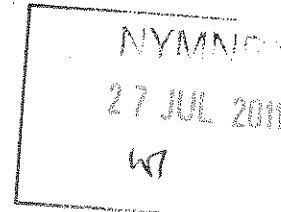


25th July 2011
Mr and Mrs JB Lockley
7 Mill Lane
Iburndale
Whitby
YO22 5DU

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



Dear Miss Webster,

RE: Application for construction of two storey extension following demolition of conservatory at 5 Mill Lane, Iburndale. REF: NYM/2011/0437/FL

We live at 7 Mill Lane, next door to the above property and would like to wholly object to this application for the following reasons;

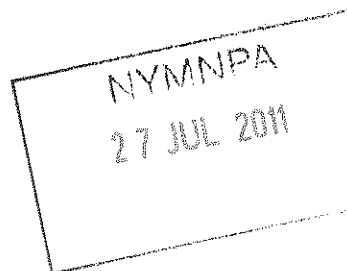
- This row of cottages dates back to 1856 and we are concerned that a two storey extension would be detrimental to preserving the character of our historical home within The National Park. The current one level conservatory on the side of 5 Mill Lane, although out of character with the age of the property, is largely disguised by hedging to the front and by shrubbery in our own garden at the rear. We understand that the roof of the current conservatory needs replacing and of course we support this but the addition of another storey would not be in keeping with preserving the beautiful character of this historic row of cottages, which is admired by many walkers passing through our hamlet on their way to Falling Foss and much valued by the permanent residents of Iburndale.
- The proposed addition of an en-suite on the first floor will add to an already overloaded drainage system to the front and rear of the property. All three cottages in this row share the drainage to the rear and it has a very shallow gradient. There has already been severe congestion needing immediate attention in 2006 and any additional waste from the proposed en-suite could only exacerbate this. The drains at the front of the properties have also had to be repaired recently (19/7/2011) and we are very concerned that with this extension and subsequent increase in visitors and usage of the drainage system that this could be a regular problem. This would not only affect the row of three cottages, 5,7, and 9, but also the properties along Burnside.
- The rear walls of 5 Mill Lane back directly onto our garden to the rear. This two storey extension would block our late afternoon and early evening sun into the garden. Not only this but it would completely obscure our view of the sunset from the garden. It would also take away our open view to the front of the property of the trees lining the Beck towards Iburndale Lane. Our enjoyment of our garden would be greatly reduced by an imposing two storey building backing directly onto our rear garden.
- The addition of a further bedroom and a window overlooking the rear garden in this proposal gives us more concerns regarding the privacy of our garden. Although we are already directly overlooked by ongoing visitors to 5 Mill Lane, as it is a holiday let, this addition would mean added strangers arriving weekly and with two children under the age of six we feel this would be a further and unnecessary invasion of our privacy in our rear garden.

- Number 5 Mill Lane is not a residential property and the owners do not live in Iburndale, it is a commercial holiday let. We feel that the addition of another bedroom would be detrimental to the hamlet, with potentially more cars using the very small lane and requiring parking which is in already in short supply. Potentially there could be six adults using the property with a need for three or more car parking spaces. Number 5 Mill Lane has one parking space only. There have been numerous occasions where holidaymakers have parked on the permanent resident's private property or blocked Mill Lane when attempting to park their vehicles; this could only be exacerbated by an increase in the capacity of the cottage. Furthermore Mill Lane and Burnside are unadopted roads and already have many large potholes that will not withstand an ongoing increase in traffic. It will be the permanent residents that suffer from more damage to the Lane from an increase in vehicles using number 5 Mill Lane if it is extended.
- The bins to the front of the property at number 5 Mill Lane can be overflowing already when the cottage is in use and the potential increase in people using the property and the fortnightly emptying of the bins, can only exacerbate this and cause extra waste spilling out into the Lane which the residents will have to clear up or look at until it is cleared. There can be a lot of noise well into the late evening and throughout the night from the holiday visitors using the cottage and with the additional room in the proposal this could only worsen, cause further distress and effect the quality of life for the permanent residents of Iburndale.
- Iburndale is undoubtedly a beautiful place to live and visit, however our hamlet already has 33% of its properties as commercial holiday lets and we believe that further increases in this would be detrimental to the permanent residents and to life in this hamlet. It can be difficult bringing up a family and keeping them safe but when there is a constant influx of strangers in the house next door it makes it all the harder particularly when you want your children to have the freedom to play and develop independent skills outdoors. The increase in capacity by adding another double bedroom, of 5 Mill Lane, in our view is not to the benefit of Iburndale.
- Finally, in order to build the proposed extension, the building work will require significant access and work to be carried out in our privately owned rear garden. We are not prepared to grant access for this as we have carefully grown plants over the last six years in this area that we do not want destroyed and it would be grossly unfair for our garden to be adversely changed by the work that will be required. We also do not wish to have strangers accessing the garden and having access to the rear of our property.

