
From: John Long

Sent: 23 April 2021 11:56

To:

Subject: RE: NYM/2021/0208/FL - land between Windyridge and Mount Pleasant, Egton

Hi Hilary

Please see attached, revised plans showing removal of all upward facing roof lights/glazing and covering letter (which also covers the other points raised).

Thanks

John

John Long

www.johnlongplanning.co.uk



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Date: 23 April 2021
Your Ref: NYM/2021/0208/FL
Our Ref: 006/2020/022

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

NYMNPA 23/04/2021

Dear Sir/Madam

Revised Plans: Full/Detailed planning application for the erection of one Principal Residence dwelling on 0.14 hectares of land between Windyridge and Mount Pleasant and north of the Grosmont Road, Egton

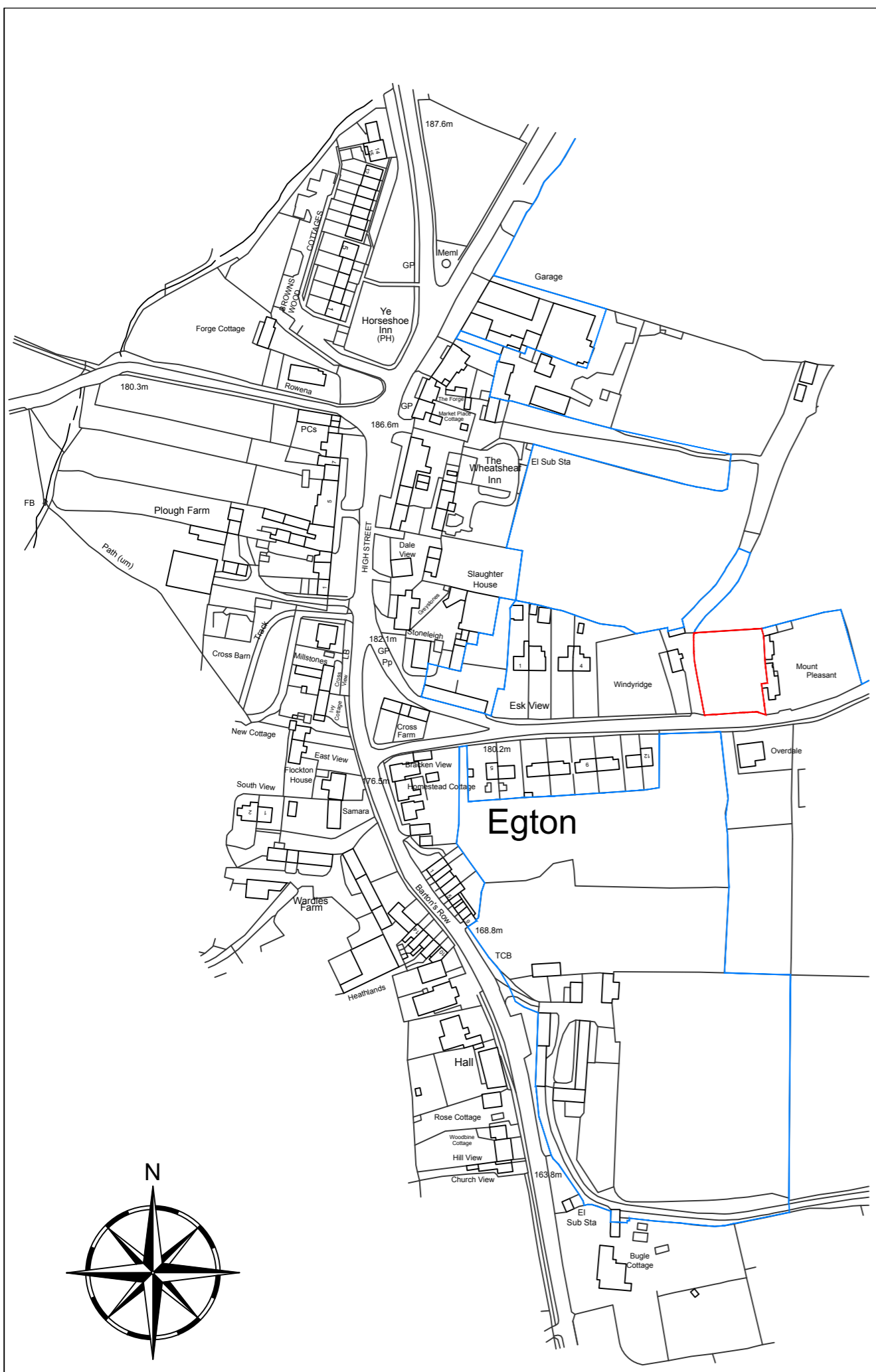
I am writing to you, to formally submit revisions to the development proposal on land between Windy Ridge and Mount Pleasant, Egton (planning application reference: NYM/2021/0208/FL). The revisions are proposed to address concerns raised by the Authority's Ecologist and Dark Sky's Officer in respect of the potential impacts of light spill, particularly upward light spill from the roof lights and glazed roof of the garden room. I am pleased to be able to confirm that the application has considered the issue and suggestion to reduce the amount of glazing and the scheme has been revised to remove all upward facing roof lights/glazing. The existing doors and windows on the elevations remain as previously proposed to ensure the rooms have sufficient light following the removal of the roof lights/glazing. In terms of the other points raised, the applicant would accept a condition requiring the hedgerow to consist of native species appropriate to the area and planted at a density of 6 plants per meter. Also, a condition in respect of external lighting is accepted. The revised application plans are:

- Site Location Plan (1:1250 @ A3) Ref: 05-2020-1001B;
- Red Line Plan (existing site plan) (1:500 @ A3) Ref: 05-2020-1001B;
- Block Plan (proposed) (1:500 @ A3) Ref: 05-2020-1001B;
- Proposed Ground Floor Plan (1:100 @ A3): Ref 05-2020-1002B;
- Proposed First Floor Plan (1:100 @ A3): Ref 05-2020-1003B;
- Proposed Roof Plan (1:100 @ A3): Ref 05-2020-1004B;
- Proposed North and East Elevations Plan (1:100 @ A3): Ref 05-2020-1005B;
- Proposed South and West Elevations Plan (1:100 @ A3): Ref 05-2020-1006B;
- Proposed Garage/Cart Lodge Elevations (1:100 @ A3): Ref:05-2020-1007B;
- Proposed Landscaping Plan (Various): Ref 05-2020-1008B;

I trust the revisions are satisfactory and adequately address your and consultees concerns. I understand that the revisions will need to be issued for public consultation, following which a decision will be made. We accept that an extension to determination period will be necessary to allow for the consultation and consideration of any comments received. Thank you for your continued help and advice and please do contact me if you require any additional information.

