



GROVE COTTAGE  
THORPE BANK  
FYLINGTHORPE  
WHITBY  
YO22 4UA

14<sup>th</sup> December 2016

RE: Planning application NYM/2016/0696/FL. Grid ref 194245 504977

Dear Sirs

I am in receipt of your notifications 9<sup>th</sup> & 18<sup>th</sup> November respectively re the above planning application for The Manse Fylingthorpe and have noted that the description has changed from the original notification but the plans remain the same.

I wish to give formal notice of my objections to certain aspects of this planning application. I am the owner of Grove Cottage which is the adjoining property situated on the western side of The Manse, both properties are part of what is known as the Fylingthorpe conservation area. My objections are based mainly on the stipulations laid down by the North Yorkshire Moors National Park within their development strategy for this area.

The objections are as follows. Firstly regarding the rear aspect of the property. The existing Dormer window is to be totally removed and according to the plans replaced by one large dormer window which extends to two thirds of the lower section of the roof and is divided by a chimney, effectively making it a double dormer also higher up on the roof plan there is intended to be an additional dormer window with same central chimney exactly in front of it. There is also an added issue that if the intended Dormers were permitted I feel these would greatly encroach on the privacy at the rear of my property which has already been eroded somewhat in the past by other developments.

The conservation Area regulations state that any alterations have got to be sympathetic to the original features of the existing property and as far as I can make out by looking at the plans they change the appearance of the roof completely from what it was. Drawing to your attention the building is a Victorian Manse and is one of just a very few properties in the village conservation area of outstanding character.

I wish to point out with regard to the photos provided by the applicant relating to properties in and around the area of Thorpe bank that there are no north facing dormer windows only south facing ones these were installed well before the conservation area came into being. In the recent past there have been applications for dormer windows on Thorpe bank, these were refused, but concessions were made in the form of Velux windows. Regarding this I refer to the extension application for properties of Burnside and Glenholm, which are on my western boundary.

The rear Dormer windows are obviously my main bone of contention, but regarding the retrospective planning application for the single story extension to the conservatory. This extension has been in place for some time now and has obviously been put up without permission, although not a problem to me, despite the diminished outlook and it can be seen from the road. A point I must make is because there is a fire and flue involved this must call into question fire regulations as the construction is of wood adding to which it appears to contravene article 4 relating to materials not matching the construction it is attached to i.e. UPVC.

I conclude in saying once again thanks for your notifications and giving me the opportunity of airing my objections. I trust you will give them fair consideration at your planning meeting and inform duly of your decision

Yours sincerely