

**ADDITIONAL AMENDMENTS**

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development - as indicated on the previous page
- Change in site boundaries
- Other (as specified below)

**Caroline Bell**

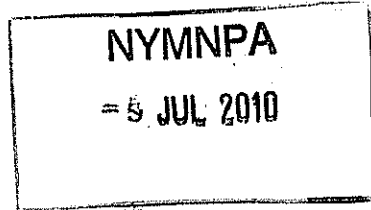
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**From:** Hilary Saunders  
**Sent:** 05 July 2010 09:40  
**To:** Development Control  
**Subject:** FW: 2010/0251FL Proposed construction of Replacement Dwelling at Dalby Beck, Low Dalby nr Pickering.  
**Attachments:** 11 Rev. A - Alternative Site Plan.pdf; 20710 North Yorks Moors Planning.pdf

Please book to me

**Hilary Saunders**  
**Senior Area Planning Officer**  
**North York Moors National Park Authority**

Tel. no. 01439 770657

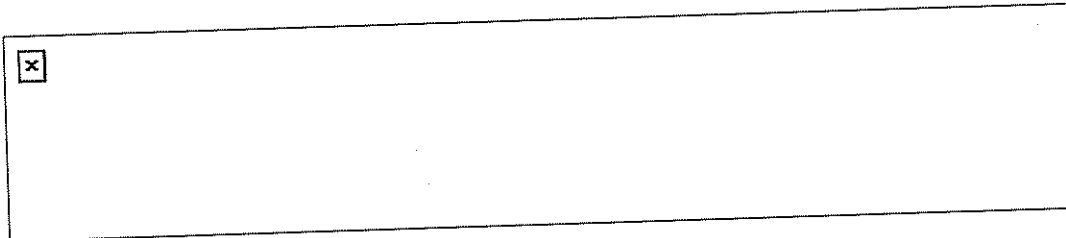


*Please note that my normal working hours are:*

*Monday: 9am - 5pm*  
*Tuesday, Wednesday, Thursday: 9am - 2pm*

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**From:** John Cotterill [mailto:john@johncotterill.co.uk]  
**Sent:** 05 July 2010 07:47  
**To:** Hilary Saunders  
**Subject:** RE: 2010/0251FL Proposed construction of Replacement Dwelling at Dalby Beck, Low Dalby nr Pickering.



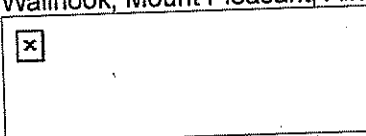
Hilary,

Further to your email of Thursday please find our response attached.

Best Regards  
John Cotterill BA (Hons) Arch.

Tel. 01434 345 568 Mob. 07791 834 010  
[john@johncotterill.co.uk](mailto:john@johncotterill.co.uk) [www.johncotterill.co.uk](http://www.johncotterill.co.uk)

Wallnook, Mount Pleasant, Allendale, Northumberland NE47 9PA



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05/07/2010

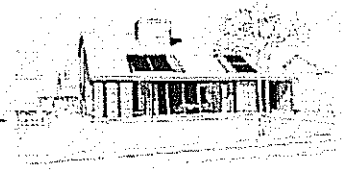
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**NYMNP**  
**- 5 JUL 2010**



Ref: 2010/C19.007

2<sup>nd</sup> July 2010

Hilary Saunders  
Senior Area Planning Officer  
North York Moors National Park Authority

By Email: h.saunders@northyorkmoors-npa.gov.uk  
Copy; dc@northyorkmoors-npa.gov.uk



Dear Sirs,

**RE: 2010/0251FL Proposed construction of Replacement Dwelling at Dalby Beck, Low Dalby nr Pickering.**

Further to your email dated 1<sup>st</sup> July 2010 at 10:00am, we respond as follows: -

1. We acknowledge your comments with regards to positioning of the proposed new dwelling and have conceded with a revised site layout shown on drawing 11 Rev. A attached. The position is now we believe in an acceptable position being in the exact location of the existing property to be replaced.
2. With regards to the size of the property, in all the pre-application advice you have given to my client and myself and up to your email referred to above you have been of the opinion that the size of the property would be acceptable. Furthermore, you also state in paragraph two of your email of 1<sup>st</sup> July that both yourself and the Development Control Manager were of the opinion that the size would be acceptable which is contrary to that now being dictated by the Director of Planning. This in my opinion demonstrates inconsistencies within your department with regards to the interpretation of the adopted policy DP21 and we would therefore challenge any decision at committee. Should we be unsuccessful we would also appeal the decision and seek to reclaim our costs.

