

From: Steve Mann

Sent: 14 June 2021 10:57

To: Planning

Subject: Fwd: NYM/2021/0353/FL, Nookside, Whitby Road, Robin Hoods Bay, YO22 4PB

Good morning Helen

Thank you for the email regarding the frontage at Nookside. I have attached some information and drawings put together over the weekend. Please let me know if you require and further information.

Have a good day.

Regards

Steve Mann

Steve Mann C.Build.E CABE, MRICS

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Nookside, Whitby Road, Robin Hoods Bay, YO22 4PB

Your ref NYM/2021/0353/FL

My Ref 20-05

Existing and proposed drive frontage.

The property currently has a concrete drive entrance from the main road which is approximately 2.6m wide and is located up to the entrance porch steps giving a total length of 7.35m. Up until less than three years ago this was the only access/hard standing for vehicles at the property as the rest of the frontage was garden or lawn. This is still visible on google street scene.

A few years ago the previous owner covered the lawn with membrane and laid stone covering to provide more parking for the tenant who ran a local business at another location. I presume this is when the small section of wall was removed at the front to give access to his large van.

It is currently difficult to drive in and manoeuvre around the frontage due to the drop off the side to the lower lawn, slope of the site and various steps.

In time it is proposed to block pave the frontage and reduce the lawn/planting areas to allow greater manoeuvrability around the front. You should be able to drive in forward and pull in to the side of the garage and reverse up the slope to the larger paved area which would mean that most of the time you should be able to access the main road going forward which is not currently possible.

The garage internal Dimensions give a clear internal width of 4.8m x 3.2m with a door with of 2.1m It is proposed to use an electric roller type door so that vehicles can pull up right in front of the door. I understand this is not in line with parking standards. However, this is to garage a classic vehicle which is of small size to today's modern cars. There is also limited ground available to extend and still allow access to the rear of the property.

The door width could be increased if it is felt that helps the issue positively.

I understand the concern of loose materials currently washing onto the pavement/highway and would look to resolve this at some point regardless of the current planning application. Your comment has been noted.

The property is still only a two bedroom dwelling so most of the time a maximum of two vehicles will be at the property on the frontage.

