

**From:**  
**Date:** 11 December 2018 20:59  
**To:** <j.bastow@northyorkmoors.org.uk>  
**Attach:** FAO Ampleforth Parish Council.docx; {EBE4CA60-DA02-45EE-BDFD-A5D9676C1436}.wpostx  
**Subject:** Sycamore Cottage, Ampleforth, Application Ref: NYM/2018/0730/FL

From: Julian and Rosie Allisstone,  
 The Gables,  
 West End,  
 Ampleforth,  
 YO62 4DX

11 December 2018

Dear Mrs Bastow,



Application Ref: NYM/2018/0730/FL

Re Sycamore Cottage, West End, Ampleforth, York, YO62 4DX, and our objection, in respect of removal of single storey kitchen extension and replacement with two storey extension, removal of shed and construction of single storey extension to outbuilding to form studio together with erection of summerhouse/workshop at Sycamore Cottage, West End Ampleforth, YO62 4DX.

Further to our letter of objection, our attention was drawn to the criteria that extension proposals need to meet which are referenced in the Draft Local Plan that North Yorkshire National Park follows. Extensions seem to be covered in Policy CO18 on page 119, the link to the plan being here:

[https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.northyorkmoors.org.uk%2fplanning%2fframework%2fdraft-local-plan-preferred-options%2fLocal-Plan\\_PREFERRED-Options\\_Final.pdf&c=E,1,\\_VRuMdlpUG-KWEz8GZaYr2VHwqXQilCctHu8huB1dBI\\_0atH8NHe9JHN7IKOHigFD41aFP9JmKM35-v5dx6zawSgJFVWmKT\\_xP2fPt1GnRVvQw,,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.northyorkmoors.org.uk%2fplanning%2fframework%2fdraft-local-plan-preferred-options%2fLocal-Plan_PREFERRED-Options_Final.pdf&c=E,1,_VRuMdlpUG-KWEz8GZaYr2VHwqXQilCctHu8huB1dBI_0atH8NHe9JHN7IKOHigFD41aFP9JmKM35-v5dx6zawSgJFVWmKT_xP2fPt1GnRVvQw,,&typo=1)

We noted that item 1 of the policy refers to scale, item 2 refers to need to protect amenity of neighbours and 3 refers to Parks' Design Guide - [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.northyorkmoors.org.uk%2fplanning%2fframework%2fspds%2fdgpt2.pdf&c=E,1,Ahp73X-enZOPnVYZuuYCP40g29qLe9SUZwPU6N--GIFzww9L8KnTKTv\\_7y6WzeFvClSRSSsJKApOWrKsBNBfd5nW3fQRFxmwmkOTkb7gmZfq0TVQWw,,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.northyorkmoors.org.uk%2fplanning%2fframework%2fspds%2fdgpt2.pdf&c=E,1,Ahp73X-enZOPnVYZuuYCP40g29qLe9SUZwPU6N--GIFzww9L8KnTKTv_7y6WzeFvClSRSSsJKApOWrKsBNBfd5nW3fQRFxmwmkOTkb7gmZfq0TVQWw,,&typo=1)

The Draft Local Plan refers to total habitable spaces with the floor area not being increased by over 30%. Policy CO18 in the Draft Local Plan also states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30%, unless there are compelling planning considerations in favour of a larger extension. While the submitted floor plans do not include a scale bar, using our own property as a guide we have been advised that the existing habitable floor space (excluding bathrooms and circulation space) to be approximately 60sqm, while the proposed is estimated at 99sqm. This represents an increase of 65% of habitable floor space. In addition to this, the application proposes a new Studio, enlarged in footprint to the shed it would replace, as well as a new 25sqm Summer House and Workshop. Given the additional, further accommodation already available in the two storey annexe building within the garden (against which the Studio is proposed), the extent of additional accommodation sought on this residential property could be considered as over-development.

7.94 also refers to workshops and the need to understand what is proposed, in order to protect amenity of neighbours.

