
From:
Sent: 24 August 2020 08:37
To: Megan O'Mara
Subject: FW: Peony Bank, Egton Road, Aislaby

Dear Megan

Thank you for your letter of 03 August in connection with the above on-going application. The email below confirms that Cheryl Ward Planning has taken on the role of agent for the application and I would be grateful if you are able to update your records.

As per your request please find attached amended plan showing the floor layout confirming the proposed use for the ground and first floor whereby:

- The entire ground floor is to be used for garaging for the applicants motor vehicles.
- The first floor is to be used as a private home office with approximately half of the upper floor space given over to office archiving.

Based on the above we would ask you to re-consider your officer view on the basis that:

- The use of the entire building is clearly demarcated and laid out for ancillary domestic purposes with the upper floor to be used as a private home office.
- The height is tailored to the applicant so that (at over 6ft) he can stand upright down the centre line of the first floor. To the sides this will not be possible. The pitched roof is a match to the host building.
- The applicant is happy to accept a condition that the building cannot be converted to habitable use without a further application.
- The NPPF is supportive of home working ventures to enable and support social well-being and a healthy lifestyle particularly more so in view of the Coronavirus pandemic.
- Paragraph 130 of the NPPF clearly states that 'design should not be used by the decision maker as a valid reason to object to development'.
- We would therefore ask that any harm you feel that is arising through the scale and height of the proposed building is offset by the outstanding design which promotes far greater levels of sustainability than the ad hoc

buildings it replaces and helps to significantly raise the standard of design more generally in the locality particularly where the building will not be visible in the wider landscape. As such a balanced decision is needed.

- The existing buildings are only low level due to them having non-traditional shallow pitched roofs and is not something the applicant wishes to replicate.
- It is the applicants aim to create one single building that will take on an all-encompassing role rather than an ad hoc arrangement of smaller buildings. The design of the of the oak garage and home office is in our opinion together with the opinion of the bespoke manufacturer responsive to the scale and massing of the main house; will raise the standard of design across the site and should not be looked at in isolated but in close association with the host building which also exhibits tall gables and is likely to be a significant enhancement to the immediate setting and the defining characteristics of the site.

In view of the above the applicant wishes to proceed with the proposed plans as they are and in assessing the level of 'harm' to the site we have deemed that this is considered to be less than substantial. Should you require anything further from ourselves please do not hesitate to contact me.

Kind regards

Cheryl Ward

Cheryl Ward Planning
MSc MRTPI



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please contact info@cherylwardplanning.co.uk

 Before printing, think about the environment

Sent: 14 August 2020 12:31
To: 'Christine Melody'
Cc:
Subject: FW: Peony Bank, Egton Road, Aislaby

