

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

NID/NC/L12201-02
21st February 2022



Dear Helen,

NYM/2022/0007 - Fern Dean, Thorpe Lane, Fylingthorpe, YO22 4TH

Thank you for your letter, dated 3rd February 2022 and apologies for the late reply.

Having discussed the situation with our client and considered the situation on site, I set out below our thoughts in relation to your concerns and those of the Highways Engineer.

In relation to the number of bedrooms, there are five spread over the two upper floors. The property will be used as a second home and rented out for holiday use.

The current car parking situation is poor. We accept that there is a garage and drive currently but they are not ideal. The garage is very difficult to use and from my site visit it is apparent it has not been used for many years. The approach to the garage via the drive is narrowed by the house wall for the proceeding 2.6 metres and then the garage door has a width of 2.2 metres.

The reality being that the drive is used for one car. Even then the access through the gate posts is narrow and turning in is only possible when approaching from the west as it is too tight from the east. Because of this the current use is only sporadic.

Our clients have recognised this and part of the improvement works will include widening of the gate posts.

Also, as you will be aware the use of the actual garage in its current form is not protected as its conversion to living accommodation would, we believe, be Permitted Development.

The current length of drive from gate posts to garage door is 8.1m, which while being well over one car length, is unfortunately not capable of parking two cars. The second would be on the highway.

We therefore believe that changes to the parking situation remain neutral, with only one space being available currently and one space proposed with improved access from the highway.

Potential levels of occupation of the dwelling will not change from their current. No further sleeping accommodation is proposed.

We hope these details help with your consideration and trust you will contact me if you do require further information.

Yours sincerely,

Neil Duffield