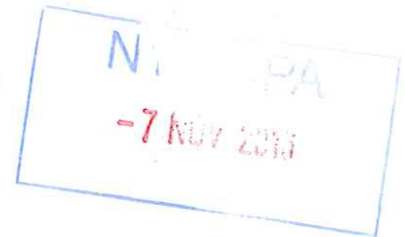


Nigel Sutterby
The Manse
Thorpe Lane
Fylingthorpe, Whitby YO22 4UA

November 7, 2016

Re: NYM/2016/0696/NEW



Fylingthorpe is a small village on a rural route to Robin Hoods Bay. It is an area of ribbon development; of mixed construction, older cottages with Victorian and modern infill. Materials include stone, brick and render with a mix of pantile, slate and tile roofing.

Velux, dormer windows and various alterations are commonplace. Many of the properties are now holiday lets, with associated on-road parking problems.

The Manse is a 2 storey house on Thorpe Lane and is not located in an area with commanding views, overlooked only by our immediate neighbours to the south (front) across Thorpe Lane.

Impact and Mitigation

The majority of our proposed modest works are to the barely overlooked, treed, rear of our property; and include replacing a very unsightly existing dormer.

We propose one small dormer, in local vernacular 'cat-slide' style to the front.

We do not feel this will be incongruous since our adjoining neighbour has 1, on the same elevation, and there are various other dormer iterations in the vicinity.

This project will improve our family home, (since the roof concerned is overdue for replacement) and it will not become a holiday let.

See attached photographs.

Yours truly,
Nigel Sutterby



View of S-side (front) of The Manse (R) from Thorpe Lane with neighbouring Grove Cottage (L).



S-side view of Clifton House, Croft Cottage & The Manse from



Kingston Field.
Note context of proposed dormer(square).

S-side view of Clifton House from Kingston Field.

Note dormer windows and variable window sizes.



S-side view of Saxon house & Braeside from Kingston Field. Note varying sized extensions and window treatment. Also dormer windows.



S-side front of Caytam Cottage from Thorpe Lane. Note the visible-from-dormer windows.



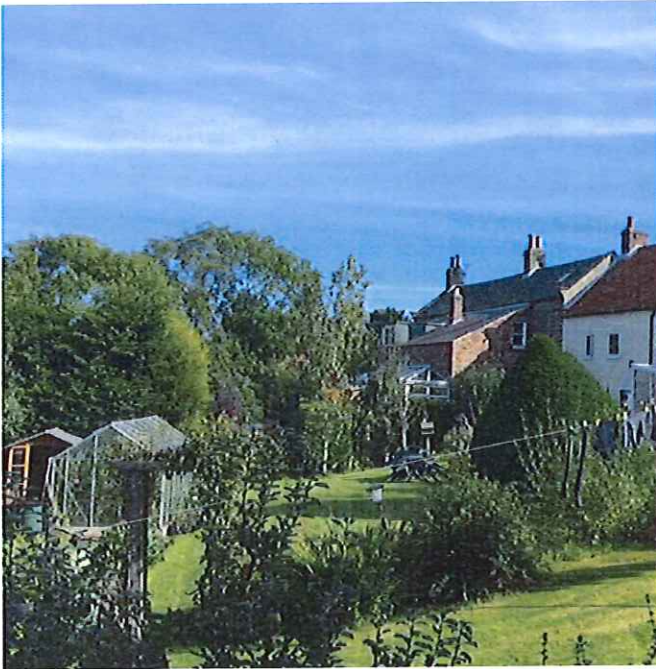
road

We propose one dormer of similar style (slate roof), to front.



View of The Manse from the field to the north of property, looking south.

NYMNP
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N-view (rear) of The Manse
from across garden of Grove
Cottage.


Note present
position of crude
dormer window
above brickwork.



Applications for Minor Works

For applications for small-scale works of a minor nature a lesser amount of information may be required within a Heritage Statement to understand the impact of the proposed works on the significance of a heritage asset. Examples where a reduced amount of information is required could include the erection of a satellite dish on a Listed Building or within a Conservation Area; the replacement of windows or doors on a non-Listed Building within a Conservation Area; or the replacement of a modern fireplace with a more traditional design in a Listed Building.

In these cases applicants may prefer to submit a Heritage Statement in a table format that incorporates the following headings:

What is significant about the heritage asset?	What works are proposed?	What impact do the works have on the part of the heritage asset affected?	How has the impact of the proposals been minimised?
<p>Part of the heritage coastal area</p> 	<p>The construction of a cat slide dormer to the front elevation. Further construction of two cat slide dormers to the rear elevation and finally a very small single storey to the rear elevation. Change roof of conservatory to tiled</p>	<p>The construction of the dormers will be of a design found throughout the district and the front dormer in particular will be of quite a small projection. The development to the rear though larger will enhance the accommodation and due to the location of the building will not be of any real visual significance.</p>	<p>As most of the construction is to the rear of the property the impact is lessened. The front facing dormer is of a low profile and matches other dormers within the area.</p>

Please note that it is the applicant's responsibility to submit sufficient information with their application to understand the impact of the proposals on the significance of any heritage assets affected. If you are in any doubt about the extent of information that is required and to avoid delays in validating your application please contact the relevant Officers to discuss this prior to submission.

continued overleaf.....