NYMNPA

14/06/2021

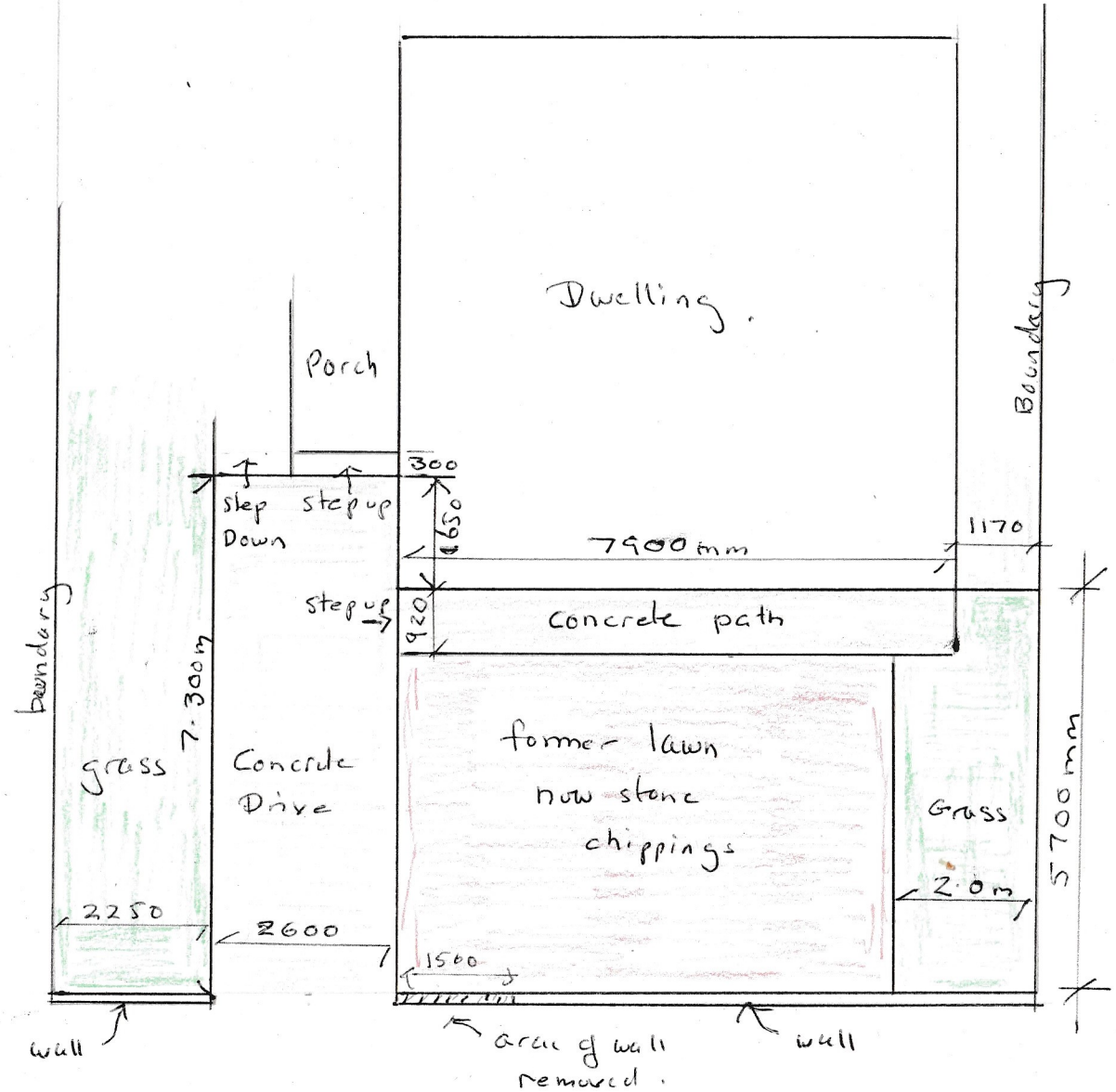
iNookside

Whitby Road. RHB.

Scale 1:100

Drive frontage layout
Existing

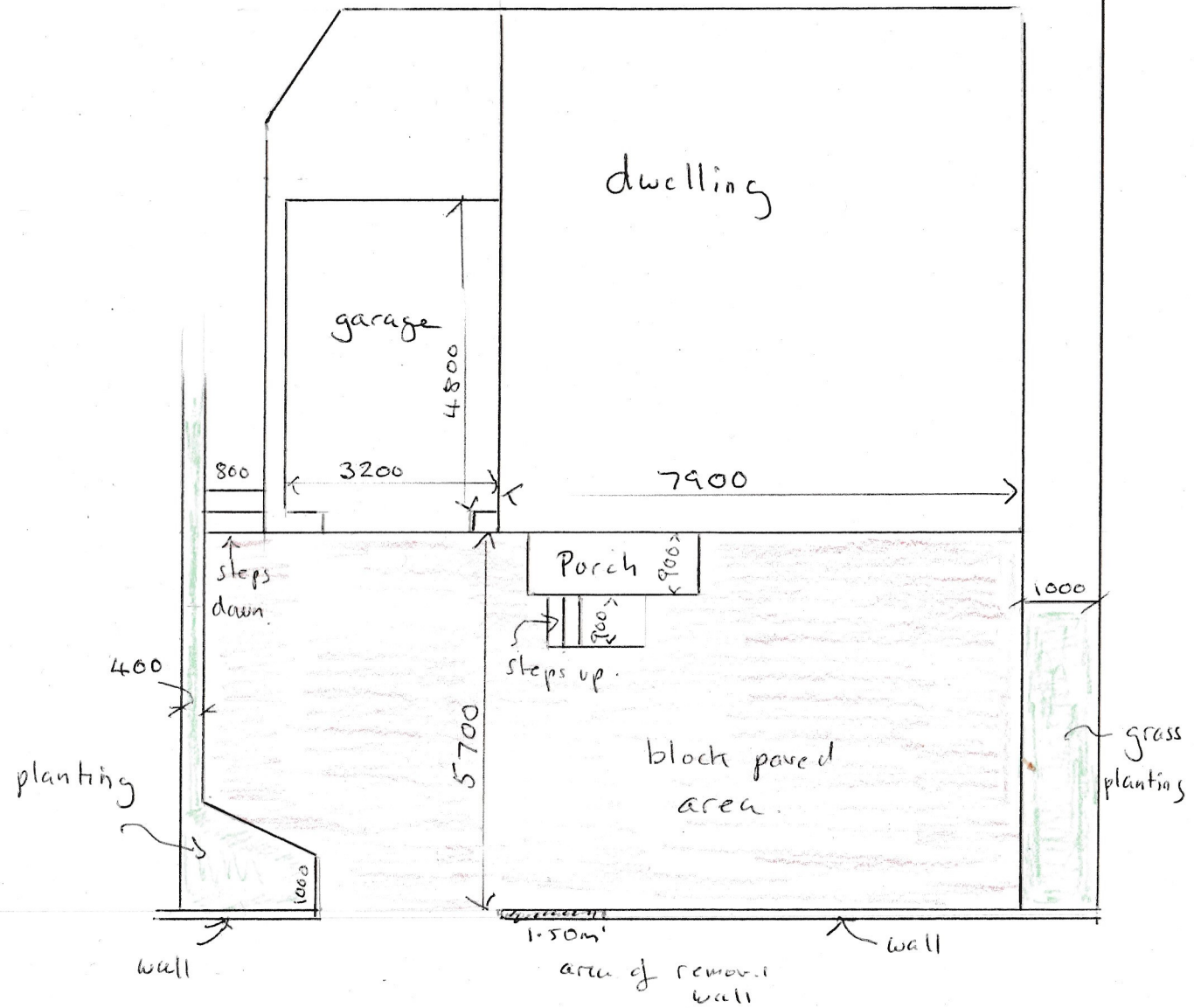
Ref 20-05-09



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Nookside
Whitby Road - RHB
Scale 1:100
Drive frontage
Proposed
ref 20-05-10



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