

JNB

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

Mr B P Stoner
Montrose
Wesley Road
Robin Hood's Bay
Whitby
YO22 4RW

Your Ref. NYM/2017/0242/FL

31st May 2017

Dear Mrs Bastow

Re: Application in respect of Construction of 2.no storey annexe accommodation with workshop/studio following demolition of garage, along with construction of dormer to rear elevation and rooflight to side elevation of dwelling at Atlantis, Thorpe Lane, Robin Hoods Bay, Grid Reference 494997 505303

Please find enclosed a letter regarding my thoughts about the application in respect to my neighbouring property Atlantis, Thorpe Lane.

If you wish to contact me for further information you may either phone me on my mobile or email but please do not publish this information only my address, thank you

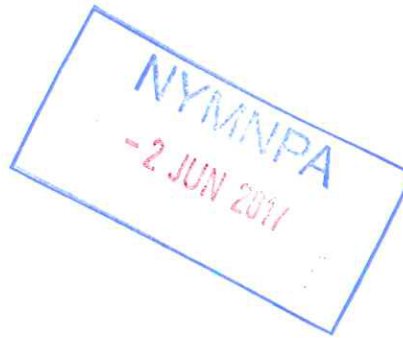
Yours sincerely

Mr B P Stoner



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Your Ref: NYM/2017/0242/FL

Dear Mrs J Bastow

Re: Application in respect of Construction of 2.no storey annex accommodation with workshop/studio following demolition of garage, along with construction of dormer to rear elevation and rooflight to side elevation of dwelling at Atlantis, Thorpe Lane, Robin Hoods Bay, Grid Reference 494997 505303

While I have no overall opposition to a 'Granny Flat' annex being built at this property, I feel that the current submitted plans are not acceptable and wish to lodge objections on the following grounds.

- The new proposed annex consists of a solid brick wall along the boundary with my property (Montrose) which at a height of 2 storeys will be within 1.5 metres from the windows of 2 of my bedrooms, my kitchen and will extend half way along the length of my conservatory. Currently just a side door from the living room is affected by the existing garage wall. This would result in a significant loss of light and have an adverse effect on the property.
- The type of construction of building proposed, wood frame and glass, is out of character with the other properties in the area, and would change the appearance of what to locals and tourists has become an established iconic view of Wesley Road with the Church at the end.
The very large glass windows have the potential for creating a large amount of light pollution in a quiet village location again detracting from the overall aspect.
- The proposal is for a 'small house' which I believe would be over-development of the area, especially if in the future consent was sought which would allow it to be utilised as a holiday home or sub let.
- The plans indicate that the wall will be on the boundary. It is not clear from the drawings, but would this imply that the roof line, gutters etc would overlap onto my property?

I have no objections to the proposed changes to the main house and I would be happy to consider a single storey annex to the side of Atlantis, (rather than to the rear) and in line with the front of the existing house, which I believe could address the issues above if designed to fit into the look of the neighbourhood.

Yours sincerely

Mr BP Stoner ✓