

From:
To: [Planning](#)
Subject: Planning ref. NYM/2022/0349
Date: 01 June 2022 22:03:35

I am the resident and owner of 4 Anglers Quarters, Glaisdale YO21 2PE

I wish to lodge my objections on the following grounds;-

- 1 The application notification for the planned property was not clearly displayed and as an affected resident of a private road, into which the planned property may be built, we received no official notification via the postal service and /or having any obviously displayed sign prior to this day. With this in mind I would reserve my position to judicially challenge the process of this application given the apparent lack of consultation and therefore any reasonable period to review the proposals
2. The planned property is not in-keeping with character of the existing properties. The existing properties, Nos 1 to 6, are terraced. A detached property, as planned would severely detract from the character of the terrace and destroy the "key view" as depicted in many publications relating to Glaisdale as shown from Carr Lane.
3. Anglers Quarters is a private road serving nos 1 to 6 with already restricted and underserved parking. It is thought that the width of Anglers Quarters is too narrow to accommodate the access as depicted on the plans allowing cars to swing in and to swing out of the proposed parking areas in a single movement. If the build goes ahead, where would vehicles pertaining to the currently existing No. 1 Anglers Quarters park?
4. If using the pre-existing one hundred and fifty year old plus sewer, is this deemed to be of sufficient capacity and has it been calculated to accommodate a new three bedroomed house with four bathroom facilities.
5. Setting aside the detached character of the proposed property in the context of Anglers Quarters, the materials specified to the rear and sides of the property (reclaimed brick and timber boards) are not in keeping with Anglers Quarters, Glaisdale or North Yorkshire Moors National Park. A three storied aspect, as would be viewed from Carr Lane would further cause significant harm to the "Key view".

Given that Anglers Quarters is a private road I feel that ALL residents should be informed and included on this and any future applications.

I look forward to your response

Yours faithfully

R.R.Ashdown

Sent from [Mail](#) for Windows

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0349 - Case Officer Mrs Hilary Saunders - Received from Mrs ALISON BROWN at 3A Anglers Quarters, Glaisdale, Whitby, United Kingdom, YO21 2PE
Date: 01 June 2022 23:02:32

My husband and myself wish to object to the construction of such a large property on the above land which states Fern Cottage but as far as we are aware this is part of 1 Anglers Quarters. Although on the actual plans is named The Croft.

We object on the grounds that we feel the proposed dwelling is not in keeping with the properties on Anglers Quarters. These are old Terraced properties built in the 1800's.

The road of Underhill accessing Anglers Quarters is not of suitability with steep incline and bend as stated by the Highways Department.

The road on Anglers Quarters is a narrow private road and we feel that where there is parking and drive marked on the plans this part of the road is narrow and we don't feel wide enough for vehicles to enter and reverse out of easily.

If any works were to be carried out how are the residents of Anglers Quarters expected to get to their individual properties.

The water and drainage systems may not be able to take an extra large detached property as we understand are mainly old pipe works.

The notice on No 1's gate only went on today 1st June 2022 there is no date on it but when looking at the application it states that comments have to be in by 2nd June 2022.???

Comments made by Mrs ALISON BROWN of 3A Anglers Quarters, Glaisdale, Whitby, United Kingdom, YO21 2PE

Preferred Method of Contact is Post

Comment Type is Strongly Object



Mrs K M & Mr J A Greening
Fern Cottage
Underhill
Glaisdale
Whitby
North Yorkshire
YO21 2PF

1st June 2022

Mrs Hilary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your ref: NYM/2022/0349

Dear Mrs Saunders

Application for construction of one principal residence dwelling with associated driveway, parking, amenity space and landscaping works at land adjacent No.1 Anglers Quarters, Underhill, Glaisdale

We refer to your letters dated 12th May 2022, addressed to the owners/occupiers of Fern Cottage and The Croft, Underhill, Glaisdale, asking for comments on the above new building application.

