

**Dawn Paton**

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**From:** ANDREW ALLINGTON  
**Sent:** 18 November 2016 11:59  
**To:** Planning; Helen Webster  
**Cc:** Paul Davies  
**Subject:** Re: Rock House Farm planning application NYM/2016/0416/FL  
**Attachments:** Neighbours incorrect drawings.docx

Dear Helen,

[NYM/2016/01416/FL](#)

Further to our recent communication about this application, we understand that at present you consider that the pantry/utility window proposed by our neighbour not to be a planning matter.

However we want to bring to your attention an error and omission on the plans submitted by their architect in respect of:

the party wall boundary - incorrectly drawn;

our bathroom window immediately above their proposed pantry/utility window - omitted.

Our concern is that because their proposed window differs both in style (one cross sash bar compared to our vertical bar also) and colour (proposed grey compared to our white windows), it will seriously and negatively detract from the appearance of our front entrance and elevation.

Please find attached document with their architect's relevant inaccurate drawing and a photograph of our elevation, mocked up with their proposed window.

Having referred this matter to our solicitor, he has advised that we should make clear to you that we are objecting to this proposed pantry/utility window not being considered a planning matter.

We look forward to hearing from you.

With best regards,

Andrew

Andrew & Hazel Allington  
re: Rock House Lodge YO13 6BS

The Rectory, Main Street, Burnsall  
Skipton North Yorkshire BD23 6BP



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**From:** Planning <planning@northyorkmoors.org.uk>  
**Sent:** 25 July 2016 15:37  
**To:** ANDREW ALLINGTON  
**Subject:** RE: Rock House Farm planning application NYM/2016/0416/FL

Dear Mr Allington

Many thanks for your email of 13 July 2016 concerning the above planning application. Firstly please accept my apologies for the delay in providing you with a response. I appreciate and fully understand the concerns you have expressed as such I feel it would be helpful to set out the Authority's consultation process.

To meet the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, Local Planning Authorities must either post a site notice or undertake a neighbour consultation exercise however there is no requirement to do both. Within the North York Moors National Park Authority's Statement of Community Involvement we have agreed to go over and above legislative requirements and do both as we feel it to be in the public interest. The decision made by the Authority which neighbours to consult is determined by our planning system mapping address points which are based on the local Borough/District Council's plotting. Having looked at the mapping for Rock House Farm, it would appear that the address point for Rock House Lodge is positioned on Rock House Farm as such it has not have been picked up. Notwithstanding this, I accept that had it not been for your neighbours you would not have been made aware of the application and for this I must apologise. In order to ensure that this issue does not arise again I would advise you to contact Scarborough Borough Council to request that the address point for your property is moved.

I understand that since receipt of your email you have spoken with the Case Officer Helen Webster concerning the remaining matters you raised.

I hope the above clarifies matters and again I apologise for the inconvenience the matter has caused.

Yours sincerely



Mrs Wendy Strangeway  
Planning Administration Officer

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

Tel: 01439 772700

(Please note that I am contactable between the hours of 9.00am and 4.30pm Monday to Friday)



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**From:** ANDREW ALLINGTON  
**Sent:** 13 July 2016 16:38  
**To:** Planning  
**Subject:** Fw: Rock House Farm planning application NYM/2016/0416/FL

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**From:** ANDREW ALLINGTON  
**Sent:** 13 July 2016 16:35  
**To:** [h.webster@northyorkmoors.org.uk](mailto:h.webster@northyorkmoors.org.uk)  
**Subject:** Rock House Farm planning application NYM/2016/0416/FL

Re: NYM/2016/0416/FL



Dear Helen,

I have just picked up a planning application on your site by our neighbours Brian & Lesley Goodliffe for Rock House Farm which is our adjoining property / neighbour as a semi-detached property and telephoned immediately to speak with your colleague Collette Kelly as we are dismayed not to have been consulted about this application.

You may remember that you visited the site to discuss our own planning application for a summer house, NYM/2014/0793/FL - Rock House Lodge, so we find it additionally puzzling why only Troutdale Lodge and not ourselves have been consulted. The elevations submitted by the applicant do not even show the full elevation of the two adjoining building, but only their half of the property. We are amazed that this has not been picked up.

Their rear elevation is in fact our front elevation and we are concerned that the additional window proposed here impinges negatively on our property.

This new window looks directly onto our property /main front car park, as all of this area immediately adjoining their rear elevation is our property and not theirs.

Our long term development plan for our own front entrance porch includes an application for an extension ourselves over the land in front of the applicants proposed new window, which lies directly below our bathroom window as an overhanging freehold which is itself omitted from the applicant's drawings.

As you will understand we are therefore extremely concerned by their incomplete proposal and lack of consultation with us by yourselves.

We look forward to hearing from you at your earliest convenience.

Yours sincerely,

Andrew

Andrew & Hazel Allington

The Rectory  
Main Street  
Burnsall  
Skipton  
North Yorkshire  
BD23 6BP



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We are concerned that our neighbour's proposed pantry window encroaches on the appearance of our front elevation – different window style, proposed colour (grey) sited directly below our bathroom window of a different style and colour (white),

corrected party wall boundary line — boundary incorrectly shown on architect's drawing