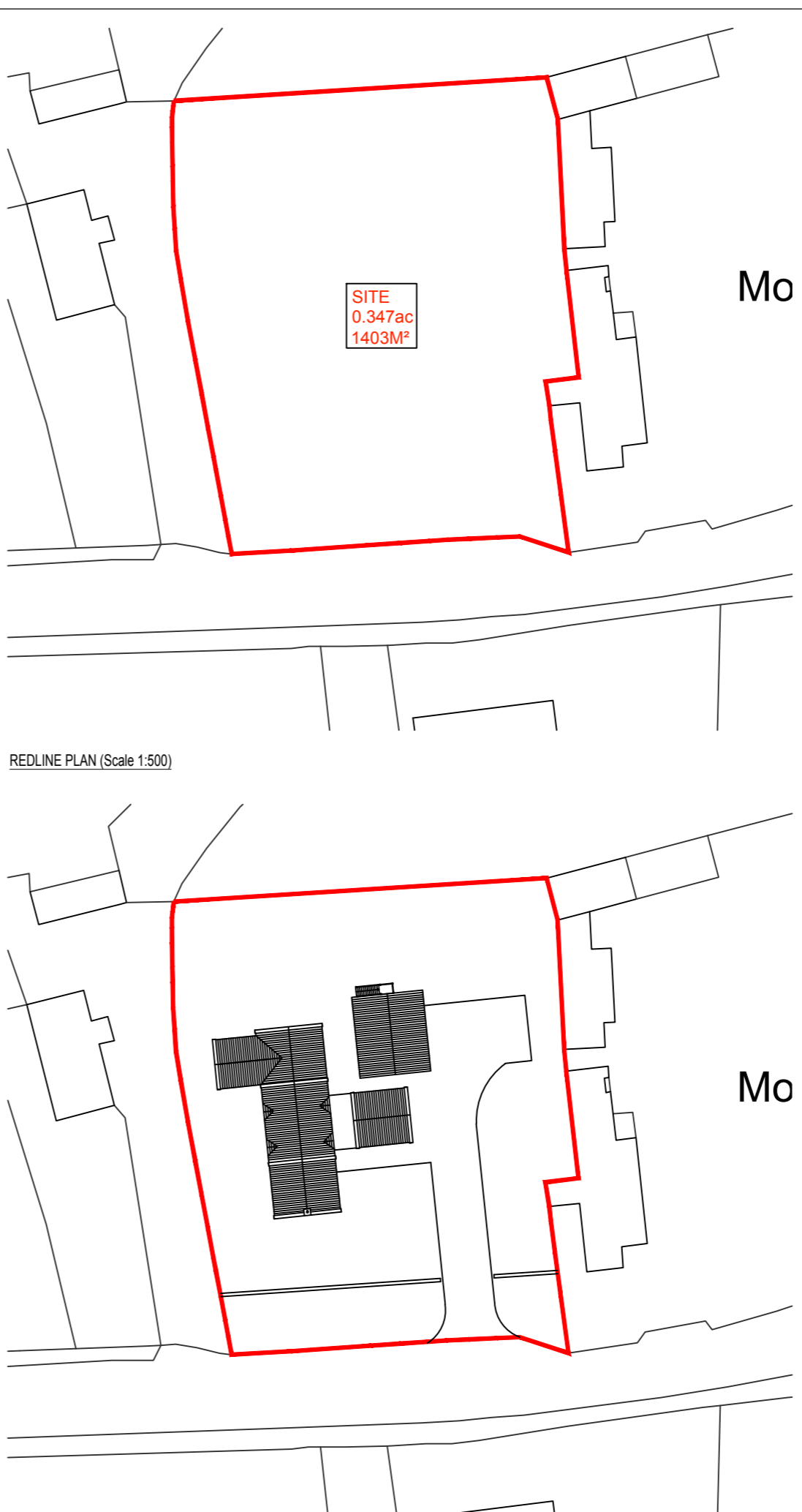
Yours sincerely

John Long BA (hons) DipTP, MRTPI
Director
Encl.



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LOCATION PLAN (Scale 1:1250)



REDLINE PLAN (Scale 1:500)

BLOCK PLAN (Scale 1:500)

SITE
0.347ac
1403M²

Rev	Date	Description	Drawn	Check	Approve
A	11/03/2021	RE-DESIGN FOLLOWING PLANNING DISCUSSIONS & GUIDANCE	JG	JL	RC
B	22/04/2021	REMOVAL OF ALL ROOF WINDOWS	JG	JL	RC

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

- EXTERIOR WALLS: BUFF STONE FACING
- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

- CONSTRUCTION: TIMBER FRAMEWORK
- CLADDING: TIMBER WEATHERBOARD
- ROOF: GREY SLATE
- RAINWATER GOODS: BLACK

SITE

- BOUNDARIES: FRONT WALL TO BE SET BACK FROM THE ROAD AND BE CONSTRUCTED OUT OF TRADITIONAL DRY STONE WALLING
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- ACCESS/EGRESS: FROM ROAD, NEW WALLING SET BACK TO CREATE TURN IN AND VISIBILITY SPLAYS

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS & FOUNDATION DESIGN BY OTHERS

NOTE 3: BUILDING REGULATIONS & CONSTRUCTION DETAILS BY OTHERS

NOTE 4: SITE AREA = 0.140 ha (0.357 Acre)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

THESE DRAWINGS ARE INTENDED FOR PLANNING PURPOSES ONLY.