As the owners/occupiers of these two semi-detached cottages (now one dwelling) since 1968 and 1982 respectively, and the property most adversely affected by this proposed new property, we write to **object** to this application on the following grounds;

The height of the proposed 3-storey property relative to our 2-storey cottage

With the Application for Planning Permission referenced above being in regards to steeply sloping land, we are surprised that the publicly available building site plans/drawings make no mention of datum levels. We are therefore unable to determine the height of the ground floor level of the proposed 3-storey property, relative to our own 2-storey cottage. But on the face of it, and taking the level of the current car parking area of No.1 Anglers Quarters as a rough guide, the ground floor of the proposed property could well be at a similar level to Fern Cottage/The Croft's first floor, meaning that it could well be up to a full storey and 2 metres higher than our cottage; though we cannot be sure. With this proposed property also being less than 5 metres distance apart from our own, we therefore object to the application on the basis that at 3-stories high and this close to, it would undoubtedly dwarf our 2-storey cottage.

Loss of light to our cottage caused by the proposed property

As mentioned above, as we have no definitive information to determine the height of the ground floor level of the proposed property relative to our own cottage, we have no way of checking that the 45 degree test for light (or even the 25 degree test, should it be applicable), as referred to in the Building Research Establishment (BRE) Daylight and Sunlight Document, have been adhered to within these plans. We can only assume at this stage that they have been fully considered and adhered to.

But we would like to point out here that The Croft end of our cottage is built into the bank of Underhill, such that the road at the back of our cottage is at our first floor height, and therefore the only natural light for the ground floor rooms at this end of our cottage is from their front windows (with one window per room). As this natural light would undoubtedly be impinged by the sheer height and close proximity of the proposed property to our cottage, we object to the application on the grounds that it would have an adverse effect on the daylight and sunlight to these rooms.

Invasion of privacy to our cottage by the upper floor side window of the proposed property

Currently the patio area directly in front of Fern Cottage/The Croft enjoys complete privacy, with 2-metre high stone walls to either side and garden/trees to the front. The addition of an upper floor window, approximately 5 or 6 metres high, on the Fern Cottage/The Croft facing side of the proposed property, and directly overlooking this area, would obviously and greatly invade this privacy. That being the case, we therefore object to this window on the grounds of invasion to our privacy, and note with interest that there is no such plan for an upper floor window on the opposing side of the proposed property.

The exterior building materials used being out of character to the surrounding properties

We would like to bring to your attention the fact that most of the properties on the whole of Underhill, and all of those on lower Underhill, are built of (four walled) sandstone. Yet, we note that the sidewalls of the proposed property are to be built of reclaimed brick, with the front of the property clad in timber boards. As both of these alternative exterior building materials would be clearly and directly visible from our cottage and garden, we object to their use, as we feel that the proposed property would ultimately look out of character in comparison to all of the surrounding sandstone properties on lower Underhill.

Restricted building site access for the proposed property

We would also like to highlight the geography in the immediate vicinity of the proposed property. Underhill is a quiet side road in Glaisdale, only accessible from the North and East along a narrow, windy, steep lane, with few passing places, and signposted at either end as 'unsuitable for long vehicles' for these very reasons. The proposed property is on one of the steepest parts of this hill, at the very corner where the lane turns steeply and sharply (at fully 90 degrees) from the east to the north, directly at the back of our cottage. As a result of these factors, we have seen many lorries struggle on this corner over the years.

We would further add that on this corner on Underhill there is no off-road parking space available for site vehicles, such that any delivery vehicles cannot offload without blocking the lane and/or Anglers Quarters to other road users. Taken as a whole these difficulties in accessing the potential building site are a further reason that we object to this application.

