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Subject: Comments for "Members Update Sheet"
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Good afternoon

Please can the following comments be added to the members update sheet in respect of application NYM/2024/0102 at Hill Top, Osmotherley:

We have reviewed the Officer's report with interest. We are firmly of the view that the sensitively-designed works are fully compliant with the adopted Design Guidance and we respectfully disagree with the Planning Officer's assessment. Our full case in this respect is set out in detail in our planning statement and doesn't need to be repeated here.

There are, however, some crucial points that are highly relevant to the case but haven't been given any regard in the Planning Officer's report. We feel that it is vital that members take these points into account so they can reach an informed and balanced judgement. These points are briefly summarised as follows:

- **The host dwellings** is a mid-twentieth century dwelling house of no particular historic or architectural merit, that lies in a cluster of similar modern dwellings of very varied appearance and character.
- The cluster of buildings either side of Clack Lane that the site is part of is set away from the historic core of Osmotherley and outside of the Conservation Area.
- The lack of any merit in these buildings is fully acknowledged in the NPA's Settlement Study.
- The significant variation in building form is very evident. Projecting gables, dormers and hips are all common features. The buildings themselves have vastly varying plan form and scale. There is no commonality in the buildings in this part of the village and no representation of the identified local vernacular (stone built low houses, for example) here.
- The application property is nestled between two neighbouring dwellings of significantly larger footprint, both of which have irregular plan/roof forms and different projecting elements.
- Because of the position of neighbouring dwellings to either side, and significant mature planting to the front and rear, the host dwelling has practically no interrelationship with the surrounding natural landscape. Beyond its presence within the larger built-up cluster of modern dwellings, individually it has an entirely neutral impact on the Western Escarpment Landscape Character Area in which it lies.
- The host dwelling is, therefore, a modern dwelling house of no particular merit in an area of the village that has been identified as lacking the architectural integrity of the historic part of the village. This area characterised by properties of vastly varying form, scale and appearance, with a mixed palette of materials.
- The design of the extension was amended following the pre-application advice from the Planning Officer to ensure a subordinate relationship with the host dwelling and that all adopted design guidance is followed.

Overall, the scheme proposes a modest extension that will cause no harm whatsoever to the character of the host dwelling, the surrounding area or to the special qualities of the National Park. The scheme is supported by the Parish Council and no consultees have raised any concerns.

Kind regards,

Tom



Tom Shiels

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