

Amendments

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

Wendy Strangeway

From: Ailsa Teasdale
Sent: 27 March 2012 16:52
To: Planning
Subject: FW: Daltons Cottage, Egton Bridge, Whitby
Attachments: S6447 03.12 amended.pdf; S6447 Dalton Cottage Stockill.pdf; S6447 Dalton Cottage

Mrs Ailsa Teasdale
Senior Planning Officer

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

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For planning application post or general enquiries please respond to : planning@northyorkmoors-mpa.gov.uk to allow your email to be logged and acknowledged without any delay.

From: Barrie Snoxell
Sent: 27 March 2012 14:56
To: Ailsa Teasdale
Cc:
Subject: Daltons Cottage, Egton Bridge, Whitby

Your Ref. NYM2011/0850/FL
Our Ref. BGS/S.6447

Dear Ailsa

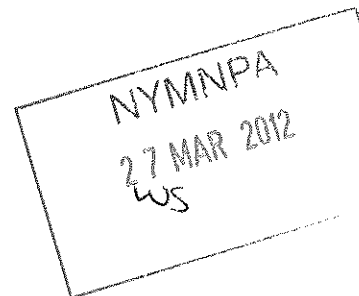
Re - **Daltons Cottage, Egton Bridge**
Our Client Ms L Heath

Please find attached a letter in response to yours of 1st March last.

Best Regards]

Barrie

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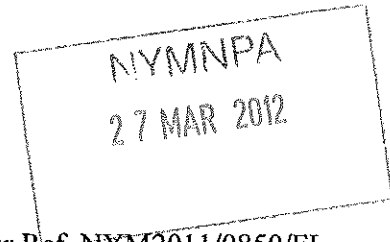


B E L L S N O X E L L A S S O C I A T E S L T D

Chartered Surveyor, Architectural & Planning Consultants
Barclays Bank House, Baxtergate, Whitby, North Yorkshire YO21 1BW

27th March 2012

Mrs A Teasdale
Senior Area Planning Officer
North York Moors National Park Planning Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP



Your Ref-NYM2011/0850/FL
Our Ref BGS/JS/S.6447

Dear Mrs Teasdale,

Re Daltons Cottage, Egton Bridge, Whitby, YO21 1XE
Our Client - Ms L Heath

I refer to the above and to your letter of 1st March last addressed to our Client and in particular to various matters to which you have drawn attention and which relate to our letter to our Client of 6th December 2011.

I note that in the Housing Supplementary Document - April 2010 various requirements are set out by the Authority where an independent financial viability assessment is required to be attached to a Planning Application. It is acknowledged that not all of the information set out in Appendix D of the document has been included and we have therefore obtained additional information which addresses the various points that you have made.

The question of repair/re-build costings has been addressed in my original submission by analysing the building works and using a floorspace multiplier to give an approximation of the levels of expenditure that can be expected. The details of the calculations are set out on Page 4 of our original letter. To provide you with further confirmation of the likely levels of costings an estimate has been obtained from a reputable firm of contractors who have been commended for their work on Listed buildings, Messrs F A Stockill & Son Builders Ltd of Snainton. They have provided the attached budget estimate which as you can see, has a total figure of £232,370.00

Barrie G Snoxell BA, FRICS, IHBC (Director)
Jane M Snoxell (Director)
Stuart J Emerson BSc., MRICS (Consultant)
Michael Forster PhD, MRICS (Consultant)



These are firstly a new-build dwelling in Egton which was sold on 20th July 2010 for the sum of £250,000. This dwelling has a floorspace of 145.84sq.m which is equivalent to a sale price of £1,717 per square metre. This is significantly below the levels of unrestricted occupancy dwellings as set out on Page 5 of our original letter. Even allowing for locational factors, ie. the dwelling is perhaps not in the most attractive situation being in the centre of Egton, a valuation based on current low averages of £2,250 per sq.m would give a value of approximately £330,000 on an unrestricted basis. This is 32% above the restricted value which was proved by the sale in July 2010.

Secondly, a projected sale has been investigated in Ugthorpe, this being a new dwelling known as Sycamore Cottage, built in 2010, which has a conventional occupancy restriction. The dwelling has a floorspace of 101sq.m and it would be reasonable to expect a sale price over the past year of around £225,000 - £230,000. The developers initially found that they could not afford to sell the property for anything less than £222,000 but pressure was brought to bear and the price was reduced by approximately 30% to around £170,000 but unfortunately a further problem arose which related to mortgageability.

The Authority will appreciate that the imposition of local occupancy restrictions can create problems for mortgage applicants as many lending bodies are unwilling to lend on such properties. The property remains unsold.

I trust that the above information is all that you require at the present time but if I can be of any further assistance please do not hesitate to contact me.

Yours sincerely

Barrie G Snoxell

