

From:
To: [Planning](#)
Subject: Re: NYM/2022/0598
Date: 19 October 2022 10:35:35

Good Morning

The Councillors discussed this planning application at their meeting on 28 September but, were unable to reach a decision due to lack of information on the final use of the property.

Kind regards

Jude Wakefield
Parish Clerk and RFO
Fylingdales Parish Council

Please note, the clerk works variable part time hours but is normally available Monday and Wednesday.

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0598/FL**

Proposed Development: subdivision of property to dual use as either residential annexe or holiday letting accommodation together with alterations and construction of single storey extension

Location: Orchard House, The Bolts, Robin Hoods Bay

Applicant: Mr David Gallagher

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

Area Ref: 4/29/718 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 24 August 2022

FAO: Jill Bastow **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA does not anticipate any increase in amounts of traffic between the existing 4 bedroomed dwelling and the proposed cumulative amount of 2, 2 bedroomed dwellings.

On the understanding that the occupants of the proposed dwellings will have a right of access across the private land between the public highway and the application site, there are no highway objections.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0598/FL

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

From: [Planning](#)
To: [Jill Bastow](#)
Subject: New application post - NYM/2022/0598 - Orchard House, The Bolts, Robin Hoods Bay - Building Conservation
Date: 19 August 2022 12:44:00

-----Original Message-----

From:
Sent: 19 August 2022 11:27
To: Planning
Subject: Comments on NYM/2022/0598 - Case Officer Mrs Jill Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Orchard House, The Bolts, Robin Hood's Bay
NYM/2022/0598

Subdivision of property to dual use as either residential annexe or holiday letting accommodation together with alterations and construction of single storey extension

Consultee response

Reviewing this application and the proposed development, I have the following comments:

- The principal of converting this property into two separate units and adding an extension for use as an office is acceptable on this occasion, subject to further information and details.
- The most valuable elevation which needs to be enhanced and/or preserved, in line with the conditions of the Conservation Area and attached Article 4 (2) Direction, is the front elevation (south-west). As such, I ask that the new front door to the annexe/holiday accommodation be an exact replica to the existing, in terms of material, scale and design.
- Similarly, the same approach extends to the new single-story extension's front elevation, two windows are noted here. I ask that the applicant provides further information on the thickness of glazing and what "modern materials" mean. The preferred options would be glazing no thicker than 16mm and windows made of timber. Modern materials such as u-PVC would not be appropriate considering the location, and adjacent traditional Victorian windows on the main dwelling.

Furthermore, in terms of performance, good quality double glazed timber windows will offer similar energy efficiency to those levels claimed by manufacturers of uPVC. However, timber windows and doors are much easier to repair than uPVC, will not fade, can be re-painted to suit individual owners' preferences, and can be fitted with better quality ironmongery. Generally, if properly cared for, timber windows and doors will outlast uPVC installations by many, many years. Timber is also a more sustainable material than uPVC in terms of its manufacture and disposal.

In addition, the manufacture of uPVC is an energy intensive process and there are associated environmental risks of oil extraction and global transportation. The manufacturing process requires the use of highly toxic chemicals, resulting in toxic by-products which have demonstrated hazards to health.

I propose that the applicant considers this approach to all elevations of the new single storey extension and not just the principal/front elevation.

- Also, the application notes the use of pantiles, I ask these are confirmed to be hand-made, natural red pantiles.
- The application also states that the new extension "...is based on an outbuilding or brick rendered potting shed" and "The building itself is taken from traditional styles but with a modern twist...". For the avoidance of doubt, I ask the applicant to provide actual details of wall construction, materials used and their finish.

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: 593502

From:
To: [Planning](#)
Subject: Orchard House, The Bolts, Robin Hoods Bay - subdivision of property to dual use as residential/holiday letting etc. NYM/2022/0598
Date: 17 August 2022 11:22:47

FAO Mrs Jill Bastow

Orchard House, The Bolts, Robin Hoods Bay - subdivision of property to dual use as residential/holiday letting etc. NYM/2022/0598

I refer to your e-mail of the 16th August 2022 in respect of the above application. I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council