 'bin store'. The drawing itself would suggest that the entrance to the area from outside would be at the top of the steps shown adjacent to the bin store. This is not possible as No2 does not own the land immediately outside the current conservatory / shed. As stated in an earlier point, No2 Fairhead Cottage only has footpath access rights through the courtyards at either side of the property. The deeds for No1 Fairhead Cottage show that these are direct footpaths and do not deviate from the direct route.

In addition, moving the 'entrance' to the rear, lower elevation of the building and the increased potential for pedestrian traffic as well as vehicles parked at the kerbside adjacent to the property, will adversely affect the levels of natural light afforded the kitchen at No 1 Fairhead Cottage. There is only one window in the kitchen and it is quite small, looking directly into the courtyard, as the picture below shows.



Kitchen window @ No1
(Inside looking out)



No1 Fairhead Cottage kitchen window

Drawing 004 – Attic Room

Dormer window - The proposed Dormer style window is most definitely not in keeping with the character, age or aesthetics of the current property or the building (No1 & No2) as a whole and would be a very prominent eyesore for all around, road traffic, farm traffic and walkers alike, let alone surrounding residents. It would also invade the privacy of those resident in the domestic dwellings at the Farm above.

End Windows – The proposed windows in the gable end wall would be a direct invasion of privacy to those living at the Old Vicarage as both their garden and house would be overlooked in a very substantial way.

First Floor en-suites – I disagree that three on this floor are required and would suggest that this is unnecessarily over-ambitious development, more aligned to a hotel than a domestic residence.

Drawing 005 – Proposed elevations

South Elevation / Part section:

Glazed rear door. This is adjacent to the wall of No1 Fairhead Cottage and is away from the designated footpath access right, into an area of storage belonging to No1 Fairhead Cottage. It is also adjacent to the lounge window of No1 Fairhead Cottage and as such a direct invasion of privacy.

Roof height / natural light levels - The raise in roof height from the existing will considerably reduce the already limited amount of natural light afforded the lounge of No1 Fairhead Cottage from the top courtyard. The picture below left was taken whilst the sun was shining outside & demonstrates the already limited light levels as a result of the retaining wall (visible through the window). This wall supports the hillside which was cut in to when the building and courtyards were created in the 1850's. The courtyard is already damp and I am very concerned that another double storey extension would restrict airflow further, exacerbating the problem. The picture below right was taken at the same time in the bathroom (on the first floor) and shows how dark the room is when the electric lights are not in use, even when it is a sunny day outside.



(Lounge – Ground Floor)



(Bathroom – First floor)



Glazed panel adjacent to the 'close boarded door' in the lower courtyard, which is proposed as the new entrance. Unless this is interference glazing it would be an invasion of privacy on the outdoor space owned by No1 Fairhead Cottage. Regardless of glazing type, such a window will greatly reduce my enjoyment of my outside space, which is intended as an informal seating area, to make use of a safe, enclosed space for my young son to play in where I can see him, be with him & relax, as I would feel as though I was being 'watched' constantly.

West elevation – 'existing roof window replaced and enlarged'. This will increase visibility into the property below known as 'Hillside'. This would be an invasion of their privacy. It would no longer be symmetrical with the roof light window in No1 Fairhead Cottage, no longer be in keeping with the property and therefore damage the aesthetics of the surrounding street-scene.

Closeboarded cladding – I fail to see how this is in keeping with the aesthetics of the surrounding area. None of the surrounding properties have this.

Drawing 006 – Proposed roof / site layout.

Both yards shown as 'yard / shared access' belong to No1 Fairhead Cottage as shown on my deeds. The access to No2 Fairhead Cottages is by direct footpath access only.

Public supporting information

Scale, design, amount and sustainability – I dispute that a close boarded HW gable is in keeping with any of the surrounding properties. The enlarged window opening located within the South Elevation (gable of the existing dwelling) dominates the space and is not in keeping with the host building, surrounding buildings or the associated street-scape of Fairhead Lane.

I also strongly refute all claims that any of the recent works at No1 Fairhead Cottage have caused any structural defect issues with No2 Fairhead Cottages whatsoever. All works at No1 Fairhead Cottage have been done with full consultation and approval from North Yorkshire Planning, with structural engineer

involvement and the party wall was not compromised or affected in any way. All works at No1 Fairhead Cottage have been minimal in nature, undertaken by competent, time served builders and a stonemason, as well as in full consultation with the Planning Authority. In addition, the local Building Inspector undertook regular site visits to oversee all works being undertaken at every stage. This is also the first time that I have been made aware of this accusation. Neither Mr Sherman or anyone connected with the works at No2 Fairhead Cottage has mentioned anything of this nature to me in any way. Work already carried out at No2 Fairhead Cottage this year has however caused damage to the party wall and in one particular instance has required me to re-tank the wall due to the three layers of tanking I had applied being damaged from behind, to the point that it was stood proud of the wall by over 100mm

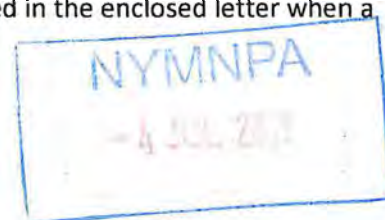
Highway safety – Given the alterations shown in the plans, particularly to the siting of access doors to No2 Fairhead Cottage, I do not agree that access will not be changed as the plans clearly show deviation from the current agreed footpath route, over land not owned by Mr Sherman / No2 Fairhead Cottages. As current owner of the aforesaid land, I will not be agreeing to any alterations to the existing access routes whatsoever.

