

2014/0801/FL
(HS) C

Philip and Nelly Trevelyan, Sycamore Cottage, Appleton-le-moors, N.Yorkshire, YO62 6TE.

19/02/2015

Dear Hilary Saunders,

Kirkside Cottage / Garage Development

I enclose a copy of the actual statement that my wife made to the committee.

There seem to be just two alternative ways of reducing the overall impact of the proposed garage development.

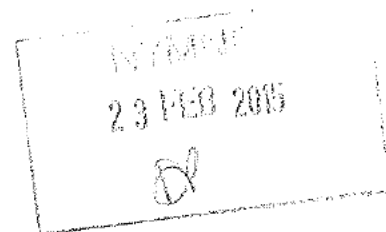
- 1) Keep the East-West footprint of the development from moving forward at all, and allow the existing increase in height and width.
- 2) Lower the foundations of the existing plan and / or, make the extension narrower: in combination these would lower the overbearing height of the ridge and eaves.

Something that should perhaps be borne in mind, is the way that my office / shed wall is part of the boundary wall. I'm not sure at all, but this factor may need consideration because it could have a bearing on the legality of moving the development too close to the 'boundary line'. If the proposed development isn't kept at a sensible distance, we would not be able to maintain the wall of what is an existing office workshop.

If we can help with any suggestions, please let us know.

Yours sincerely,

Philip Trevelyan ✓



NYMNPA
23 FEB 2015

The Kirkside Cottage Garage Development.

Statement to N.Y.M.N.P. Committee, from Philip and Nelly Trevelyan, Sycamore Cottage.

We believe that the ammended plans for this garage have not resolved all the problems which the planners noticed in the original designs. We believe the ammended plans should be refused until the following problems are resolved .

The original plan for this garage development was for a two storey building with 1sr floor office space. The building was to have foundations, dug down by about a meter into the ground, level with the road. The eaves were to be extended forward at the same height as the existing garage. This would have meant that at the western end, the eaves would have been two feet above our nine foot wall and the ridge height would have been about a metre higher than the existing garage.

We believe these heights were deemed by officers to be overbearing for Sycamore Cottage and also too big from the street scene. (Development policy four, bullet point two, mentions the proportion and relationship between buildings and spaces). These are sufficient grounds for refusal in a conservation area, and officers requested changes to the plans, that turned the building into a single storey development.

The ammended plans are for a single storey and the height of the building from ground to ridge has been reduced in relation to itself. But when we looked more closely at the new plans we saw that the overall heights were exactly the same, seen from our side of the wall. This was because the single storey status had been achieved by raising the floor level, instead of lowering the roof height. We suspect that the planning officers wanted the overall height from our side to be reduced , but did not specify this in so many words. Unfortunately, the overbearing issue is still there and remains a **strong and valid ground for refusal**.

Why was the plan to excavate to the same ground level as on our side of the wall, abandoned? It would have delivered a single storey building as big as in the ammended plans, with eaves below the top of our wall and a ridge no higher than the existing garage.

If the applicants wished to dig down less deeply, the same reduction in height could be achieved by narrowing the building a little bit and by springing the roof from slightly lower on the walls. The end result should not compromise the function or capacity of the garage. The narrower building might even give the pleached hedge screening a chance of survival and it would also create room for maintainance of the wall.

The reason for maintaining the height might be that the applicant would apply for planning permission to dig down at a later date to make this into a two storey building on the inside; whilst retaining the appearance of a single storey from outside. This would not be possible if the building was already dug down.

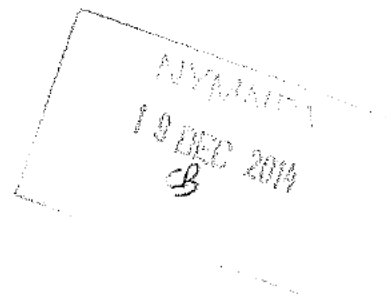
We very much hope that you will refuse permission for this building. It was overbearing for us to start with and it is just as overbearing for us in the ammended plans presented here.

^h Feb 24 (19) 015 - 19/2/15 .

17th December 2014

Mr D A R Hall
Appleton Farm House
Appleton le Moors
York
YO62 6TE

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



Dear Mrs Saunders

**PLANNING APPLICATION AT KIRKSIDE COTTAGE
NYM/2014/0801/FL**

This is a response to your letter dated 10th December 2014 under the above planning reference.

