

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2024/0282 Windy Ridge, Egton 24/01146/EHC100  
**Date:** 24 May 2024 14:47:22

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Goode afternoon

The environmental protection unit have had a look at the above-mentioned planning application for alterations and extension to existing studio building to house home gym (revised scheme following refusal of NYM/2024/0077) at Windy Ridge, Egton and I have had a look at the following submitted documents:

1. Application form.pdf
2. Plans.pdf
3. Supporting information.pdf
4. Consultation responses.pdf

And because the development is in the vicinity of nearby sensitive receptors, I recommend the following:

**Hours of construction / demolition** – No development, including demolition and/or construction works shall take place outside 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays.

Any variation to the hours of operation shall be submitted to and agreed in writing by the Local Planning Authority prior to any agreed change being implemented.

**Reason** - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

**Delivery Hours** - No deliveries shall be taken at or despatched from the site outside 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays.

Any variation to the hours of operation shall be submitted to and agreed in writing by the Local Planning Authority prior to any agreed change being implemented.

**Reason** - To ensure that the residential amenities that occupiers can reasonably expect to enjoy are adequately protected.

Regards

**Don Fundira** BSc (hons)  
Environmental HHealth Officer

North Yorkshire Council  
Environmental Health Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**From:** C A Harrison  
**Sent:** Tuesday, May 21, 2024 8:25 PM  
**To:** Planning  
**Subject:** FW: NYM/2024/0282, Windy Ridge, Egton

*Good afternoon*

*The PC discussed this application and had the following comments and questions.*

*Is a hipped roof and the shape and style of the rear window appropriate and in-keeping with the area.*

*Kind Regards*

*CA Harrison – Clerk to Egton Parish Council*

## **Egton Parish Council Comments 21/05/2024**

### **Reasons for refusal for application NYM/2024/0282**

#### Reasons 1

The proposed camping pod, by reason of its siting and position outside of the domestic curtilage, would have a harmful visual impact on the surrounding landscape and would result in an encroachment of domestic development into the open countryside. The siting of the pod would also result in an unacceptable impact on neighbouring amenities in terms of overlooking. It is therefore considered that the proposed development would be contrary to Strategic Policy A Strategic Policy C and Policy CO18 of the Authority's adopted Policies, as set out within the Local Plan and Paragraph 182 of the NPPF.

#### Reasons 2

The proposed extension to the existing outbuilding would not be in keeping with the host building in terms of its material finish. It is considered that the introduction of a rendered extension to the outbuilding would be harmful to the original character of the building, contrary to Strategic Policy C and Policy CO17 of the Authority's adopted policies, as set out within the Local Plan and Paragraphs 139 and 182 of the NPPF.

#### Reasons 3

The proposed camping pod fails to meet the requirements for annex accommodation, as set out within Policy CO18 of the Authority's adopted policies, contained within the Local Plan, in that the unit is not physically attached to the main dwelling with an interconnecting door, nor is it located within the curtilage of the main residential unit.

#### Reasons 4

The proposed extension to the existing outbuilding, combined with existing extensions to the main dwelling, would result in a total increase in habitable floorspace that exceeds the 30% limit in Policy CO17 of the Authority's adopted policies, as set out within the Local Plan.

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# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM24/0282/FL**

**Proposed Development:** alterations and extension to existing studio building to house home gym (revised scheme following refusal of NYM/2024/0077)

**Location:** Windy Ridge, Egton

**Applicant:** Ms Rachel Barker

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

**Area Ref:** 4/32/278 **Tel:**

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

**To:** North York Moors National Park Authority **Date:** 10 May 2024

**FAO:** Megan O'Mara **Copies to:**

The revised scheme does not alter the views of the Local Highway Authority that were made on the original application, NYM/2024/0077.

On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

<b>Signed:</b>          <b>Ged Lyth</b>  For Corporate Director of Environment	<b>Issued by:</b> Whitby Highways Office Discovery Way  Whitby  North Yorkshire  YO22 4PZ  <b>e-mail:</b>
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**From:**  
**To:**  
**Subject:** Windy Ridge, Egton - alterations and extension to existing studio building to house home gym (revised scheme following refusal of NYM/2024/0077) NYM/2024/0282  
**Date:** 02 May 2024 10:43:08  
**Attachments:**

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FAO Miss Megan O'Mara

**Windy Ridge, Egton - alterations and extension to existing studio building to house home gym (revised scheme following refusal of NYM/2024/0077) NYM/2024/0282**

I refer to your e-mail of the 30<sup>th</sup> April 2024 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM  
Housing Standards Team Leader

North Yorkshire Council  
Housing Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO12 2HG

