

NYM/2016/0459/FL

Brooklea, Fylingthorpe

Objection: Outbuildings within the Conservation Area generally fall into two categories: 1) small, ubiquitous, timber garden sheds which do not contribute towards the character of the Conservation Area but which, due to their small scale and temporary appearance cause minimal harm to the character of the area and 2) vernacular, solid wall structures constructed of masonry under a pantile or slate roof of a steeper pitch. Where larger modern outbuildings do exist, especially in a cluster, they do detract from the character of Conservation Area such as at the lowest point of Thorpe Bank.

The proposed structure is quite substantial and would be considerably larger than a standard garden shed. Whilst the proposed materials will give the building a more temporary appearance the materials and roof pitch will be discordant with larger outbuildings within the Conservation Area which are typically of masonry construction. As such there is concern that the structure will be visually atypical of outbuildings within the Conservation Area but lack the quality to make it a positive anomaly.

The mature planting within the garden and along the boundary will help screen the structure from what is the main thoroughfare through the village although the Authority has no control over this hedging which could be removed at any point without consent. It is also not clear as to whether this hedging falls within the ownership of the applicant or his neighbour. The image below, taken in 2011, shows how visually permeable and prominent this centrally located site was before the planting matured and how, combined with the adjacent sheds and pole the proposed structure would constitute visual clutter as per the examples below.



If a condition *could* be attached to an approval stating that screening had to be retained for the lifespan of the structure this would certainly help mitigate the impact of the outbuilding.

The Authority has, however, had feedback from the Inspectorate on a different site within Fylingthorpe Conservation Area advising that the public visibility of a structure should not be considered when determining the impact of a proposal on the character of a Conservation Area.

Having considered all the points above it is felt that harm will be caused to the character of the Conservation Area by this proposal. Although this will be less than substantial harm there are no public benefits that would ensue from the development as required by para 134 of the NPPF. As such refusal is recommended. BD

NYMIPA
18 AUG 2016

Examples of solid, masonry outbuildings throughout the Conservation Area



Nieghbouring historic buidlings each with a small, timber shed-relatively little harm caused



NYMIPA
18 AUG 2013

Mixture: solid, masonry, monopitch outbuildings with steep pitches by small, modern timber sheds



A larger number of modern timber and plastic outbuildings which create visual clutter and detract from the Conservation Area.



Larger timber outbuilding with roof in non-vernacular materials detracts from character of area. Exacerbated by adjacent visual clutter of poles and phone box.



THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
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RECEIVED
JAN 15 1964

FROM
DR. J. H. GOLDSTEIN

TO
DR. R. M. HARRIS

RE
POLYMERIZATION OF STYRENE

ATTENTION
POLYMERIZATION OF STYRENE

DATE
JAN 15 1964

BY
J. H. GOLDSTEIN

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J. H. GOLDSTEIN

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