

From:
To: [Planning](#)
Subject: Comments on NYM/2018/0368/FL
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Demolish existing dwelling and outbuildings and construct replacement local occupancy letting dwelling with holiday use at Hill View Barn, Staintondale

The above application has been considered by Staintondale Parish Council.

Property at this location was previously known as Whitegates Bungalow. Councillors believe the dwelling in its present format is the result of NYM/2009/0699/FL which allowed the late 1940's built one bedroom timber bungalow on site to be replaced by a two bedroom timber bungalow. The original chimney stack was retained and while the footprint of the building increased, it was by a negligible amount. The visible walls of the replacement bungalow were timber. the roof was felt.

Now forward some 9 years to the present application NYM/2018/0368/FL. The replacement dwelling is further away from the road - it is suspected that has been done in order to allow the design of the property to take advantage of the falling ground levels by facilitating the creation of a glazed north east elevation with far-reaching sea views. The proposed footprint size is approximately 75% more than the bungalow it replaces.

No trace of the original building remains - the chimney has gone.

The outside walls of the two previous bungalows were horizontal timber clad - the proposal is for outside walls which are approximately 3 foot of reclaimed brick topped by 3 foot of vertical timber cladding. Councillors struggled to think of another building in the parish which had outside walls of a similar construction and appearance.

The north east elevation is almost completely glazed, being broken only by a small amount of cladding and the brick plinth. Councillors considered this elevation to be totally alien to anything currently or previously seen on the application site or indeed in Staintondale itself.

The proposed roof will be pantiles. While pantiles may be the vernacular for Staintondale and Ravenscar, they are not for this particular site or the previous bungalows on site.

Council takes the view that replacing the existing property with one of a significantly different size, scale and design would have an adverse and detrimental impact on the character and appearance of the local area.

Council therefore **objects** to the application as submitted on the grounds it does

not accord with:

- Development Policy 21-2 by virtue of the fact the applicant has failed to demonstrate that the building is in an unsatisfactory state of repair or lacks basic amenities which cannot be provided within the existing building and its replacement would enable an unsatisfactory dwelling which is incongruous in the landscape to be replaced by one which makes a positive contribution to the landscape and character of the National Park.
- Development Policy 21-3 by virtue of the fact the replacement dwelling is not in the same position and of a similar floor area, volume and scale, and with a similar curtilage as the existing dwelling. Additionally, the applicant has failed to demonstrate that the alternative position is more suitable in landscape terms.

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