

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0508/FL**

Proposed Development: Application for demolition of existing garage and conservatory, alterations and construction of single and two storey extensions together with replacement front porch

Location: Ivy Cottage, High Street, Egton

Applicant: Mr G Withers

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/32/265

County Road No:

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

Date: 16 August 2021

FAO: Megan O'Mara **Copies to:**

The proposals are not altering the demand for parking, the amount of parking nor the access from the public highway, therefore, there are **no local highway authority objections** to the proposed development

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

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Application No:

NYM21/0508/FL

From:

Subject: Bird, Bat and Swift informatives 02.08.2021-08.08.2021
Date: 10 August 2021 16:04:08

Hi Planning,

If the following applications are approved please can a **bat informative** be included within the decision notice

NYM/2021/

0546/FL - Hardale Stray Farm, Tranmire
0551/FL - Finisterre, Mount Pleasant North, Robin
Hoods Bay
0571/LB- Holme Farmhouse, Battersby
0561/FL - Forge Cottage, Lead Lane, Nether Silton
0578/FL - Ainthorpe House, 1 Brook Lane, Ainthorpe
0580/FL - 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 19, 20,
21 and 22 Roxby Gardens, Thornton-le-Dale
0508/FL - Ivy Cottage, High Street, Egton
0577/FL - 7 seaton Close, Staithes
0583/FL - Chapel House, Whitby Gate, Thornton Le
Dale
0597/FL - 6 Prospect Field, High Hawsker, Whitby

If the following applications are approved please can a **Bird informative** be included within the decision notice

NYM/2021/

0546/FL - Hardale Stray Farm, Tranmire
0551/FL - Finisterre, Mount Pleasant North, Robin
Hoods Bay
0561/FL - Forge Cottage, Lead Lane, Nether Silton
0508/FL - Ivy Cottage, High Street, Egton
0577/FL - 7 seaton Close, Staithes
0583/FL - Chapel House, Whitby Gate, Thornton Le
Dale
0597/FL - 6 Prospect Field, High Hawsker, Whitby

If the following applications are approved please can a **Swift informative** be included within the decision notice

NYM/2021/

0546/FL - Hardale Stray Farm, Tranmire
0551/FL - Finisterre, Mount Pleasant North, Robin
Hoods Bay
0561/FL - Forge Cottage, Lead Lane, Nether Silton
0508/FL - Ivy Cottage, High Street, Egton
0577/FL - 7 seaton Close, Staithes
0583/FL - Chapel House, Whitby Gate, Thornton Le
Dale
0597/FL - 6 Prospect Field, High Hawsker, Whitby

Thanks,
Victoria

Victoria Franklin
Conservation Graduate Trainee

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

From:
To: [Planning](#)
Subject: Comments on NYM/2021/0508/FL - Case Officer Miss Megan O'Mara - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 19 August 2021 15:59:54

Response included images so have sent a separate email (19/08/21)

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

Preferred Method of Contact is: Post

Comment Type is Comment
Letter ID: 572150

From:
To: [Planning; Megan O'Mara](#)
Subject: NYM/2021/0508/FL - Ivy Cottage, Egton
Date: 19 August 2021 15:58:37

The internal arrangements/floor plan of this property appear to be characteristic of the local vernacular of the NYM's and as such it is a shame to see the loss of spine walls and the creation of such a large open space which isn't representative of a traditional moorland cottage. It isn't listed though and as such we have no controls over these internal alterations.

With regards to the external alterations, I have no objections in principle, however I would like to see the side extension stepped down to follow the contours of the land (rather than raised as shown in the plans), as seen elsewhere in Egton. Also, would it be possible to omit the dormer from the front in order to read as a simple ancillary extension. I would accept a larger (wider) dormer to the rear to aid this.

With regards to the porch, porches form more of a modern addition and are generally found on 20C houses in the village and don't reflect the historic character. I do appreciate that there is already a porch and as such do not object to a replacement providing it complements the existing property. My concern with the porch proposed is its size which I appreciate isn't too dissimilar to existing, but because it forms more of a permanent structure, it has a more dominating impact on the host building and harms its strong linear character. I would prefer to see a more lightweight open fronted structure and have attached an alternative for consideration.

With regards to the rear extension, the shallow roof is not traditional and I wonder whether a flat roof extension may be better suited to this property because of its low eaves height? Also I don't see the need for the rooflights given the glazed elevations.

As extensive redevelopment of this property is planned, is there any scope to relocate the external soil pipe away from the front elevation?