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23/04/2021

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Client **MULGRAVE ESTATE**

Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

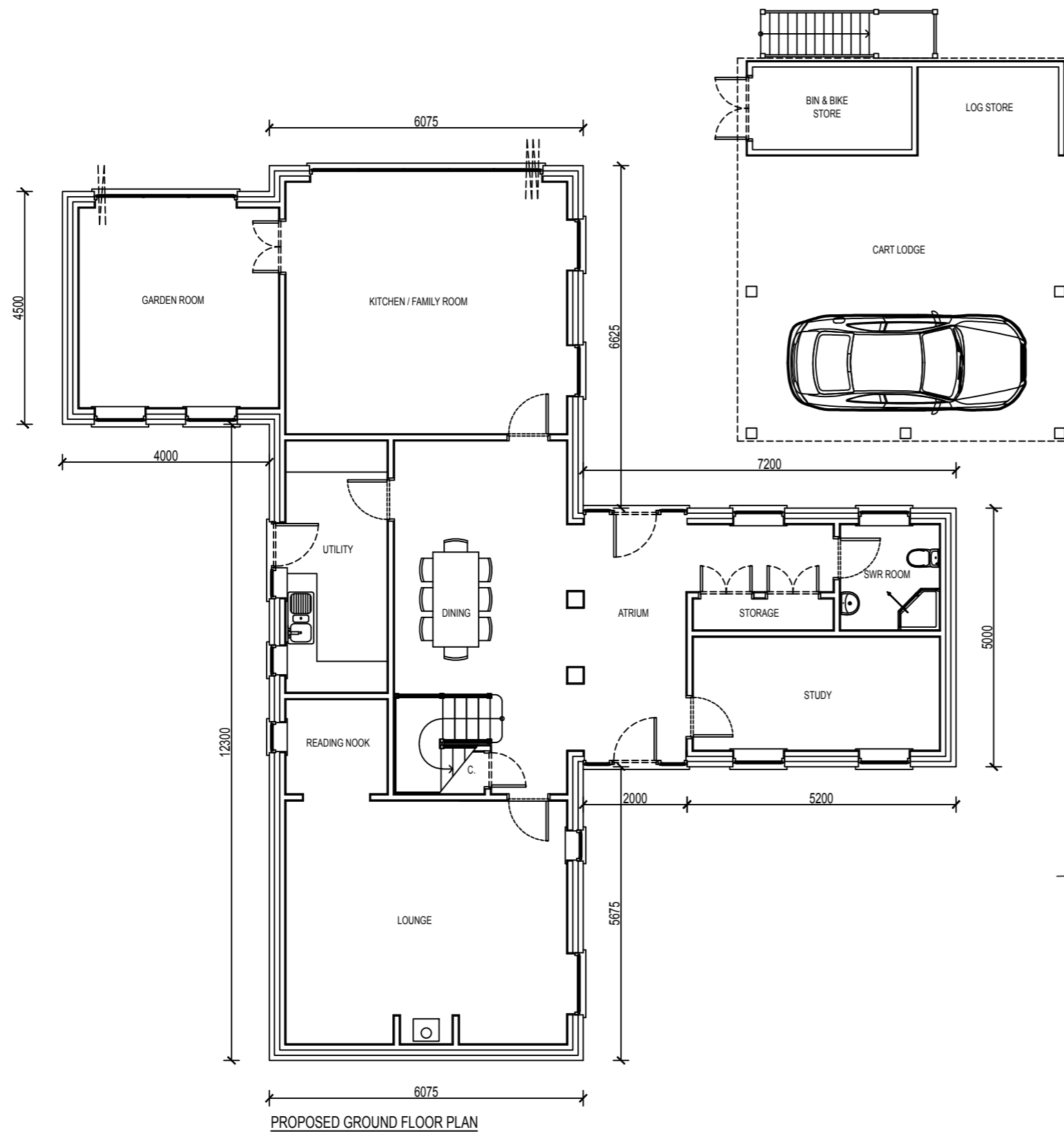
Drawing **LOCATION, REDLINE & BLOCK PLANS**

Drawing Number **05-2020-1001**

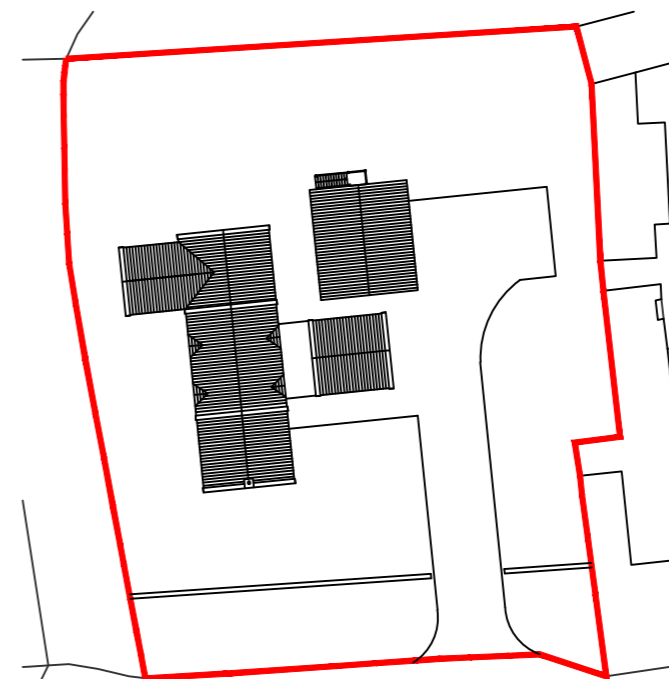
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PROPOSED GROUND FLOOR PLAN



BLOCK PLAN (Scale 1:500)

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CART LODGE MATERIAL SCHEDULE

