



MR & MRS R Mussett

5 Hay Lane

Scalby

YO13 OSP

17th October 2016

Planning Application NYM/2016/0724/FL

Dear Miss Webster

I write in response to your letter dated 11 October 2016 reference the proposed development at 3 hay lane Scalby Scarborough for alterations and construction of a pitched roof to garage and extension

We wish to submit strongly an objection to certain aspects of this proposal, in principle we have no issue with the extension but we do object to the proposed pitch roof element.

Having studied the application and plans in detail, there is no doubt that this development will have a serious visual impact and will be over bearing on the immediate location, and in particular to our house especially as we are in close proximity to the proposed development.

In our opinion, by virtue of the proposal to increase the roof height, together with the already existing large roof area verses the plot width size at No. 3, the location does not lend itself to further expansion of an additional pitch roof in this instance. The effects of overshadowing and congested appearance together with light restriction into our house and garden at certain times of year will be effected, and consequently will be out of scale and character in terms of appearance compared with the existing development of neighbouring properties in what is an area of outstanding natural beauty.

We believe a suitable compromise in this instance will be to raise the height level of the building enough to obtain the required adequate internal head space and replace similar to the existing with a replacement flat roof, therefore maintaining the current visual aspect and appearance with very little impact while meeting with a satisfactory outcome

We understand the quality of materials used today in the construction of flat roofs are far superior to previously used and can have equivalent life span as traditional pantiles.

I hope this constructive objection can be given serious consideration and are more than happy to discuss further if required.

Yours Sincerely

Richard & Nena Mussett