Potential parking issues for No. 1 Anglers Quarters

Another point to mention is a potential future parking issue for No.1 Anglers Quarters. If, and when, this original property and the proposed new property should have separate ownership, the original property could well have lost all of its current parking area, adjacent to it, to the new property. (Contrary to the information provided in the planning application, where it states that there is zero existing parking spaces) .With no obvious parking available on Anglers Quarters, where parking is already limited, the best alternative is then on the land at the bottom of No.1 Anglers Quarters' garden. But here, there is also limited parking, along an even narrower access road (privately-owned by ourselves) which has a restricted right of way over it, and is subject to a 'Deed of Grant and Covenants affecting property known as Ho.1 Anglers Quarters and land adjoining', dated 30th June 1936.

For details of these restrictions we refer you to the letter from Mr K J Greening (dec'd) to Miss Helen Webster (NYMNPA) dated 5th February 2018 (a copy of which is enclosed), in regards to the said same applicants, when they applied for planning permission to build a garage on the lower/south-eastern land of this property.

Summary

We appreciate that we have raised numerous concerns here regarding this building application, but with Fern Cottage/The Croft being one of the oldest, if not the oldest, property on Underhill itself (being built in 1758) we are strongly of the opinion that the proposed property will have a negative visual impact on our cottage, to our long-term detriment. Consequently, **we object to this Application for Planning Permission** for the reasons we have highlighted here.

Yours sincerely

Mrs K M Greening
Fern Cottage/The Croft
Owner

Mr J A Greening
Fern Cottage/The Croft
Occupier

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From:
To: [Planning](#)
Subject: Comments on NYM/2022/0349 - Case Officer Mrs Hilary Saunders - Received from Mr Andrew Rooney at Neighbours, Stoneycroft 5 Anglers Quarters, Glaisdale, YO21 2PE
Date: 01 June 2022 19:00:33

I write to object to this proposal and to support both the Parish Council and Highways England in their objections. Aside from the reasons highlighted by the afore-mentioned, I also feel the construction of a dwelling of this scale will be severely disruptive. Access to Anglers Quarters from Underhill is always challenging and any increase in local traffic will be problematic. I am also concerned that the very specific character and style of this row of former miners' cottages will be adversely affected. There are already some architectural aberrations that have been allowed previously in Anglers Quarters. The style and scale of this proposal is entirely out of keeping with the architectural vernacular of Anglers Quarters. I am also disappointed that the undated Planning Notice appears to have only been displayed today - 1 June 2022 - with the requirement to display the notice for 30 days not being met. In a very small community such as ours, this is very disappointing. At the very least, the applicants should be required to display the (this time dated) notice again for the required 30 days period.

Comments made by Mr Andrew Rooney of Neighbours, Stoneycroft 5 Anglers Quarters, Glaisdale, YO21 2PE

Preferred Method of Contact is Email

Comment Type is Object with comments

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0349 - Case Officer Mrs Hilary Saunders - Received from Mrs Debbie Rooney at Neighbours, Stoneycroft 5 Anglers Quarters, Glaisdale, YO21 2PE
Date: 01 June 2022 18:57:37

I write to object to this proposal and to support both the Parish Council and Highways England in their objections. Aside from the reasons highlighted by the afore-mentioned, I also feel the construction of a dwelling of this scale will be severely disruptive. Access to Anglers Quarters from Underhill is always challenging and any increase in local traffic will be problematic. I am also concerned that the very specific character and style of this row of former miners' cottages will be adversely affected. There are already some architectural aberrations that have been allowed previously in Anglers Quarters. The style and scale of this proposal is entirely out of keeping with the architectural vernacular of Anglers Quarters. I am also disappointed that the undated Planning Notice appears to have only been displayed today - 1 June 2022 - with the requirement to display the notice for 30 days not being met. In a very small community such as ours, this is very disappointing. At the very least, the applicants should be required to display the (this time dated) notice again for the required 30 days period.

Comments made by Mrs Debbie Rooney of Neighbours, Stoneycroft 5 Anglers Quarters, Glaisdale, YO21 2PE

Preferred Method of Contact is Email

Comment Type is Object with comments