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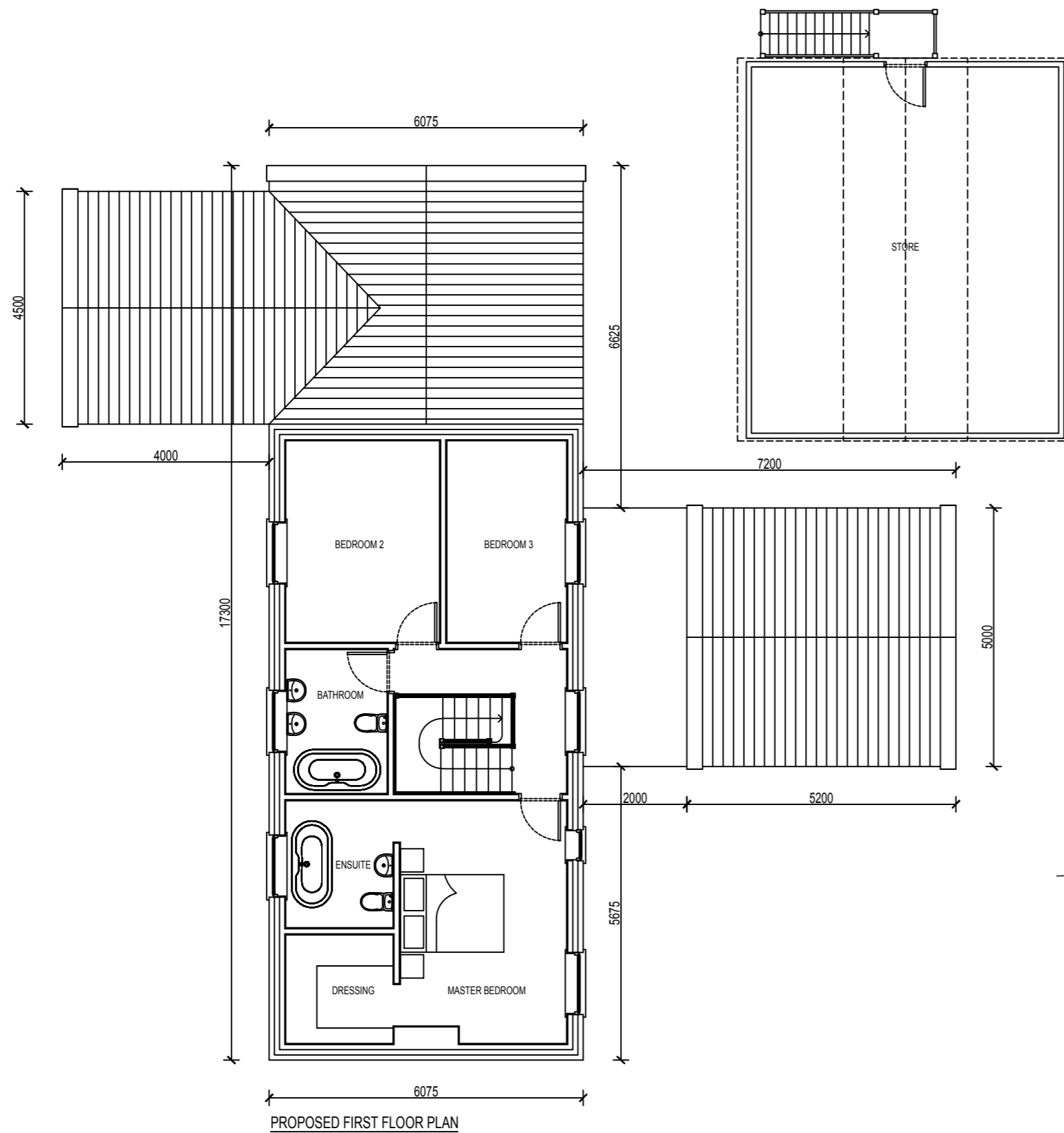
Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **HOUSE & CARLUDGE GROUND FLOOR PLANS**

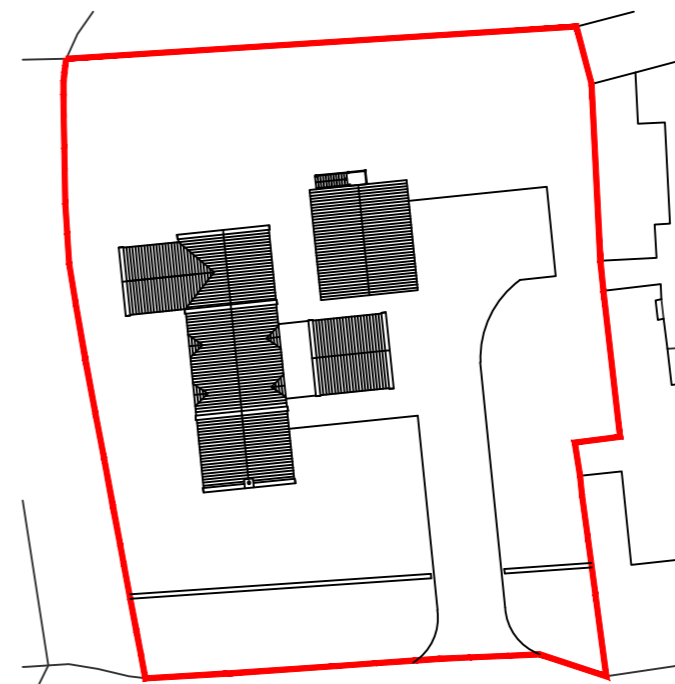
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Scale **1:100** Sheet **1 OF 1** Rev **B**

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PROPOSED FIRST FLOOR PLAN



BLOCK PLAN (Scale 1:500)

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- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

- CONSTRUCTION: TIMBER FRAMEWORK
- CLADDING: TIMBER WEATHERBOARD
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- RAINWATER GOODS: BLACK

