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11^h November 2020

North York Moors National Park Planning Authority,
The Old Vicarage,
Bondgate,
Helmsley.
YO62 5BP.



Dear Sir or Madam,

PLANNING APPLICATION for PROPOSED DORMER WINDOWS at
8, PARK VIEW, GLAISDALE. YO21 2PP.

The Planning Application follows the Pre-Application Consultation to which Mrs. Ailsa Teasdale responded to on 12th August 2020 and reference number NYM\2020\ENQ\16865.

The advice provided by Mrs. Teasdale referred particularly to Development Policy CO17 of the Authority's Local Plan. The proposal satisfies the Policy in the following manner;

1. The details of the dormer roof windows are much the same as those approved at number 16 Park View. Number 8 Park View is a similarly sized bungalow to that at number 16 and therefore the proposal should be acceptable as not detracting from the character and form of the original dwelling.
2. In the pre-application response, it was confirmed that it was unlikely that neighbouring property owners would be affected by the proposal and consequently this aspect of the proposal appears to have been satisfied.
3. a) This paragraph requires that: 'The extension is subservient to the main part of the building.'
The proposal does not dominate the roof scape and is diminutive in stature. The existing installation at number 16 clearly demonstrates how compliance with this requirement is achieved.

The 'extension' ie the Dormer Roof is being compared with the provisions of the GPDO for the requirements for the measurement of quantity. It is taken that the volume of the loft space is existing and the additional volume of the extension is 7.55m³. That compares with 50m³ allowable in the GPDO and consequently, the proposal is considered to be modest.

In terms of floor area the new dormer account for 17m² of floor area. The total area of existing dwelling floor area, which would be considered if it were submitted for planning approval amounts to 117.5m² and the proposal is 14.5% of this floor area. It is considered that the proposal meets with the North York Moors National Park Local Plan published in 2020.

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3b) The ridge has been shown to be below the level of the existing ridge in accordance with the Authority's Design Guide.

In terms of size and scale the proposed dormers are slightly less than one third of the existing roof width and it is considered that for a property of this era (circa 1975) the architecture is appropriate.

Having considered the Planning Authority's Local Plan and the pre-application advice given by the authority, it is believed that the details provided in the application meet with all of those criteria and the NYMNP Planning Authority is invited to consider the application favourably.

Yours faithfully,