

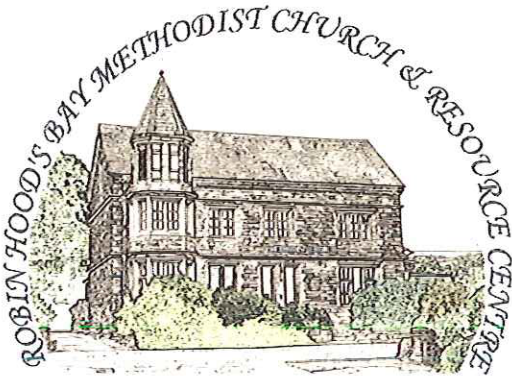
JNB

## Robin Hood's Bay Methodist Church

Minister: Rev. Jane Carter,

Deacon Helen Webster

Church Address: - Wesley Road, Robin Hood's Bay, North Yorkshire, YO22 4RW



C/o West Dene  
Mount Pleasant North  
Robin Hood's Bay  
North Yorkshire  
YO22 4RE

2<sup>nd</sup> June 2017

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

Dear Mrs Bastow

Re: NYM/2017/0242/FL. 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

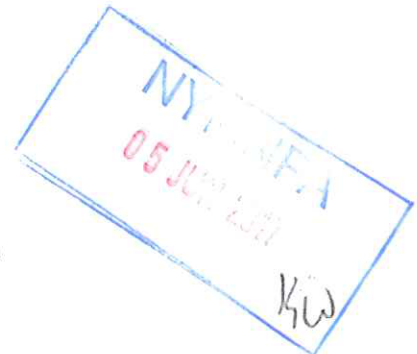
Please find enclosed a letter regarding the Methodist Church Trustee's thoughts about the application in respect to the property Atlantis, Thorpe Lane.

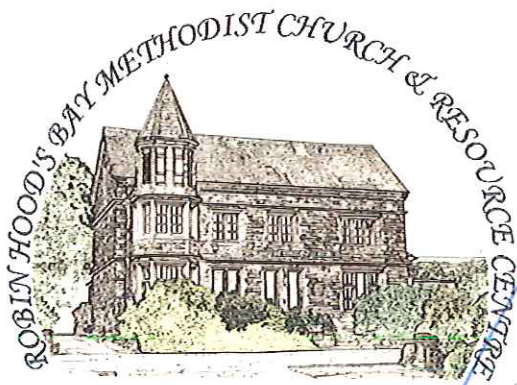
If you wish to contact me for further information you may either phone me on my mobile or email, but please do not publish this information, or you may contact the Rev Jane Carter on 01947 810587.

Yours sincerely

Mr Ian Alexander  
Treasurer – on behalf of Robin Hoods Bay Methodist Church

Minister  
Rev Jane Carter  
88 Coach Road  
Sleights  
Whitby  
YO22 5EQ





# Robin Hood's Bay Methodist Church

Minister: Rev. Jane Carter, Deacon Helen Webster  
Church Address: - Wesley Road, Robin Hood's Bay, North Yorkshire, YO22 4RW



2<sup>nd</sup> June 2017

Dear Sirs,

Re. Planning Application : NYM/2017/0242/FL

The trustees of Robin hood's Bay Methodist Church would like to bring to the attention of the planning office that Wesley Road, Robin hood's Bay, YO22 4RW is a private road, owned and maintained by the above Society. This includes the road, grass verges, trees and vehicle driveways from the centre of Wesley road to the boundary of the plots (mainly marked by garden walls and hedges). All of the roads, pavements and driveways, to the plot boundary, have been built and maintained at the Societies expense.

The proposed plans, planning drawing references 5001B.16.01G (current) and 5001B.16.02J (proposed) indicate a significant widening of the driveway leading to the proposed 'granny annex' from Wesley Road. Both the vehicular access path and the grass verge are owned by the Society and so this would be seen as an alteration to the property owned by the Society. This would not be allowed without permission

The 'Design and Access Statement' indicates that the access to the property will be re-paved. We would again emphasise that this is the property of the Society up to the plot boundary.

No approach has been made to the society by the proposer in this respect for permission.

The local society members are 'trustees' of the property for the Methodist Church, and do not have the authority to authorise these changes which would need to be approved at a local, regional and national level with the 'TMCP' (Trustees for Methodist Church Purposes). Our view at this stage is that this would be unlikely to be approved.

At a recent meeting of the society members it was agreed that we also wish to object on the following grounds.

## **Over-development**

The proposed building is basically another self contained dwelling. This would detract from the character and appearance of the road.

The proposed annex also appears to be close to the neighbouring property, Montrose, which would make the view of the road less appealing.

As stated in the application, on road parking is not allowed on Wesley Road, as it is a narrow road access must be maintained to both Wesley Road and the adjoining Manor Road for emergency and wide vehicles. Another property on this road could lead to increased traffic and visitors to the property ignoring this safety point.

### **Building Materials and appearance**

There is a significant conflict between the type of building construction and material as proposed and the look of the other properties in the area which would draw attention and detract from the current pleasing view.

### **Privacy**

The large windows on the upper storey would allow unhindered views into many of the surrounding properties gardens, resulting in a lack of privacy.

### **Landscaping**

The widened driveway, as proposed, would be close to one of our trees which could lead to future problems for both the property owner and the society.

### **Commercial Use**

We would object to the proposed Annex being used commercially, either as a holiday home, or sub-let.

Yours faithfully,

Ian Alexander  
Treasurer - on behalf of Robin Hood's Bay Methodist Church Trustees.