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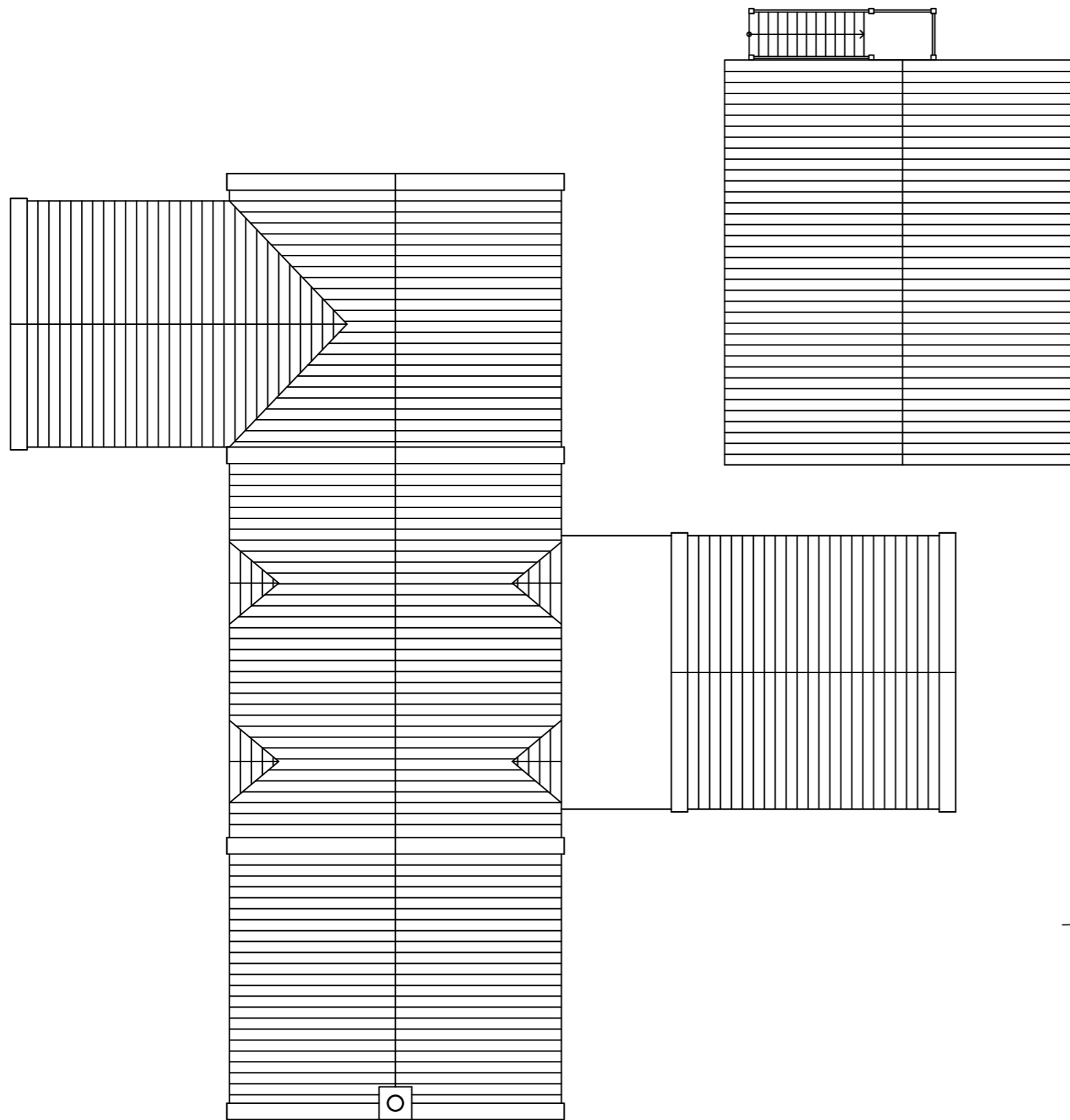
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Drawing **HOUSE & CARLLODGE FIRST FLOOR PLANS**

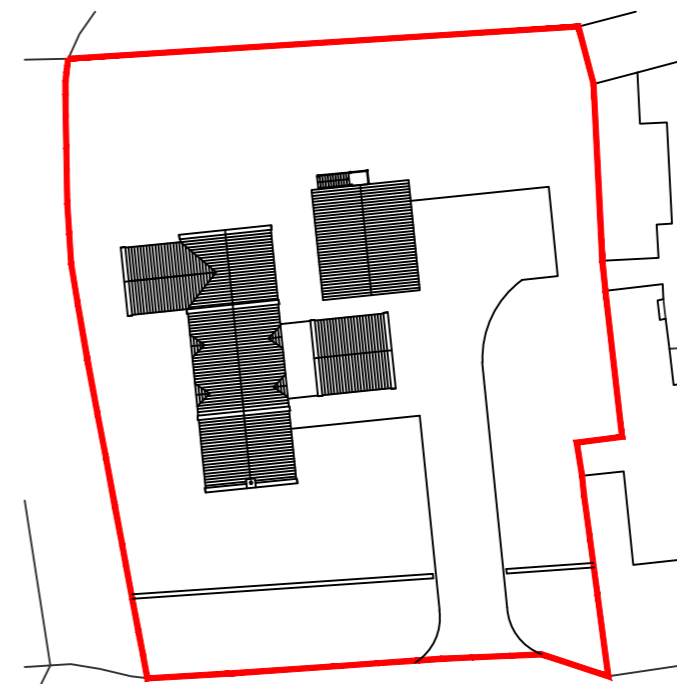
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PROPOSED ROOF PLAN



BLOCK PLAN (Scale 1:500)

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A	11/03/2021	RE-DESIGN FOLLOWING PLANNING DISCUSSIONS & GUIDANCE	JG	JL	RC
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DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