I would like to make you aware that I have already been consulted by Mr & Mrs Elsome on this matter prior to the final plans being completed.

The proposed improvements at Kirkside Cottage meet my approval.

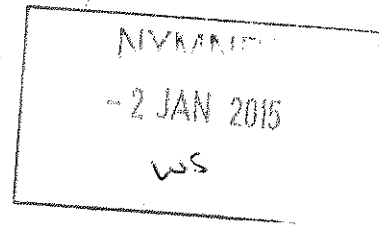
I can see no encroachment / loss of light or loss of amenity through the proposed development. I fully approve of the proposal and feel that it will enhance the appearance of the property and complement the conservation area.

I would like to take this opportunity to thank you for your letter and keeping me informed.

Yours sincerely

D A R Hall

Philip and Nelly Trevelyan,
Sycamore Cottage,
Headlands Road,
Appleton-le-moors,
N.Yorkshire, YO62 6TE.



29/12/2014

Dear Hilary Saunders,

We have looked at the revised planning application NYM/2014/0801/FL, and would like to make the following comments about the proposed Garage /Workshop Development adjacent to the wall which separates Sycamore Cottage from Kirkside Cottage

Maintenance of the party wall and drainage:

- 1) The responsibility for maintaining the existing party wall lies with the owners of Sycamore Cottage, and at Mr Elsom's request, we recently spent a considerable sum repairing it: this work involved the rebuilding and capping of the section running from the door of the Western footprint of the existing Kirkside Cottage garage.... to the road.
- 2) In order to continue to maintain this wall, owners of our property will need reasonable access, and the new development will have to allow for this: in other words, the gap between the enlarged garage / workshop and the party wall, will have to be maintained throughout its length, and the dimensions of this gap will surely have to be agreed by all parties.
- 3) We point this out, because the Revised Drawings of the enlarged garage and workshop, show a narrowing gap between the party wall and the development (as the building is extended Westwards). This gap will have to have an agreed minimum width throughout the new building's length. (There are also some recently planted 'Pleached' Trees, which could not possibly flourish if the proposed narrow gap was allowed)
- 4) We have noticed recently that water from the south facing roof of the existing Kirkside garage, is directed into our gutter (and in consequence, our drains). We presume that new drainage will be provided during any rebuild.

The Extension of the Garage to the West:

- 1) The revised plans mean that the side walls of the new Garage/Workshop will be raised higher than the existing party wall.(already 9ft high) This new wall will be heightened by about a metre and extended 3.7 metres from the existing footprint of the garage: this is

likely to feel overbearing from our point of view. We think the original plans of excavating to allow a lower floor to be lowered a foot or more, should be re-considered.

- 2) Excavation would lower the height of both the eaves and the ridge of the development, and in doing so, reduce the overall impact of a large development in relation to the space and size of the existing buildings that surround it. (Development Policy 4 / 2a,d,e)
- 3) We also think that the Revised Plans show a single story Garage which has similar (if not the same), overall height and width dimensions, as shown in the original two story office development. Excavation and the maintenance of a reasonable gap from the party wall, might enable a reduction in both the height of ridge and the overall scale of the development.
- 4) There is also the possibility that the height of the side wall height could be lowered. By using these three measures (described above), it would be possible to lose approximately one foot in height from each. This would seem to us, to be a sensible compromise.

Summary

- a) Excavate (down one foot)
- b) Maintain a sensible gap (to allow lowering of the ridge),
- c) Lower side wall height (to reduce height of new wall)

Yours sincerely,

Philip and Nelly Trevelyan

2 JAN 2015

HS/

McDougall's House
Appleton le Moors
York
YO62 6TE
23 December 2014

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

NYM/2014/0801
24 DEC 2014
CK

Fao Mrs H Sanders

Dear Madam

Planning Reference NYM/2014/0801/FL Kirkside Cottage Appleton le Moors York YO62 6TE

We have recently become aware of the recent planning application regarding the above property.

Having looked at the plans we feel that the project will have no impact on our privacy or that of the surrounding environment including the back lane. Indeed it will have far less impact on their immediate neighbours than the recent application granted on Sycamore Cottage had on us, at McDougall's House, Kirkside Cottage and the back lane.

In conclusion we wish to stress we have absolutely no objection to, and in fact want to place on record our total support for the proposed development.

Yours faithfully

John & Maureen Lamey