It is our opinion, and obviously yours, that the design of the new dwelling is of a high standard and would make a positive contribution to the landscape and character of the National Park. The design is appropriate and sympathetic in scale, design, materials, layout and siting with regard to the character and setting of adjoining spaces. Any large reduction in floor area would stifle the design and result in a lesser contribution to the landscape.

We would also wish to record that a large area of the proposal is basement accommodation built into the landscape, 86m<sup>2</sup> of the floor area is taken up by the

central spine design feature and that a further 75m2 is for plant and fuel storage required for the sustainable 'biomass' heating system.

It is my understanding that the planning system operates on the basis that permission sought should always be GRANTED - unless the proposal would "cause demonstrable harm to issues of acknowledged importance". Your concerns and why on these issues would be greatly received.

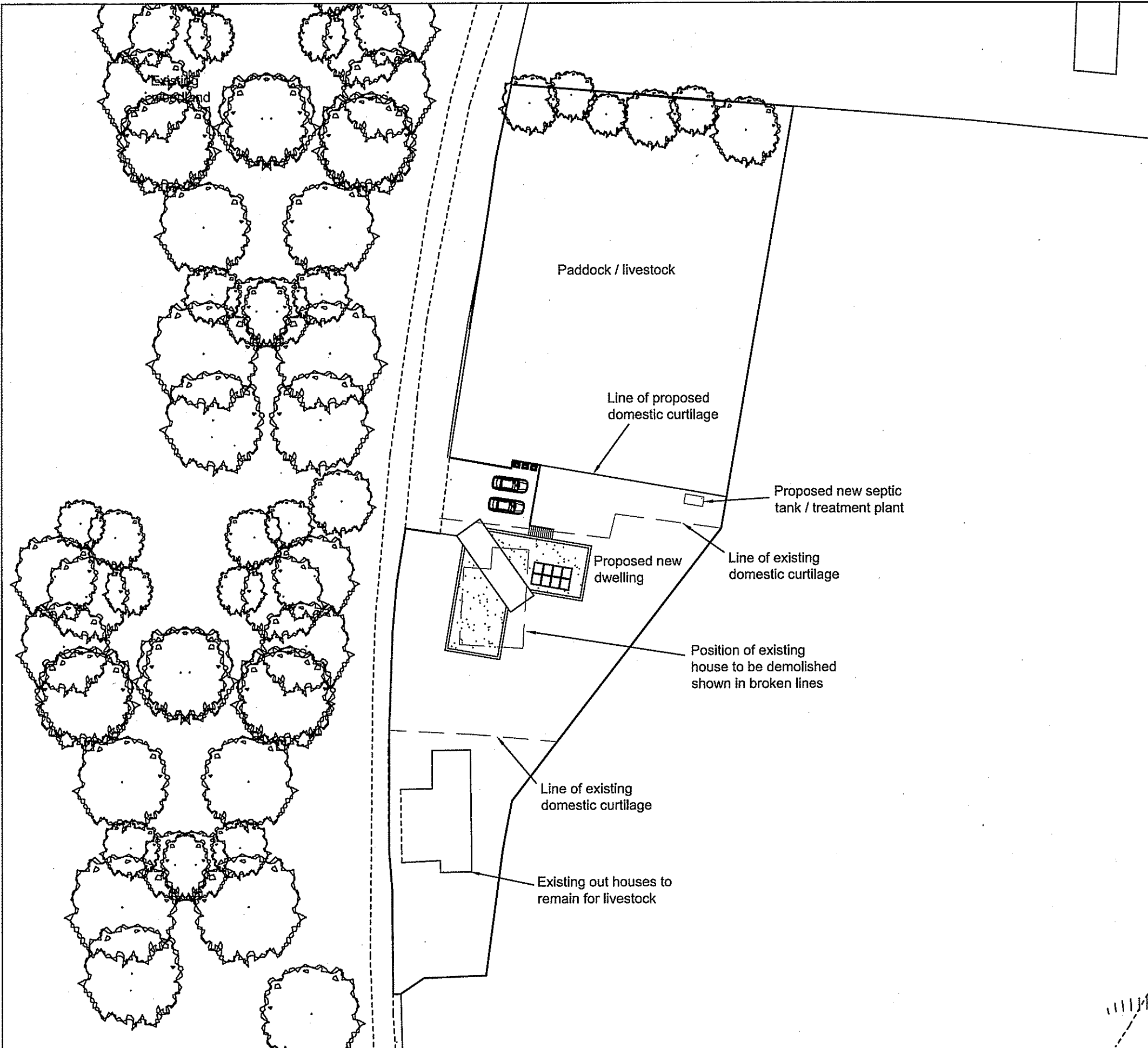
With the above in mind we ask that you reconsider your decision and look favourably upon our proposal. I am available at anytime even at short notice, to visit your office again to discuss the design and any possible way forward to mutual benefit.

