

Planning Application NYM/2022/070628/02/23

The Wayfarer

We are saddened that there is an application to change the use of the Wayfarer, and as you know, we provided a detailed note previously regarding our concerns in relation to the proposed changes.

The revised changes, whilst removing many of our concerns, still leaves us with a number of observations which are as follows:

1 - we are quite sure that unsupervised holiday makers (as opposed to supervised dinners) on the front terrace will create a disturbance.

We have witnessed holiday makers 'in drink' outside Devon House when it was a holiday home and outside Lynnfield constantly throughout 2022, and we feel that this proposal will equally lead to disturbance to ourselves, our neighbours and the guests staying in nearby accommodation in the event that holiday makers were unsupervised.

2 - In addition, the proposed internal holiday accommodation is adjacent to our own, and we suspect that this will also cause an internal noise impact not only to ourselves but bed and breakfast guests staying at the Wayfarer itself.

3 - We have witnessed the effects of holiday makers blocking the road at the back of Victoria Terrace while unloading and loading into the Warehouse. There is a difference between holiday makers carrying suitcases from the carparking or dropping suitcases off outside the entrance, to those unloading suitcases, goods and provisions for a self-contained holiday stay.

Last summer an instance occurred when a family parked up outside the Warehouse to unload their car. While the family were unloading, the driver (with the keys) was absent for 15 minutes, his return led to a very heated discussion between them and a group of car owners who were vacating the Victoria carpark who were kept waiting queuing along the back road leading to the hotel.

We believe that this scenario will now also occur in relation to the Wayfarer, as this building like the Warehouse has no formal parking and the space which has been created at the rear would be difficult for a small car to park into.

4 - In any event, in relation to any planning approval, on the basis that our property is attached to the Wayfarer to the south, the White Owl BnB is directly north of the Wayfarer and that the Warehouse is directly east, for the benefit of the owners of those properties and the paying guests that they host, we would again respectfully request that any works be restricted to Monday to Friday 9am-5pm and power tools should not be used before 10am.

We do not feel that it is unreasonable to request that holiday makers who have spent a lot of money to stay in Robin Hood's Bay should not be disturbed outside those hours and at the weekend.

When the current owners of Clarence Deane were forced to do two sets of weekend working whilst improving their accommodation during 2022, this did lead to complaints from our own guests.

Yours Sincerely.

Philip A. Haigh JP

West Royd  
Station Road  
Robin Hoods Bay  
Whitby  
YO22 4RL

For The Attention Of Mr A Muir.

DATE: 17/10/2022.

**SUBJECT: Proposed Change Of Use 'The Wayfarer' Robin Hood's Bay.**

YOUR REF: NYM/2022/0706.

Dear Sir,

Thank you for your letter dated 06/10/2022, providing details of the proposed change of use to the Wayfarer Bistro located on Station Road, Robin Hood's Bay.

In reference to the plans submitted to you in relation to this, and the impact it would have on the property located next door (West Royd) and others, I have the following observations:

**A) Proposed Changes To The Balcony – Front Elevation – Facing On To Station Road.**

The current balcony extends approximately 1250mm from the front elevation of the property and does not extend beyond the depth of the 'bay' windows upon which it is located, please see image 1 for context. The proposed new balcony would extend 2700mm from the front elevation of the property, a further 1450mm beyond the depth of the 'bay' windows. As a consequence of this more than doubling of the depth of the balcony space, if this proposal was allowed to proceed, the following impacts would occur:

1. Somebody positioned on this balcony would have a direct line of sight - horizontally at eye level – through the bay window into the bedroom located on the 1<sup>st</sup> floor at West Royd facing onto Station Road, therefore invading the privacy of any occupant. Please see Image 2.
2. Somebody positioned on this balcony would have a direct line of sight – horizontally at eye level – through the window into the bathroom located on the 1<sup>st</sup> floor at West Royd facing onto Station Road. Whilst the glass into the bathroom is 'frosted', movement can still be detected through the frosted window and the threat of being observed would – I believe – discourage occupants of the bathroom from opening the sash window for ventilation purposes and in general invade the privacy of any occupant. Please see image 2.
3. Somebody positioned on this balcony would have a direct line of sight – vertically downwards – through the bay window into the lounge located on the ground floor at West Royd facing onto Station Road therefore invading the privacy of any occupant. Please see image 2.
4. In addition, the front elevation of both properties faces westwards at 240 degrees compass. The sun rises in the east and sets in the west at 270 degrees compass (in the Summer time). The depth of the proposed balcony would cast a shadow of approximately 30 degrees of compass which would fall across the front elevation of the ground floor of West Royd casting a shadow not only onto the patio area (and seating located upon it) and the front door, but significantly onto the bay window of the lounge located on the ground floor at West Royd facing onto Station Road, thus blocking natural light into the lounge itself.
5. Balconies located on 1<sup>st</sup> floor of other properties located on Station Road, namely the White Owl, Devon House and Clarence Dene, do not extend beyond the depth of the bay windows upon which they are located. I believe that the proposed balcony and the three pillars which would be required to support it would look – cosmetically – completely out of character with

the overall setting and the other properties located on the street. Please see images 3 and 4 for views north and south of the Wayfarer.

6. There is a seating area located against the boundary wall between West Royd and the Wayfarer on the West Royd side. Due to the proposed depth of the balcony, whilst it would not overhang this seating area, it would be adjacent (and above) this seating area and consequently there is a risk that if an object was dropped from the proposed balcony it could land in this seating area and on any occupant that was there at the time, again please see image 2.
7. Gatherings on the raised patio area at the Wayfarer and the proposed balconies above it, would overlook the patio area, front bedroom (and bathroom) and lounge at West Royd greatly impacting the privacy inside West Royd and providing no privacy at all to those seated on the patio area at West Royd itself.
8. Further, potentially 4 unsupervised groups of separate individuals gathering on this area would greatly increase noise levels at this point on Station Road, not only impacting West Royd but other domestic properties opposite and nearby.

#### **B) Proposed Changes To The Balcony – Rear Elevation – Facing On To The Warehouse.**

The proposed changes to the Wayfarer also include the creation of a balcony to the rear of the property. If I have understood the plans correctly, the creation of this balcony would mean that it would extend 600mm beyond the 'rear line' of the West Royd 1<sup>st</sup> floor bedroom located at that point – see image 5 for overall context. As a consequence of this, if this proposal was allowed to proceed the following impacts would occur:

1. Somebody positioned on this balcony would have a direct line of sight - horizontally at eye level – through the windows into the bedroom located on the 1<sup>st</sup> floor at West Royd (facing onto the property know as 'The Warehouse'), therefore invading the privacy of any occupant. Please see Image 6.
2. Somebody positioned on this balcony would have a direct line of sight – vertically upwards – through the landing window to the interior of West Royd and the door leading to the 'house bathroom', therefore invading the privacy of anyone as they left the house bathroom. Please see image 6.
3. I note that this is the owner's balcony, however if a set of circumstances arises whereby unsupervised gatherings were to take place on this balcony, I would have a concern in relation to the noise and the impact this noise would have on the occupants of the bedroom that it is adjacent to and to West Royd as a whole.
4. In addition, from the plans, I am unclear as to what arrangements would be made in relation to the existing guttering affixed to the West Royd property at that point and any consequential risks of water damage or 'damp' if these arrangements are not considered correctly to the satisfaction of both parties. Please see image 7 (Locations A).

5. It would appear that the balcony would be adjacent to and 'butt up to' the exterior wall of West Royd located at that point. I'm unclear from the plans how the drainage would work in relation to ensuring that rainwater would not flow against the West Royd building and I am concerned as to any risk of water damage or 'damp' that this would cause to the West Royd property at that point. Please see image 7 (location B).
6. From the plans, I am unclear as to what arrangements are being made in relation to how the roof line would work. On the plans themselves it states:

'Reroof the remaining pitched section using tiles reclaimed from the existing roof'. It is unclear how this would work with the existing pitched roof section located on the West Royd property adjacent to this - please see image 8 - and what considerations are there in relation to the flashing located at that point, again please see image 8. How are these matters to be overcome to the satisfaction of both parties?