CONSTRUCTION: TIMBER FRAMEWORK

CLADDING: TIMBER WEATHERBOARD

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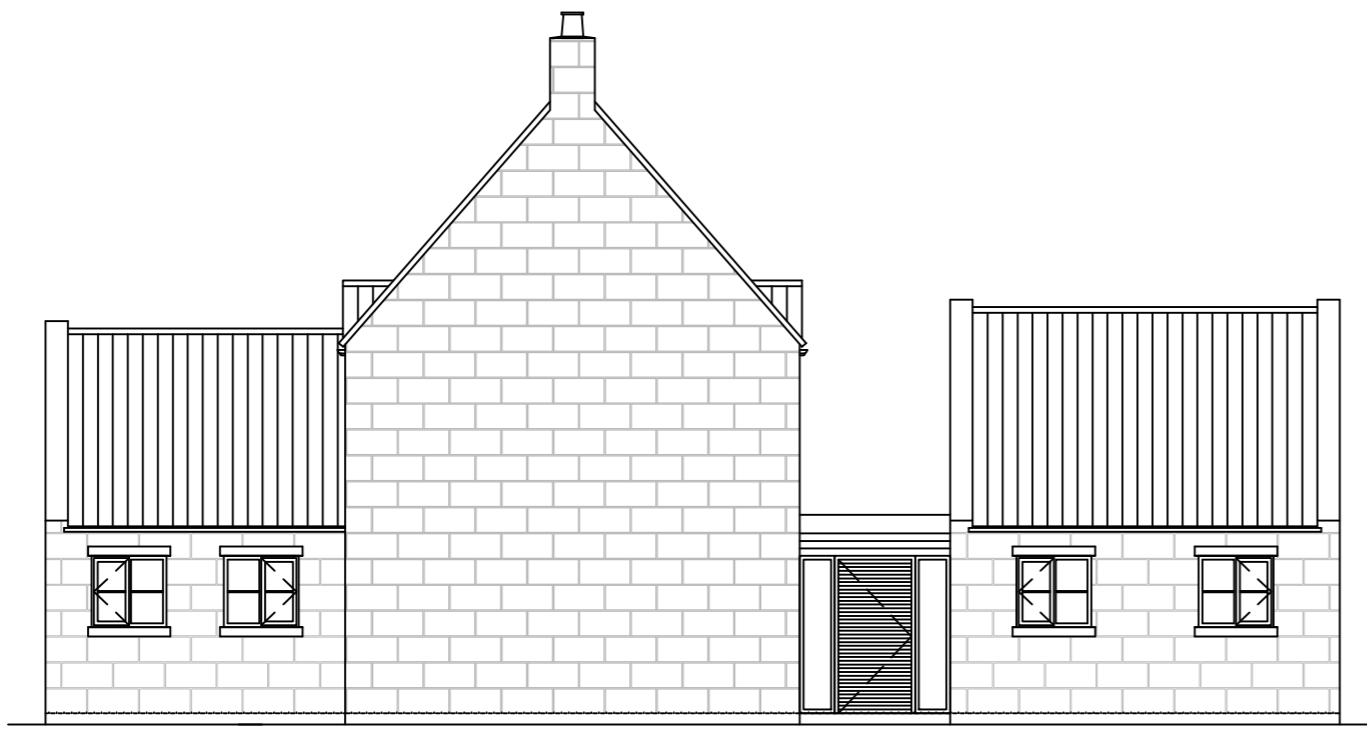
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Client	MULGRAVE ESTATE		
Project	LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE		
Drawing	HOUSE & CARLLODGE ROOF PLANS		
Drawing Number	05-2020-1004		
Scale	1:100	Sheet	1 OF 1
Rev		Rev	B
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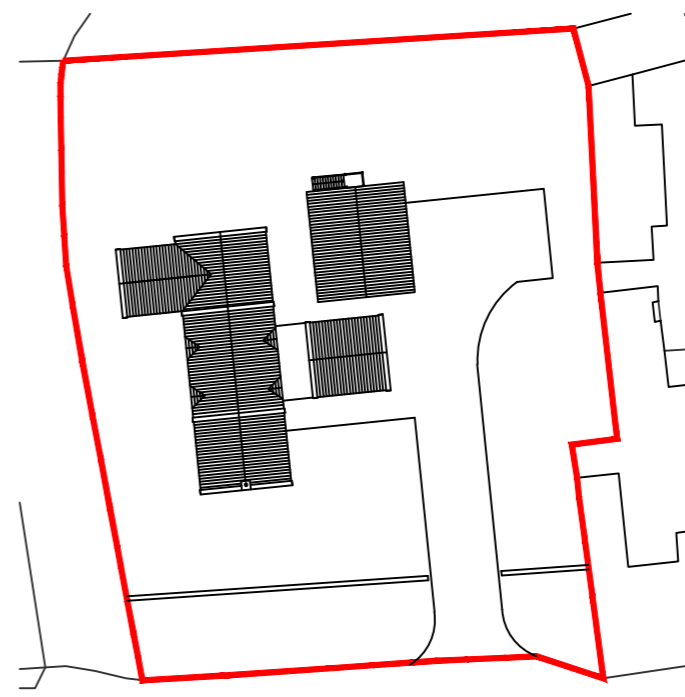
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FRONT ELEVATION



SIDE ELEVATION



BLOCK PLAN (Scale 1:500)

SCOPE OF WORKS

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Client **MULGRAVE ESTATE**

Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **NORTH & EAST ELEVATIONS**

Drawing Number **05-2020-1005**

Scale **1:100** Sheet **1 OF 1** Rev **B**

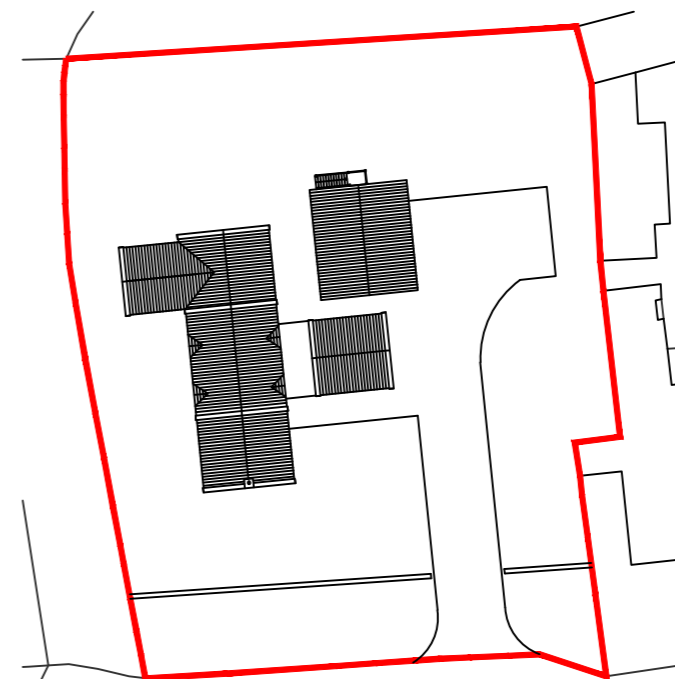
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REAR ELEVATION



SIDE ELEVATION



BLOCK PLAN (Scale 1:500)

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Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **SOUTH & WEST ELEVATIONS**

