

Sycamore Cottage,
Appleton-le-moors, YO62 6TE

12th March 2015.

Garage Extension at Kirkside Cottage (New Drawings March 2015)

Dear Planning Officers and Members of the Committee,

We will unfortunately be at a funeral on the date of the planning meeting. Had we been able to speak at the meeting we would have emphasised the following.

The new plans for the garage show a ridge lowered by 500cms and a forward extension which is reduced by a metre (or about one fifth).

They show no change in the height of the eaves, which still rise about a metre above the boundary wall and constitute the main overbearing issue.

We would suggest:

- 1) A lowering the eaves. New foundations will have to be dug for the extension, and perhaps these could be lowered to reduce the height of the eaves (?) This would make a clear difference between the existing garage and the new build, and it is the action that would make the building more acceptable from our point of view.
- 2) We would also be pleased if the extension could be shortened by more than the metre (as proposed)
- 3) Whatever the committee decides, we would ask that exact measurements are obtained for the maximum height of the eaves, above the main part of our boundary wall. The same applies to the extension forward.
- 4) If the committee finds that is minded to pass the new proposals, we would ask that the proposed south facing roof-lights be non-opening and of obscured glass. These conditions would remove, for all time, any risk of overlooking.

Yours sincerely,

Philip Trevelyan. 12/03/2015