### **C) Other Points.**

In relation to the overall proposal relating to the change of use to the Wayfarer, I have the additional following observations:

1. **Noise Impact** - It is true to say that as a bistro, the Wayfarer currently allows supervised outdoor seating for its diners. The Wayfarer bistro operates Thursday through Sunday and generally the Wayfarer stops serving at approximately 10 - 10:30pm and closes its doors some short time afterwards. In relation to the patio and the proposed balconies to be located facing onto Station Road, the proposal allows up to 4 separate parties to have unsupervised gatherings in this area 7 days a week with no time constraints.

Experience has taught us that holiday makers 'in drink', will make noise. This noise will disturb the occupants of West Royd. All bedrooms at the front of the property and a bedroom at the rear of the property at West Royd are in use, particularly during the summer months. Unsupervised gatherings in this area will not only impact the occupants of West Royd but the occupants of other nearby properties and the occupants at the Wayfarer itself, which I believe, will lead to potential confrontation (regarding noise and behaviours) between parties.

In addition, it is my belief that the size of the proposed balconies will allow for tables, as well as chairs, for the purpose of outdoor eating to be located on the balconies themselves, which would further disturb the occupants of West Royd and any occupants in the two bedrooms at West Royd which face onto Station Road.

Further, looking at the plans, it appears that there are to be 2 ground floor apartments with 3 bedrooms, plus an additional 5 self-contained guest bedrooms for additional holiday makers plus two owner bedrooms this being 10 bedrooms overall. Potentially, this means that there could be up to 19/20 people in this building at any one time. Up to 19/20 people located in a building which is joined to West Royd leads us to conclude that our day-to-day lives within West Royd, particularly during the evenings, will be greatly impacted by the noise of the occupants of the Wayfarer.

2. **Building Works (General)** – The proposed changes to the Wayfarer appear to be quite extensive, when is this work to be carried out? What are the hours of works? Will there be weekend working?

These questions are relevant in relation to nearby guest houses and holiday homes as well as the occupants of West Royd. Holiday makers pay their money to come away to enjoy their holidays, is it the case that these holiday makers are to be disturbed early mornings and at weekends by the noise associated with building works, (power tools and hammering as an example).

The consequences of this and of a prolong building programme will impact on holiday maker satisfaction which will have an impact on the guest houses and holiday homes businesses located nearby.

In relation to this, I would, in any event, respectfully request that if any degree of planning permission is granted, that building works are restricted to 9am-5pm Monday to Friday and that no weekend working be allowed, and the use of power tools be restricted to 10am-4pm Monday to Friday on the basis that it is not unreasonable to allow holiday makers in nearby accommodation to be allowed to enjoy the holidays that's they have paid for.

3. **Building Works (Skips & Parking)** – In addition to the point above, if the building works requires skips for the purposes of removing waste material and/or addition workmen to assist in undertaking the building works, where are these skips to be located and where are these workmen going to park their vehicles? There is no space for either on site.
4. **Juliette Balcony** – The only observation that I have in relation to this, would be similar to B3 above.
5. **Station Road Frontage (Historical Context)** – The frontage of the terrace upon which the Wayfarer is located has remained largely unchanged for over a 100 years. (See images 9 plus attached), the proposed changes particularly the balconies to be located on the front elevation along with the patio doors (detailed on the plans) are, in my view, 1) completely out of character with the rest of the terrace, 2) not in proportion with the Wayfarer itself and 3) not in keeping with the overall look and feel of this part of Station Road.
6. **Parking (General)** – There is no parking available at the Wayfarer, the proposed plans introduce two further apartments along with the existing rooms already located within the Wayfarer. There is no facility for people to unload possessions and provisions at that location and parking within Robin Hood's Bay is already challenging.

This proposal adds to that challenge and equally will potentially cause vehicle congestion (while people load and unload) along Victoria Terrace (adjacent to the Wayfarer) and along the road at the rear of both the Wayfarer and West Royd which leads to the Victoria Hotel carpark.

7. **Type Of Premises** – We are unclear from the plans as to what type of property this would become. We understand that currently it is a Bistro and BnB, but under this proposed change what would this property be classed as – something else – for example an HMO? Please can you confirm.