When I bought No1 Fairhead Cottage it was done with my young son in mind, so that I had two enclosed courtyards to allow him a safe outdoor space in which to play, away from traffic. Works undertaken so far at No2 Fairhead Cottage have been problematic and continually seen items dumped on land not belonging to the owner (Mr Sherman), including skips and contractor vehicles. This has had a negative effect on No1 Fairhead Cottage and my family, turning a once relaxing and tranquil property for the enjoyment of my immediate family and facilitating my work with North Yorkshire Moors Heritage Railway (where I have worked for over 15 years), to somewhere that is exceedingly stressful, noisy and hostile.

In summary, I strongly object to this application for planning permission at No2 Fairhead Cottage, Grosmont as detailed in Planning application Number – NYM/2019/0391/FL. I believe that the scheme is unnecessarily excessive, unsympathetic to both the host property and the aesthetics of the surrounding street-scape, as well as inconsiderate of the privacy of neighbouring properties. I doubt whether any of the proposed works could be undertaken within the current boundary of No2 Fairhead Cottages and it appears that it seeks to turn a modest 2-bedroom, stone build 1850's property and alter it to pay homage to a 1960's Wimpey dormer house, which is completely outside of character, and has no place in the National Park.

I respectfully request that you fully consider all the points I have raised in the enclosed letter when a determination is made on this planning application.

Kind regards



Miss C Green.

Hall Garth
Great North Road
Old Micklefield
West Yorkshire
LS25 4AG

The Planning Officer
North Yorkshire Moors Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

28 June 2019

Your ref:NYM\2018\ENQ\14397



Dear Sirs,

**Planning Application for Extensions and Dormer Windows
2 Fairhead Cottages, Fairhead, Grosmont.**

I have just been made aware and have inspected the plans for the above extension and wish to lodge my strong objection against these plans.

My daughter bought 1 Fairhead Cottage for the use of the immediate family, i.e. herself, her young son and myself, so I am fully aware of the location and the plans implications. The two properties, whilst modest semi detached cottages, occupy a prominent position, being the first properties seen when approaching the village along Fairhead Lane. They blend in with the panoramic background. The size and style of the proposed alterations would not fit in with any surrounding properties and would dominate the building proportions.

My objections are as follows:

- The proposed extension would have a huge impact on my daughter's property, the size of the extension all around the property. The style, e.g dormer windows and the pitch of roof would not be in keeping with the existing property and those surrounding.
- Natural light is already restricted into her lounge window to the east by the retaining wall into the hillside and also by the single storey wooden extension to No. 2. A two storey extension would restrict light even further. The corner of the courtyard to the east is already dark because of the extension occupying the full width of what would have originally been the courtyard for No 2. A double storey extension would also restrict air flow and make the property and courtyard even more dark and damp.
- Such a large permanent extension to create 3 bedrooms, I would have thought, requires more than one parking space. There is only one parking space available at No 2 and to park a car on the roadside would be very dangerous due to the proximity of a blind hairpin bend.
- To create a two storey extension instead of the existing single storey wooden extension would require extensive foundations. I am aware that from investigations with a Structural Engineer and the Building Inspector, the existing foundations to the properties are very shallow, which is often common for properties of this age. To

meet modern building regulations however, much deeper foundations would be required, even more so for such a steep incline. I fail to see how this could be achieved other than from outside the property boundaries. I am also concerned that such extensive alterations and changes to the foundations all around the property could damage the integrity of both properties.

- The plans show the courtyard area as 'yard / shared access'. The title deeds for my daughter's property show that the occupants of No 2 have footpath access only, along a defined path, as shown clearly indicated on the Land Registry plan. They also have the right to store one bin in the south courtyard. I fail to see how such extensive work could be carried out along a footpath access across my daughter's property. Anything other, within such a confined area, would be an invasion of privacy. Also, the site of the proposed entrance to both sides of the property is away from the defined footpath.
- When my daughter purchased the property, she knew she had the benefit of a courtyard area to her property which would be safe for my young grandson to play outdoors in an area which could be gated from the road. She also intends to use the space to place storage for outdoor toys and bike store, together with garden table and chairs. This would not obstruct the footpath access to the property at No 2 but the planned development would prevent the use of this outdoor space and its safe use for my grandson. I am aware that the present occupant wants some outdoor space but the equivalent space originally afforded to No 2 is already taken up by the present extensions. The documentation submitted (regarding landscaping), suggests No 2 as having ownership of the courtyard nearest the village. This is factually incorrect as my daughter owns both courtyards in their entirety, with No 2 only granted footpath rights by way. Such a large development would be an invasion of privacy for my daughter's property.
- The documentation submitted states the intention for boreholes under the proposed kitchen (cellar) floor. I fail to see how this will support the structural integrity of the property. In addition, when replacing the old/cracked cellar floor at No 1, a high water level was found, necessitating a drain installation. Given that the ground these properties are built on glacial clay, ground source heating has questionable potential.
- The documentation also states a proposal to make a small increase internally to the existing basement for remedial works, following alterations to No 1 and the party wall. I would advise that on the guidance given by a Structural Engineer no alterations were made to the party wall at any stage and all alterations to No 1 have been fully compliant with the Building Inspector at all stages. On the contrary there has been damage to the 'tanking' at No 1 caused by alterations being undertaken in the basement at No2, which were reported to the Building Inspector.

I cannot see how any of the plans for such a large scale extension and development can be in keeping with the area and the landscape of the National Park and would like my objections to be noted and taken into consideration when reviewing this application.

Yours faithfully,

MRS S. GREEN J. P.

