



Clerk: Mrs B Williamson, High Hall, Yedmandale Road, West Ayton, Scarborough, Yo13 9JP

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26th August 2020

Ref -NYM/2020/0272/FL

Revised planning application.

The objection to the development stated previously still stand with West Ayton Parish Council.

- Our original objections stand in that we think that the 2 storey extension would adversely impact on the amenity of neighbouring properties on the western side of the development Especially no 18 Yedmandale Road. The resident, has submitted a robust objections twice to the planners.
- The recently adopted NYMNPA Local Plan July 2020 states in the following section:  
Policy CO17 - Householder Development pages 137 - 138  
Development within the domestic cartilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and only permitted where:
  1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape.
  2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.
- Regarding point 1 - the proposed extension on the property would be an overdevelopment in the Conservation Area of West Ayton on the corner of Mill Lane and Yedmandale Road in an already dense area of residential buildings.
- Regarding point 2 - the proposed 2 storey extension with a solid, tall stone wall would extend along the whole of the eastern boundary of the garden of no. 18 Yedmandale Road. It has been stated that this wall, only 14 metres from his kitchen window and 11 metres

from the residents conservatory, would negatively affect the light entering the property, be inescapably dominant and overwhelming from the garden and any room on the rear ground floor of the property and would have a severe negative impact on the amenity provided by the garden.

West Ayton Parish Council again strongly object to this over development this revised application and offer no support to it. Neighbouring resident swill be severely affected by this extension which has not been acknowledged by the applicants and it goes against NYMNPA planning policy CO17.

B Williamson

On behalf of West Ayton Parish Council

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0272/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, k  
**Date:** 20 August 2020 19:25:19

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I maintain my concerns regarding the flat roof and roof lantern. Also with the over development of the site.  
Please refer to my earlier comments

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Raise Concerns  
Letter ID: 549922

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM20/0272/FL**

**Proposed Development:** Application for alterations and construction of single and two storey extensions following demolition of existing garage

**Location:** 15 Mill Lane, West Ayton

**Applicant:** Mr & Mrs Suggitt

**CH Ref:** **Case Officer:** Kay Aitchison

**Area Ref:** 4/13/560 **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

**Date:** 8 June 2020

**FAO:** Helen Webster **Copies to:**

The proposed extension to the existing dwelling seeks to increase the living accommodation and increase the number of bedrooms from two to three. The proposed ground floor extension would convert the garage into living accommodation and add a further bedroom to the first floor. The conversion of the garage to living space reduces the number of parking spaces available whilst increasing the number of bedrooms. NYCC's "Interim Guidance on transport issues including parking standards" requires a minimum of two parking spaces for a residential dwelling with three bedrooms in a rural location. The applicant has provided additional information to show that the remaining space available on the drive can accommodate 2 vehicles.

There are, therefore, **no local highway authority objections** to the proposed development

<b>Signed:</b>  <i>Kay Aitchison</i>  <small>For Corporate Director for Business and Environmental Services</small>	<b>Issued by:</b> Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ <b>e-mail:</b>
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# North Yorkshire County Council

**Your ref:** NYM20/0272/FL

**Whitby Highways Office**

Discovery Way  
Whitby  
North Yorkshire

**Contact:** Kay Aitchison

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

15 May 2020

Dear Sirs

**Proposal:** Application for alterations and construction of single and two storey extensions following demolition of existing garage

**Location:** 15 Mill Lane, West Ayton

**Applicant:** Mr & Mrs Suggitt

I refer to your consultation on the above application.

I have endeavoured to find details which show how the applicant proposes to accommodate the required number of parking spaces within the site, given that the garage will no longer be available and the dwelling will increase the number of bedrooms. As I am unable to see a sufficiently clear plan unfortunately I am unable to fully assess the proposals.

Please can you arrange for a clear copy of the plan showing the existing and proposed parking arrangement, to scale, to be submitted so that I can assess the proposals.

I await the plan before making any formal recommendation to the Planning Authority.

Yours faithfully

*Kay Aitchison*

Kay Aitchison  
Project Engineer

Helen Webster  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0272/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 11 May 2020 17:47:44

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The property subject to this proposal is a modern stone under pantile property situated within the West Ayton Conservation Area. Although clearly modern it has been somewhat sympathetically designed and would therefore be considered to neutral contribution to the significance of the conservation area.

We raise no objection to the heightening of the garage and two storey extension. The roof structure and set back nature of the extensions are sympathetic to the host building and the conservation area. However, we raise concerns with the off the peg approach to the single storey flat roof extension, which would look far more in keeping with the conservation area if it were constructed with a catslide roof and the omission of the roof lantern – roof lanterns would never traditionally be found on a property of this size. Alternately, the flat roof part could be constructed as a glass box type extension with a flat roof or omitted. We also raise concerns about the over development of the site – given this was a cause for concern when originally consented. The applicant should be reminded that, we do not consider that the rear extension in its current form will have minimal impact on the Conservation Area by virtue that they are to the rear. The requirement for development proposals to preserve or enhance the character and appearance of Conservation Areas applies with equal force whether or not the proposal is prominent or available to public view.

The front windows would be better detailed if they were a bit smaller, and subservient for the host building, had applied glazing bars and were flush fitting but given the existing we leave these elements for the planner to determine.

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York

Preferred Method of Contact is: Post

Comment Type is Raise Concerns  
Letter ID: 543337

**From:**  
**To:** [Planning](#)  
**Subject:** Bird and Bat informatives 27/04/2020- 03/5/2020  
**Date:** 07 May 2020 15:20:56

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Hi,

If the following planning applications are approved please can a bat informative be included in the decision notice

NYM/2020/ 0284/LB  
0272/FL  
0255/FL

If the following applications are approved please can a bird informative be included in the decision notice

NYM/2020 0283/FL

Thanks, Victoria

Victoria Franklin  
Graduate Conservation Trainee

North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

**From:**

**Subject:** Planning response - NYM/2020/0272/FL

**Date:** 04 May 2020 11:23:20

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Thank you for the planning application details at 15 Mill Lane West Ayton, Scarborough. Details have been circulated to all Councillors & the following responses received:

- The property is in the heart of the Village Conservation Area & development not appropriate. Over development of the site & area.
- Light deprivation at 18 Yedmandale Road. This property is directly adjacent to the side wall of the existing single garage, the proposed two story extension will dominate and block out light from the east into the small garden at 18 Yedmandale Road. Residential amenity of neighbouring occupants would be effected by loss of light, overlooking & over dominance as stated page 4 Introduction & Client information.
- Scale & height of extensions become over dominant to neighbouring properties especially 18 Yedmandale Road.
- The development will adversely effect neighbouring occupiers.
- A single story development would be more in scale to reduce impact o neighbouring properties.
- Decisions on a Planning Application of this type is thought inappropriate at this time with all current restrictions & lack of consultation with neighbouring properties from yourselves. Efforts have been made to raise awareness of the application to neighbouring residents but like yourselves resources are limited to undertake this in a safe & appropriate manner.

**West Ayton Parish Council does not support this application in its current format.**

There is a strong feeling that wider & appropriate consultation is required from yourselves at a later date before any decisions are made. Site visits are required to fully appreciate the impact on the development in the area and to surrounding properties.

B Williamson  
Parish Clerk.