

0047/3.00/1/PC

BY EMAIL ONLY

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

10 October 2023

For the attention of Mrs J Bastow

Dear Sirs

Planning application NYM/2023/0569

Project: Extension & alterations to existing dwelling

Site: Quarry Cottage, Shop Hill, Raw, Whitby YO22

Thank you for your letter dated 6 October 2023 and after discussions with my client I am writing to respond.

I can confirm that they wish for the application to be determined as it stands without the suggested alterations. With regards some of the other matters:

Policy CO17

In reviewing the NYMNPA web site page "Implementing Policy CO17 (Householder Development)", there is an error contained in the D&A Statement in including the conservatory in the calculation of the floor area as it exists at present.

Policy CO17 is addressed in the Design & Access Statement and it is accepted that the 30% threshold is exceeded but it demonstrates that the proposal would not result in the loss of a small affordable dwelling in the Park. It is worth highlighting again that the Local Plan does not provide a definition of what constitutes "a smaller more affordable dwelling", as referenced in 7.87 of the LP, that is available on the open market.

Materials

With regards to the proposed materials I would highlight the approvals for planning applications NYM/2012/0319/FL (Wild Wood, Raw) and NYM/2018/0369/FL (Gildershome, Raw), which are 440m and 310m from Quarry Cottage respectively, as being evidence of the acceptance of these materials in similar locations.

A screenshot from Google Streetview of Gildershome is attached (Appendix A) showing the use of timber cladding and zinc cladding to the single storey extension that wraps around the existing building with the north east elevation facing the highway. Your comment directly reflects the objection to the current application put forward by the Parish Council, whereas the PC supported the Gildershome application without any negative comment on the proposed materials, despite those materials being used in a more prominent position. Wild Wood is a replacement dwelling using timber cladding to the walls which is easily visible from the highway.

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Form

Although, the existing dwelling is linear in form this is largely through the extension approved in 2003 and a rear extension is the solution that has least impact on the surrounding landscape. The extension has been designed to be as low as possible (the eaves are set at a normal door height), with a significant portion being below ground, however the exceptionally low eaves height of the existing structure accentuates any difference in the two. As explained in the D&A Statement this guided the choice of a contrasting architectural language.

I trust that the application can be moved towards a determination.

Yours faithfully

Patrick Cuddy

BA(Hons) DipArch(Birm) RIBA

Enc.

cc. Client
File

Appendix A



Screenshot from Google Streetview of Gildershome, Raw showing an extension approved under NYM/2018/0369/FL using timber cladding and zinc cladding