

From:
Sent: 19 February 2024 22:36
To: Planning
Subject: Comments on NYM/2024/0077 - Case Officer Miss Megan O'Mara - Received from Mr Ian Grayson at The Forge, High Street, Egton, YO21 1TZ

I object to the proposed extension and timber accommodation pod.

I feel this proposed extension does not enhance the distinctive character of the 'modest stone and pantile outbuilding' and therefore does not enhance the National Park. The scale of the extension overwhelms the original outbuilding and is therefore not subservient to the host building. Introducing modern rendered blockwork, will totally hide the stone gable end on the western side, covering dove cotes. At present the original stone outbuilding can be seen from the Grosmont road. The proposed extension will almost totally eradicate the view of this traditional outbuilding. The plans also do not include the original stone pig troughs on the southern side, therefore I presume these will be removed.

I do not agree that the works proposed are of a good quality design, that reflects and complements the architecture and character of the original building. The outbuilding in question is 'considered to be of traditional construction, which contributes to the character of the wider area'. Surely the extension will contravene policy CO17.

The main residential dwelling has recently been extended, with an increased floorspace of 22.5%. The plans for the outbuilding look to show an increase of floorspace by about 100%.

Fencing on the western boundary was originally hedging and post and rail fence. This has been replaced by a concrete posts and lapwood panelled fence, set on a raised concrete wall. This also detracts from the building's original agricultural history.

I feel the living pod would be better placed nearer to the main dwelling house, rather than being placed at the top of the green field. Where sited on the plans, it is encroaching into open countryside, with grazing land to the west, north and east sides. The pod appears to have a large glazed patio door on the north side, which would emit light into dark open countryside. Also the blockwork extension on the stone outbuilding appears to have a large, possibly patio door on its north elevation. Again this would cause light pollution during the hours of darkness. Local Plan ENV4 - seeks to protect dark night skies and local nocturnal wildlife.

I also have concerns that the proposed extension will be very close to the new extension on the main dwelling house.

Depending on the occupancy of the pod, I would presume extra waste bins will be a necessity.

Comments made by Mr Ian Grayson of The Forge, High Street, Egton, YO21 1TZ
Preferred Method of Contact is Email

Comment Type is Object with comments