Drawing Number **05-2020-1006**

Scale **1:100** Sheet **1 OF 1** Rev **B**

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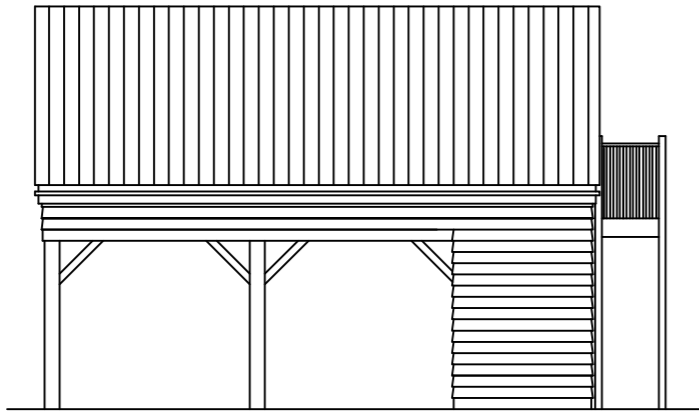
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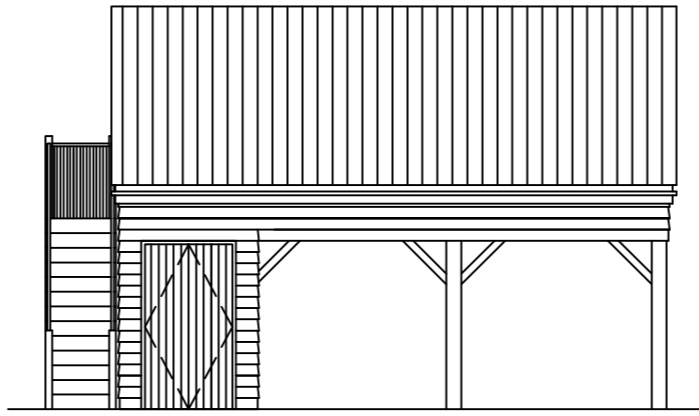
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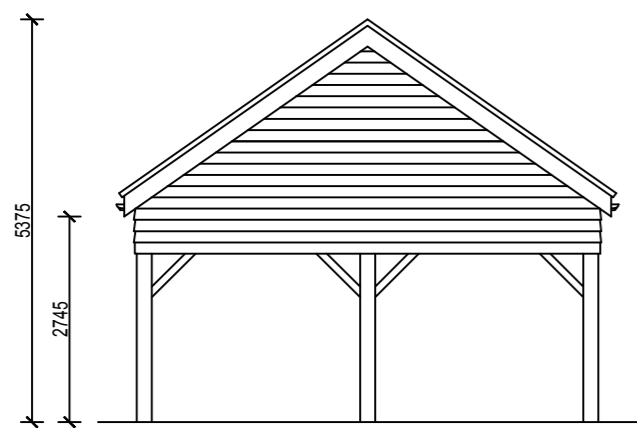
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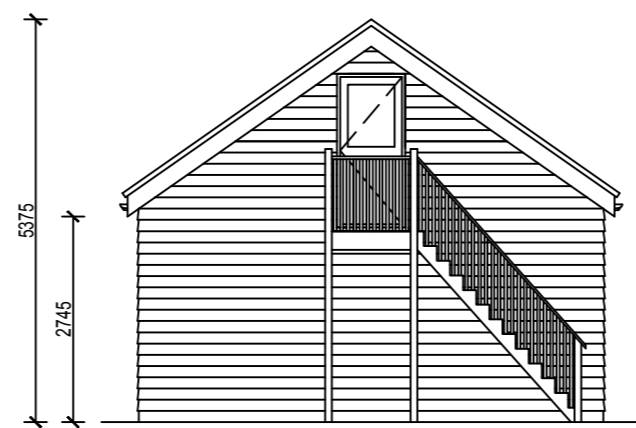
FRONT ELEVATION (CART-LODGE WITH STORE)



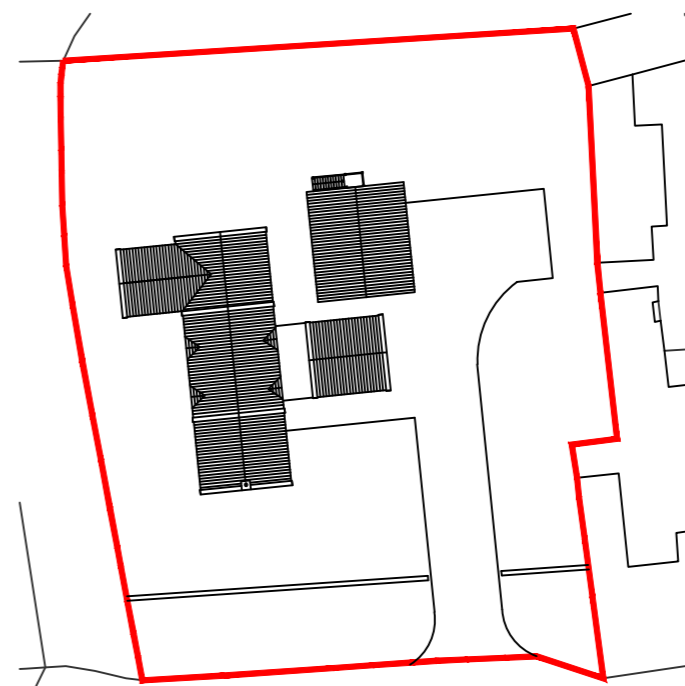
REAR ELEVATION (CART-LODGE WITH STORE)



SIDE ELEVATION (CART-LODGE WITH ANNEX)



SIDE ELEVATION (CART-LODGE WITH STORE)



BLOCK PLAN (Scale 1:500)