We look forward to your early response.

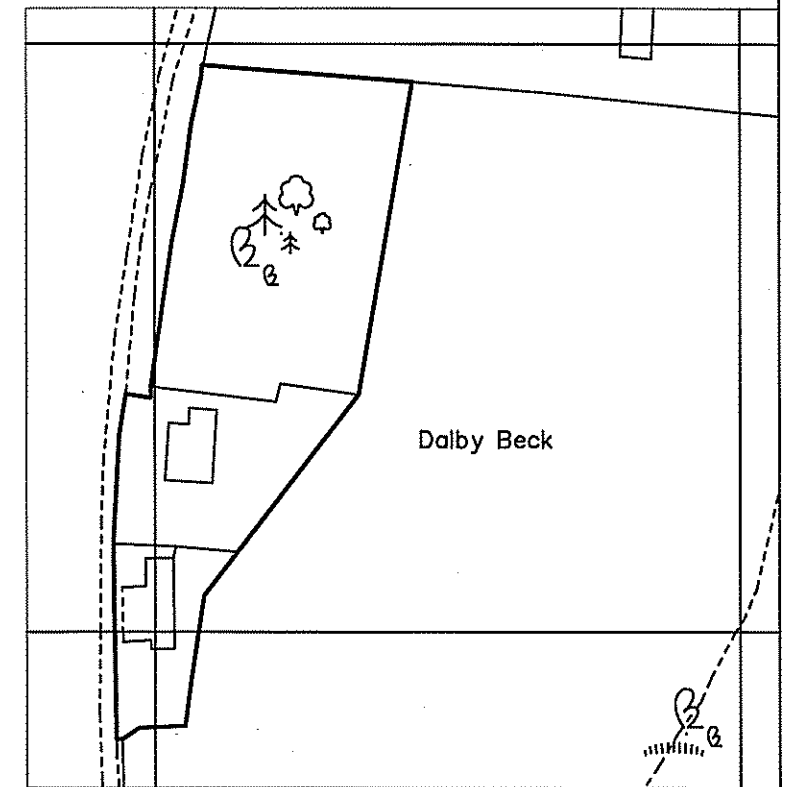
Yours faithfully

On Behalf of Mr & Mrs Gascoyne  
**John Cotterill** BA (Hons) Arch.





Proposed Site Plan



Proposed Location Plan Scale 1:1250

**AMENDED**

Notes

**NYMNP**  
 - 5 JUL 2010

<b>John Cotterill</b> BA (Hons) Arch.			
<small>Wallnook Mount Pleasant Allendale Northumberland NE47 9PA  tel. 01434 345568 email design@johncotterill.co.uk www.johncotterill.co.uk</small>			
Proj.	Jon & Clair Gascoign		
Title	Alternative Site Plan		
Scale	1:500 @ A3	Date	June 10
Dwg No.	<b>11</b>		Rev. A