

cc Mr J Bastow

The White Owl  
Station Road  
Robin Hood's Bay  
North Yorkshire.  
YO22 4RL

24<sup>th</sup> March, 2020

Dear Sir

Re: Planning Application for Bay Tree, Robin Hood's Bay

Many thanks for your notifications re the above and for the opportunity of meeting with two of your Planning Officers.

We are the owners of The White Owl (formerly known as Prospect Villa) adjacent to the property on the south side. In principle we have no objection to the Bay Tree being used as a recording studio **but strongly object to the plans as they stand at the present moment.** We would, therefore, like to make the following observations and objections:

### Observations

- 1) The applicant states that at the present time there are no parking spaces at the Bay Tree. **Untrue:** As the property stands at the moment there are between 10 to 13 spaces. The applicant states that he will provide 4/5 parking spaces but as he proposes to employ five people, that's all the parking spaces gone. Where are visitors to the proposed recording studio going to park in an already congested area?
- 2) The applicant states that there are no trees. There are, in fact, a few small trees remaining in the front garden. However, all the mature trees front and back have indeed been chopped down by the present owner.
- 3) The applicant states that there are no hedges: **Untrue:** There is a very large hedge dividing the Bay Tree from Driftwood the property to the East. This mature hedge not only provides privacy between the two properties but is a natural habitat for birds and other wild-life.
- 4) The Planning Application, including the copy displayed on the gate of the Bay Tree available for members of the general public to read, states that the application

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is for a Single Storey Rear Extension - very misleading and deceptive - fails to state that the single storey is the height of a three storey building! The proposed plans state that the new extension will not be seen from the road at the front of the house: **Untrue** as this will clearly be seen between the Bay Tree and The White Owl, as indeed shown on the proposed plans.

5) We would like to mention the fact that there is a **well** (possibly listed) in the existing car park at the rear of the Bay Tree. This is not indicated on the plans and, indeed, it is shown that the new extension will be built over the top of this. We understand from a very reliable source that if the well is filled in and built over this could have very severe repercussions - involving flooding to the surrounding area. We have observed that the ornamentation on the top of the well has been removed and covered over with a large slab thus disguising its existence. We did, in fact, point this out to Mrs. Bastow on her site visit and she was, indeed, completely unaware of the well as it had not been shown on the proposed plans.

### **Objections**

1) As previously mentioned, we have no objection to the Bay Tree being used as a recording studio but do object to the **enormity of the proposed building**. The plans show that this would be built within 20cm of our (White Owl) boundary fence. We strongly feel that this would create overshadowing, not only to us but to the surrounding area.

2) Once again, because of the dimensions of the proposed building, this would block natural light and sunshine from our living room (as observed by Mrs Bastow on her site visit) also from two of our bedrooms

3) We are also very concerned that this would cause a fire hazard as in case of a fire there would be no access for emergency vehicles to access the building this endangering lives all round.

In conclusion, I do hope that our Observations and Objections will be taken into consideration when the application is considered.

Yours faithfully

Ann and David Higgins.

To: Mr M Hill, Head of Development Management, North York Moors National Park Authority  
c.c. Mrs J Bastow ✓