We would like to challenge some of the items in the application and the design and access statement:

12 DEC 2018

Sycamore Cottage is noted in the Design and Access Statement (D&AS) as having been *much altered* during the course of its history. Externally this would not appear to actually be the case, as the cottage has only had one, modest and single storey extension built onto the rear. The projection of this existing extension, when viewed on Google Maps, appears to largely be commensurate with other extensions on this north side of the road. The projection of the proposed extension, however, is considerably greater than the norm. It is not therefore, as suggested in the submitted D&AS, *in keeping with the general pattern of extensions built on the rear of houses in this part of the village*.

A brief description of the three stages of the proposed development is given in the D&AS by reference to external features of the garden. The true impact and extent of the development proposed cannot, however, be visually determined by the scant information provided on the 1:500 scale site plan included on the drawings. In order to consider issues of scale and impact on our amenity, The Gables, there needs to be more information provided on relative levels between the three areas of development proposed, in particular regard to the amenity spaces and window positions of our adjoining property. There do not even appear to be any photographs included in the application documents of the property, specifically the rear elevation, that would show the proposals in their full context.

The first part of the proposal relates to the construction of a new summer house and workshop. Paragraph 7.94 of the Draft Local Plan requests that additional information be provided as to the proposed use of workshops, in order to consider any impacts on neighbours, highway safety or local amenity. We are not aware that such information has yet been provided.

When considering the properties along the north side of Ampleforth Village, the extended size of a site is almost academic in terms of the size of property it can justify. While some gardens may extend a hundred or more metres up the hill to the north, almost all of the properties are restricted in their width. In the case of Sycamore Cottage, the site is only as wide as the house itself and a small access track to the east side. The development proposed is largely front loaded on the site, and by virtue of the set-back, adjoining property to the east, Prospect House, the proposed extension will be wholly visible from the public domain, increasing the visible width of the eastern flank by approximately 75%. It is therefore far from accurate for the D&AS to suggest the development would have *virtually no impact on the appearance of the property when viewed from the street, as it will largely be tucked behind the house*.

Policy CO18 in the Draft Local Plan states that the scale height, form, position and design of the new development should not detract from the character and form of the original dwelling or its setting in the landscape. The character and form of the host dwelling will be affected, particularly when viewed from the east (as noted above).

Furthermore, the set back of Prospect House creates a garth view up the rear garden of Sycamore Cottage, in which the proposed Summer House and Workshop would feature quite visibly, thereby impacting on the setting of the property in the landscape, as we have also referred to in previous comments to North Yorkshire National Park and the Ampleforth Parish Council.

Reference is made to the side wall being *set in from the existing gable end of the roof*, but it should be noted that this set-back scales at approximately 200mm. To all intents and purposes this marginal set back will do nothing to mask the drastic increase in width of building mass when viewed from the public domain to the east and south east, roadside.

The concluding statement in the D&AS that there will be *no significant overlooking or overshadowing of any neighbouring property brought about by the works* cannot be supported or justified, for all the reasons we have already outlined to the North Yorkshire National Park and Ampleforth Parish Council in our previous comments. It is also of note that the elevations submitted with the Application do not show the proposals in their context with adjoining properties; had such information been provided then the full impact of these proposals would be evident, and the fallacy of this statement made clear.

Again, Policy CO18 of the Draft Local Plan is clear that developments should *not adversely affect the residential amenity of neighbouring occupiers*. As outlined in depth in our previous correspondence with the North Yorkshire National Park and the Ampleforth Parish Council, the proposals currently submitted for Sycamore Cottage would entirely remove the little amenity currently enjoyed in our property to the west, The Gables. Moreover, by virtue of the elevated Studio proposed with its large windows facing the rear elevation of the properties, we would also be at

risk of losing the amenity we ought reasonably to be allowed to enjoy within our private, internal accommodation.

We attach below an out of date street scene of Sycamore Cottage, viewed from the south east, roadside. The tree in the building zone has since been taken out - perhaps in anticipation of the proposed build? Currently there are now on average approximately half a dozen cars parked around the area where the blue car is placed, and down onto the street. We flagged our concern to the Ampleforth Parish Council that Sycamore's proposed increased size would leave the potential for a larger family to move in one day which would add to the car congestion in that area. See Ampleforth Parish Council letter of Thursday 6 December, also attached.

Thank you very much for all your ongoing attention to this matter.

Yours sincerely,  
Julian and Rosie Allisstone



NYMNP  
12 DEC 2010