

Mr and Mrs Dickinson
Glen Farm, 3 The Cliff,
Iburndale
Whitby
North Yorkshire
YO22 5DS

July 27th 2016.

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

Dear Sir / Madam,

Further to advice received from our telephone conversation on Monday 25th July 2016, we wish to add to our recent application for a non-material amendment details of a minor modification to the roof of our new extension.

Once we got to the stage of building the roof of our new extension we quickly realised that we weren't going to be happy with the design of the extensions roof. The flat edges to the extension of the roof was going to affect the visual impact and amenity of the development from both inside and outside of the property. From outside, the flat roof would, we believe, have not been the optimal solution for being in-keeping with the design of surrounding properties and we were also surprised how much you would be able to see it from the main road and from neighboring properties highlighting the contrast between the red pan tiles of the sloped roof section and the dark GRP material of the flat roof section. From inside it meant that the ceiling height would be very low in areas and block light getting into the property.

After discussion with our builder, we consulted both a Structural Engineer and the National Park Design Guide to find an alternative design. We have changed the roof so that the entirety of the extension of the roof is now sloped and pan-tiled, whilst remaining within the recommendations of the Design Guide namely:

- The roof pitch is within the guideline of between 30-45 degrees (approximately 35 degrees).
- The roof pitch is similar to that of the roof pitch of the barn next to the main house, meaning that it is in-keeping with the surrounding area.
- The property no longer has any form of flat roof, this is mentioned as something to be avoided if possible throughout the Design Guide for example "Pitched roofs should be used in preference to flat roofs."
- The entirety of the new roofs coverings now match the rest of the property.
- The ridge line of the extension remains the same, lower than the main house and therefore still subservient in nature.



In hindsight, we should have consulted yourselves as part of the process before we made these modifications and we apologise for that, however, we hope that you can see the thought we have put into improving the quality of the design by ensuring that the alternative design compliments the local character, buildings and sense of place by meeting the guidelines set out in the Design Guide.

We have enclosed some photographs of the roof at its current stage so that you can have a clear idea of how it looks at present and also an amended drawing for dimensions.

Yours Sincerely,

Ben and Lora

