

NYM / 2010 / 0838 / FL

Wayne Tiplady  
North Barn  
Toft House Farm  
Main Road  
Aislaby  
YO21 1SW

13<sup>th</sup> October 2010

Dear Sir Madam

Ref: - Amended design and proposed change of use to three, two bedroom holiday cottages for unit 4 (only) as part of previously approved scheme NYM2006/0768/FL and installation of underground L.P.G gas storage tank.

I am now in the fortunate position of being able to have purchased the third and final redundant farm building at Toft House Farm, in Aislaby. The three buildings surround a private courtyard. The original planning permission was for "Unit 4" or "South Cottage" to be developed into a large single dwelling. I am proposing to rather than convert this building into a single dwelling, to convert it into three, two bedroom holiday cottages, one of which would provide disabled facilities. The proposed cottages will remain in my ownership, giving me control over when they are in use. As I have purchased this final cottage, I also now have ownership of the whole courtyard and the entrance road to the courtyard. Converting to holiday cottages would lessen my concerns about living permanently in such close proximity to what could be a large family and having to deal with issues raised by sharing ownership of the courtyard and access road. If permission were not granted for the three cottages, and a condition of the approval was for two or one holiday cottages, this would not be financially viable, two cottages would not gain enough income to cover my costs and I would have no option other than to develop and sell the property as per already approved plans.

The proposed holiday cottages would be developed to the same high standards as the two adjacent properties, and would include windows and doors of the same design and material. The original approved plans included the erection of a two storey extension projecting into the courtyard. My plans do not include this extension and I favour the fitting of a window to the existing stone archway. I believe at the time of approval this archway was covered by an outbuilding. All external wall alterations would be completed in the same sandstone walling in colour and finish to that of the existing building. The proposed roof coverings would be heather coloured slate to the higher roof section (currently asbestos), this would be the same as the roof of "The Granary" in the adjacent courtyard, and reclaimed clay pantiles to the lower roof section, the same as the roof to which this adjoins. The pointing would be the same mix as the other properties. All guttering and downpipes will be in "cast iron look" plastic, on gutter spikes.

I also request permission to be able to install an underground L.P.G gas tank to supply the three properties surrounding the courtyard. This would be less visible than the two large oil tanks or separate LPG bottles which would otherwise be required. The finish of the hard standing in the courtyard and access road will be one of the final parts of the project and are yet to be decided, as it is very much dependant on what suitable material is available at the time. Further approval will be sought before any works commence on finishing of the hard standing.

There is ample parking for numerous cars to the front of North Barn and in the courtyard if needed.

Yours Sincerely

Wayne Tiplady