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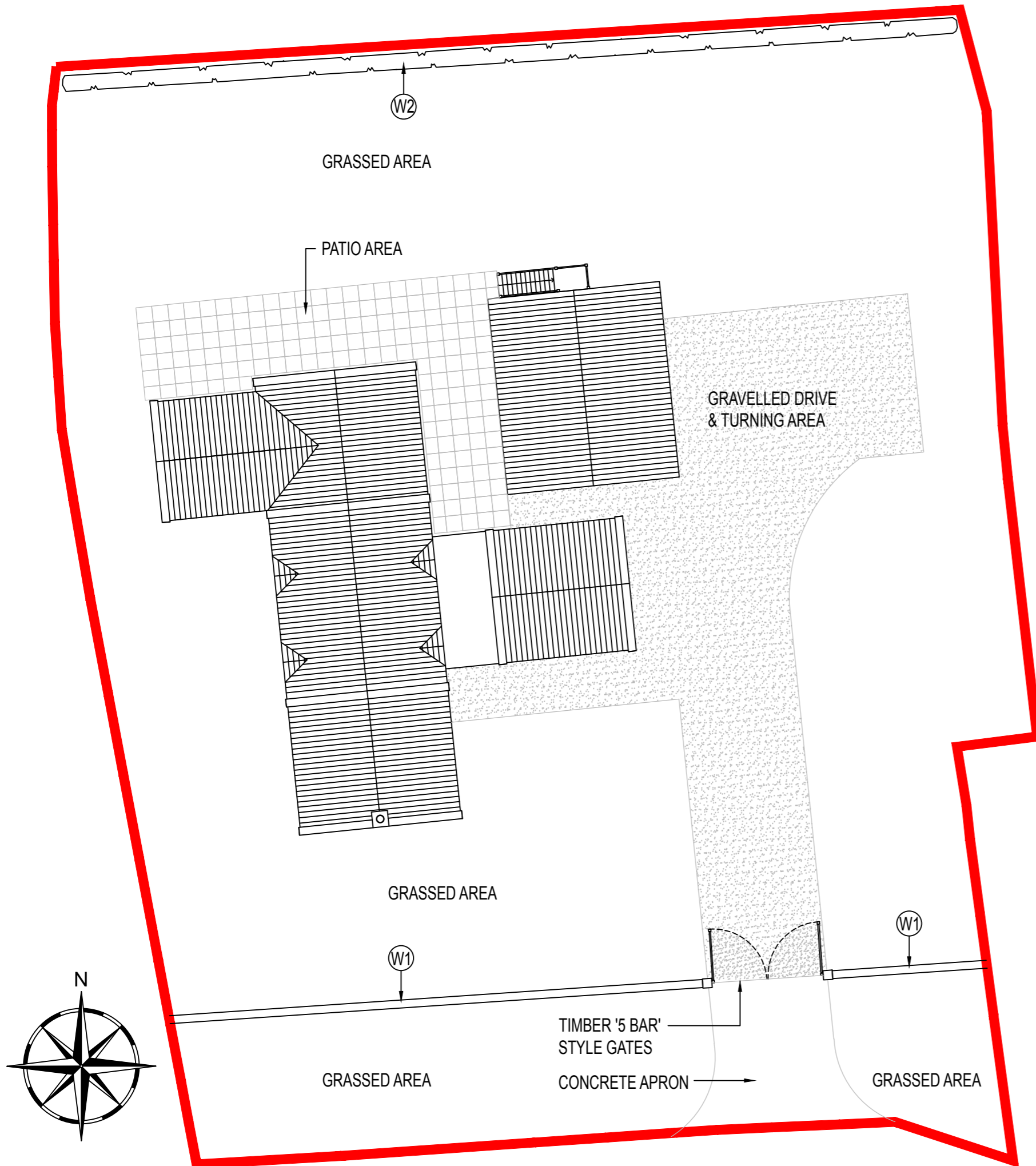
Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **CART LODGE ELEVATIONS**

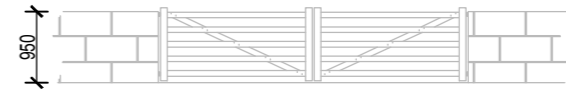
Drawing Number **05-2020-1007**

Scale **1:100** Sheet **1 OF 1** Rev **B**

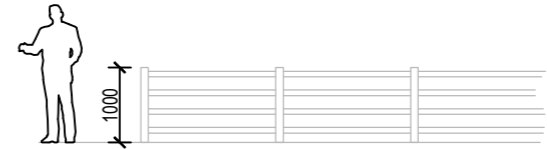
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Drawn **JG**



LANDSCAPING PLAN (Scale NTS)



BOUNDARY TREATMENT - W1 (SCALE 1:100)
 TRADITIONAL STONE WALL (IN KEEPING WITH NEIGHBORING PROPERTIES)
 PAIR OF TIMBER TRADITIONAL 5 BAR GATES



BOUNDARY TREATMENT - W2 (SCALE 1:100)
 TIMBER POST & RAIL FENCE
 WITH NATIVE SPECIES MIX HEDGE BEHIND (NOT SHOWN FOR CLARITY)

Rev	Date	Description	Drawn	Check	Approve
A	11/03/2021	RE-DESIGN FOLLOWING PLANNING DISCUSSIONS & GUIDANCE	JG	JL	RC
B	22/04/2021	REMOVAL OF ALL ROOF WINDOWS	JG	JL	RC

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

- EXTERIOR WALLS: BUFF STONE FACING
- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

- CONSTRUCTION: TIMBER FRAMEWORK
- CLADDING: TIMBER WEATHERBOARD
- ROOF: GREY SLATE
- RAINWATER GOODS: BLACK

SITE

- BOUNDARIES: FRONT WALL TO BE SET BACK FROM THE ROAD AND BE CONSTRUCTED OUT OF TRADITIONAL DRY STONE WALLING
 POST & RAIL FENCING TO OTHER AREAS WHERE REQUIRED
- ACCESS/EGRESS: FROM ROAD, NEW WALLING SET BACK TO CREATE TURN IN AND VISIBILITY SPLAYS

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS & FOUNDATION DESIGN BY OTHERS

NOTE 3: BUILDING REGULATIONS & CONSTRUCTION DETAILS BY OTHERS

NOTE 4: SITE AREA = 0.140 ha (0.357 Acre)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

THESE DRAWINGS ARE INTENDED FOR PLANNING PURPOSES ONLY.

NYMNP
 23/04/2021

AMENDED

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Client **MULGRAVE ESTATE**

Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **LANDSCAPING PLAN**

Drawing Number **05-2020-1008**

Scale **VARIOUS** Sheet **1 OF 1** Rev **B**

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