8. **Owner Occupation** - In relation to all prior observations relating to concerns regarding this development being operated unsupervised, we note that on the proposed plans there is facilities for an owner's lounge, and bedrooms (one with ensuite), but we also note that there is no owner's kitchen and bathroom. If the property is to be owner/occupied and therefore supervised, could the absence of an owner's kitchen and bathroom please be explained?

In conclusion, in light of comments noted in section A1-8, B1-6 and C1-8, I do not feel I can support this proposal, and therefore I formally object to it.

If you feel I need to further clarify any of the points addressed in this letter please feel free to contact me.

Your sincerely,

Philip Haigh J.P.

Images Overleaf.

West Royd,  
Station Road,  
Robin Hoods Bay,  
Whitby,  
YO22 4RL

Image 1



Image 2

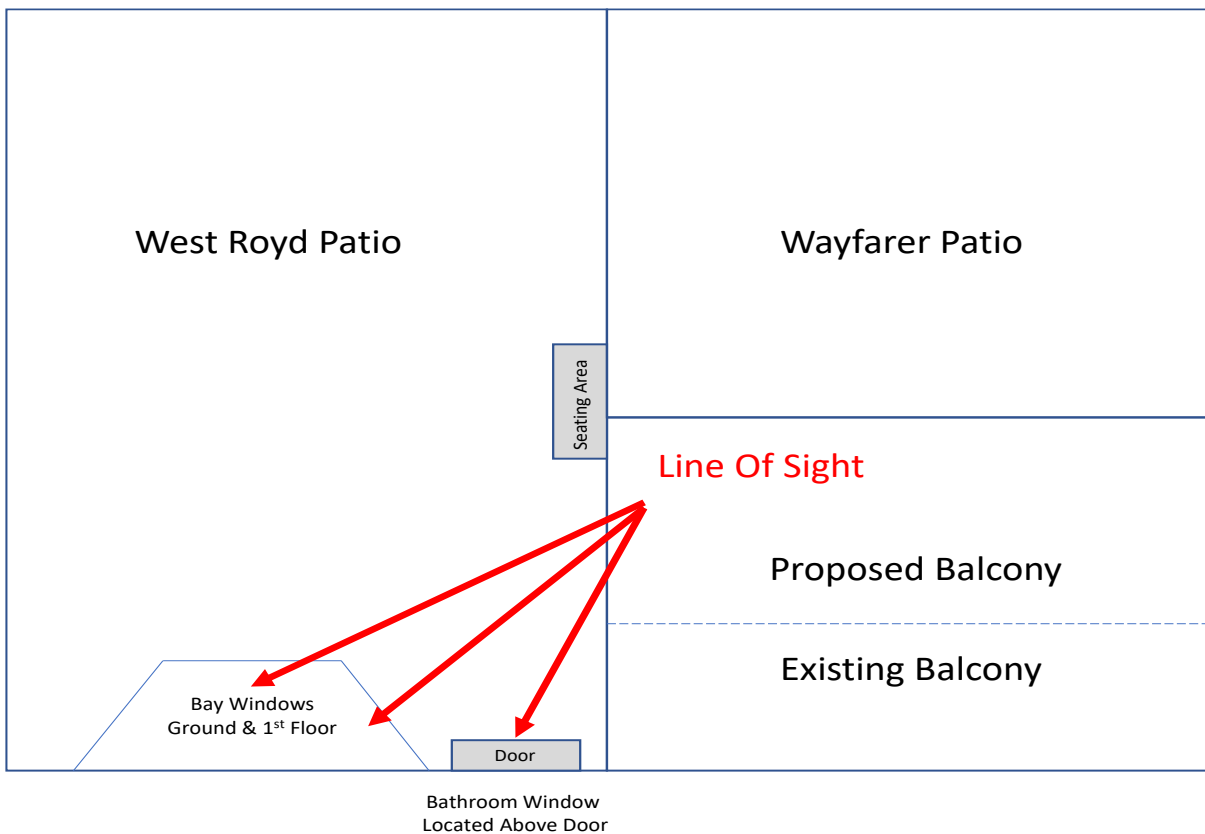


Image 3



Image 4





Image 5



Image 6

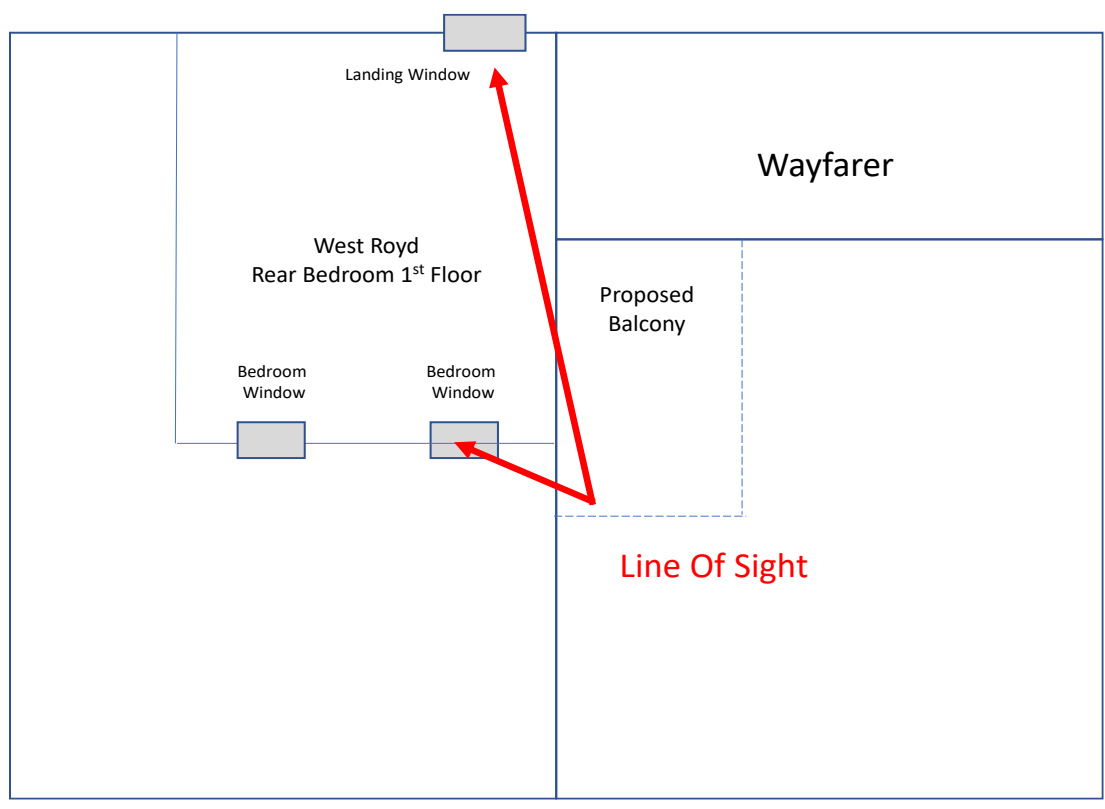


Image 7



Image 8



Images 9 Plus Circa 1920's



And Today



**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2022/0706 - Case Officer Mr A Muir - Received from Mr Graham Proud at Laithkirk, Station Road, Robin Hoods Bay, Whitby, North Yorkshire, YO22 4RL  
**Date:** 21 October 2022 13:27:59

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We are the owners and occupiers of the house directly opposite this proposed development. We object to this proposal on the grounds that the design is totally unsuitable for the area in which the property is situated. The proposed materials i.e. glass and anthracite coloured PVC are not in keeping with the aesthetic of the surrounding buildings which are largely constructed of red brick and stone. There is already a modern glass screen, around the front ground floor seating area, which is at odds with the general appearance of the area and, for which, no previous planning application seems to have been submitted.

The proposed balcony on the first floor is inappropriate in this residential area as it overlooks neighbouring properties. This, and the ground floor outside space for the two apartments, will no doubt become a source of nuisance for neighbours, as it will inevitably be used for late night drinking with attendant noise and disturbance in the locality.

The Wayfarer has very limited on site parking. This proposal will introduce more vehicles which will require parking, in an area where parking is already in short supply.

Comments made by Mr Graham Proud of Laithkirk, Station Road, Robin Hoods Bay, Whitby, North Yorkshire, YO22 4RL

Preferred Method of Contact is Email

Comment Type is Object with comments