

**PROPOSAL: DEMOLITION OF EXISTING DWELLING AND OUT BUILDINGS AND ERECTION OF NEW DWELLING****OAKDALE HOUSE, 9 BACK LANE, OSMOTHERLEY: NYM/2019/0513****PLANNING COMMITTEE UPDATE (05/12/19)**

This submission prepared on behalf of the applicants.

We consider the distinctions between the main built up area, outside the main built up area and open countryside to be subjective and not as rigidly defined on the diagram in straight line form. The proposed dwelling is within the curtilage of the existing dwelling. The existing dwelling is not within the open countryside and we do not agree the proposed location of the new dwelling is within the open countryside.

In 2020 NYMNPA will adopt a new set of planning policies. A brief commentary on the new planning policies is made below.

1. Osmotherley is identified as a Large Village (Strategic Policy B – Spatial Strategy).
2. Replacement dwellings are not precluded by Policy CO7 – Housing in Larger Villages.
3. Replacement dwellings are not precluded in the Open Countryside (Policy CO10 – Housing in the Open Countryside).
4. The replacement of an existing dwelling outside the main built up area of settlements is acceptable subject to a number of criteria (Policy CO14 – Replacement Dwellings).
5. A replacement dwelling can be in an alternative position where it is more acceptable in landscape terms (Policy CO14– Replacement Dwellings).

We consider the demolition of the existing house and the position of the new house improves the view from the Conservation Area and its position, in a less prominent location, reduces the landscape impact.

6. There is no specific size restriction on replacement dwellings, other than the CO14 reference to a similar floor area, volume, scale and curtilage to the existing dwelling.
7. There is no policy that requires a replacement dwelling to be local occupancy.
8. Strategic Policy F- Climate Change Mitigation and Adaptation indicates that new development will be expected to be resilient and mitigate the effects of climate change.

The intention for replacing the existing 1970's house with a modern Eco-Passivhaus is driven by a desire to respond to climate change.