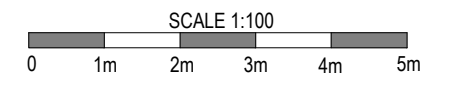
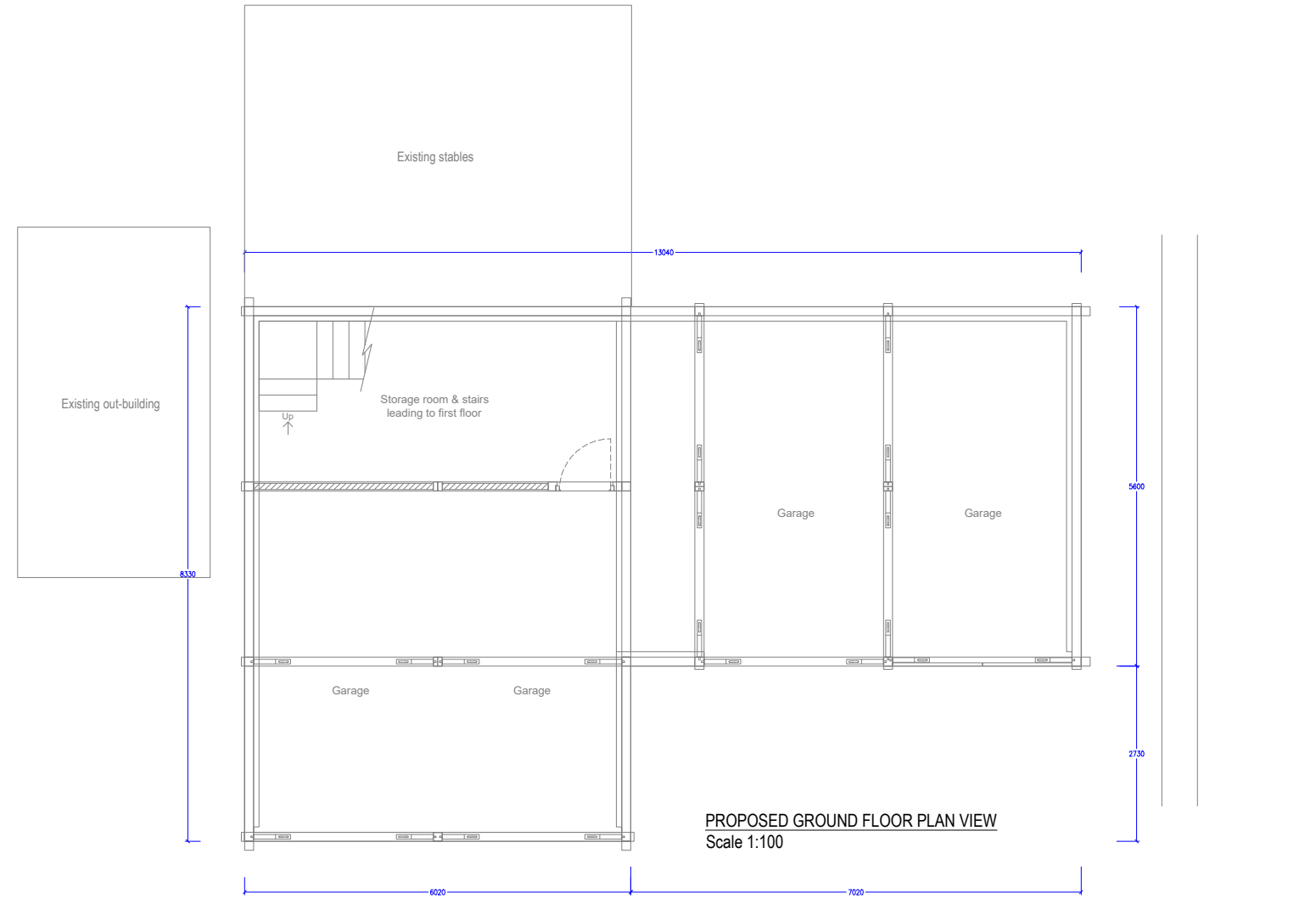
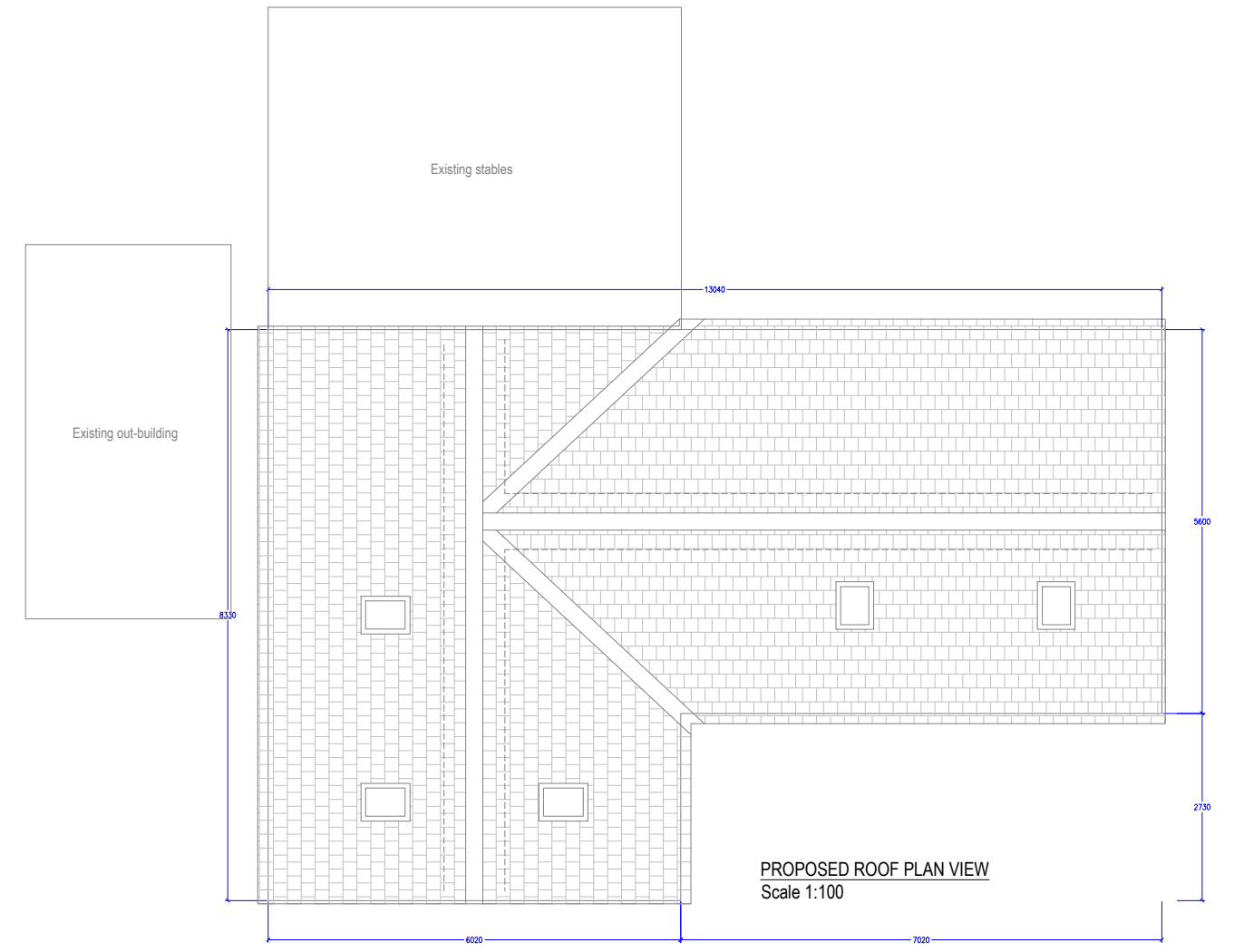
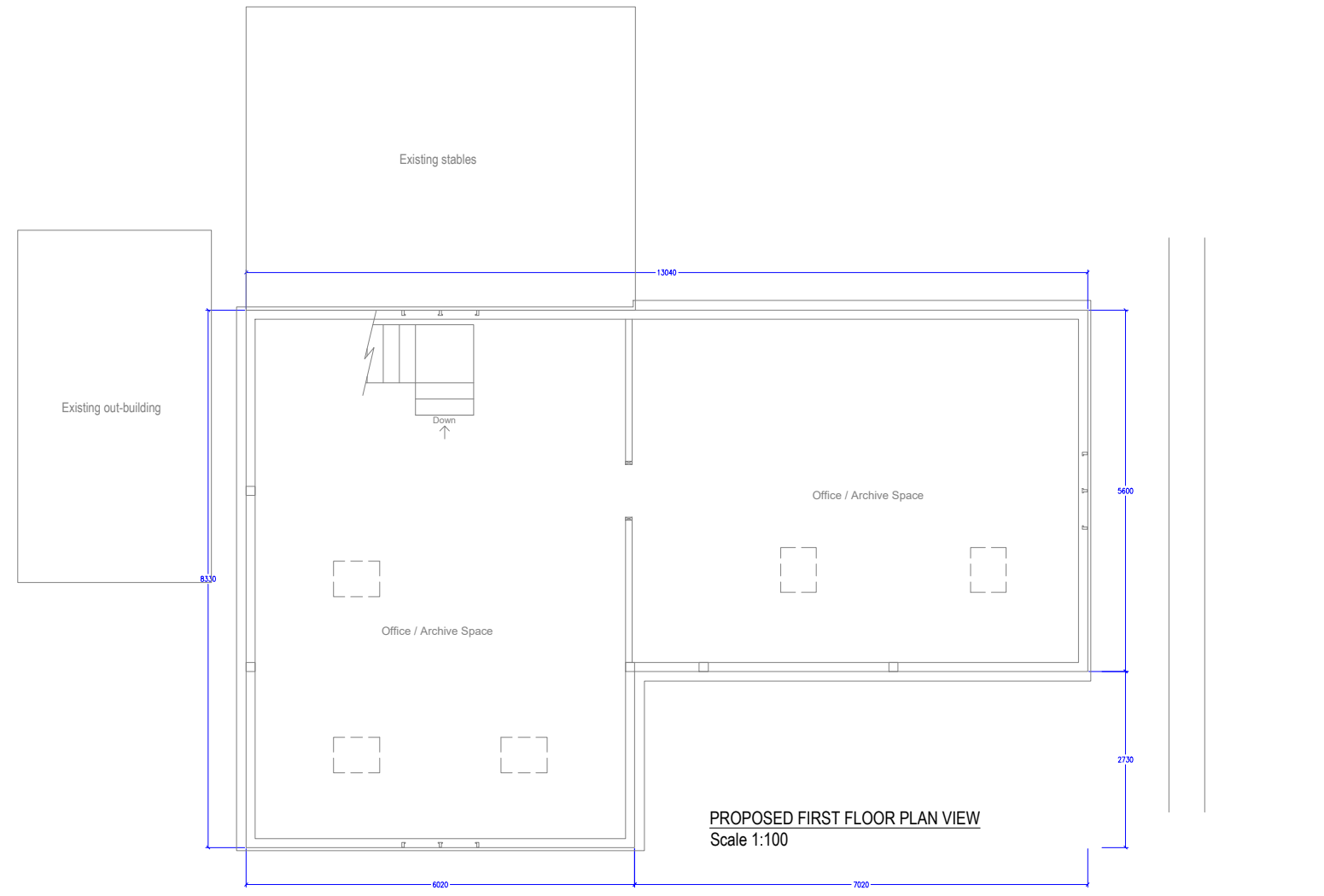
Christine,

I have just spoken to Cheryl regarding the above project and instructed her to take the lead on this one working closely with yourself, ensuring you both communicate to hopefully get this through the planning stage.

Could you please email direct to Cheryl the floor layout requested by the parks for her to look over.

Regards

Andrew



REVISION	DATE	COMMENT
B	20.08.20	Amended to suit planners comments
A	19.03.20	Changed design to suit planners comments

client
Mr A Fiddler
 Peony Bank Farm
 Aislaby
 Whitby
 North Yorkshire
 YO21 1SX

Drawing: Proposed Plans & Elevations		
scale: Varies@A2	dwg: 11623/04	rev: B
date: January '20		

NYMNP
 24/08/2020



Bennett Road,
 Isleport Business Park,
 Highbridge, Somerset, TA9 4PW