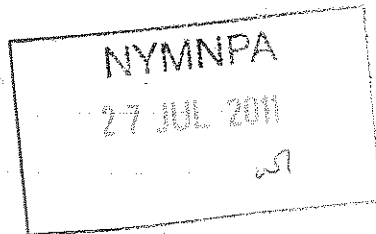
We hope you will take all of our concerns into serious consideration particularly as we live and work in this community and take great pride in living in the historic and picturesque hamlet of Iburndale, within The National Park.

Yours sincerely,

Louise Lockley, 7 Mill Lane, Iburndale.



Jake Lockley, 7 Mill Lane. Iburndale.



2 Mill Lane
 9 burnald
 8 lights

Dear National Parks

Forty feet across the lane is an end of rowe cottage belonging to a Mr Crosby from Wakefield, who also owns one at the end of the lane near the road, both of which he lets out as holiday cottages, he is putting in for planning permission to build his dining room. The cottage at the end of the lane started life as one, Mr Crosby made it into 2/2 two this will surely be the same, no matter what he says he will do what he wants.

I get the summer sun from 8 in the morning until 2 one dinner, winter sun 11 until 12 dinner time. That's it

I'm going to lose my privacy.

NYMNP

27 JUL 2011

just for a person from Wakefield to make money, in four years he's been here, all he has done is disrupt the quiet of the village, B.B. cases until 2 in the morning, dogs barking all night plus security lights left on, not to mention his bins left in the lane, I bet he can't get away with it in Wakefield.

Last Sunday morning Yorkshire water had to clear a drain which over flowed, on Tuesday they had to dig the lane up, it was the drain from his cottage.

There's 26 dwellings in Thurdaby & are holiday cottages, I think it should be left in peace in four years he's done more than I've done in 42 yrs, while I lay awake listening to people making a row, he's in Wakefield asleep.

The last time I objected to
planning permission I had my
view blocked out, I hope
not this time

Yours Faithfully

NYM/NPA
27 JUL 2011

Dawn Paton

From: NYM Contact [web-server@northyorkmoors-npa.gov.uk]
Sent: 01 August 2011 09:03
To: Planning
Subject: North York Moors Feedback

Planning Consultation Response Form
=====

If you wish to make a comment on an application it must be in writing and will become a matter of public record available for inspection. The Authority can therefore not accept comments marked confidential as valid objections and any such documents will be returned to you.

* Please fill in as many of these fields as you know. Thank you.

Application Reference No:: NYM/2011/0437/FL Your Email Address::

_____ Your Telephone No:: _____ Your Address:: 3, The
Row, Iburndale, Whitby.
North Yorkshire.
YO22 5DT

Your Name:: Douglas & Andrea Johnson

Are you objecting to the proposal?: Yes

Your comments on The Proposal:: Dear Miss Webster

Our objection to Mr. Crosbie's application is based on a belief that the facilities offered at Mill Lane are accurately portrayed on his web site and have not misled or fallen short of what his clients might have expected from this ..."characterful cottage"..., and that therefore this application to develop the site is made quite simply to harvest income from additional accommodation. Whatever the motive, it comes down to additional vehicles burdening the already overstretched parking facilities in this tiny hamlet, an issue in which Mr.Crosbie's current client base already plays no small part.

Regards,

Doug & Andrea Johnson

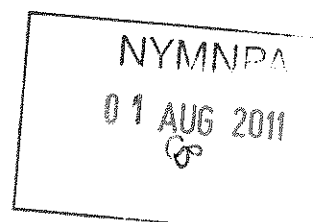
* Applicant:: Robert Crosbie

* Application Location:: 5, Mill Lane,
Iburndale,
Whitby

* Application Description:: Construction of two storey extension Are you happy for us to use your email address as the preferred method of communication on this matter?: 1

<http://www.NorthYorkMoors-npa.gov.uk>

Scanned by MailDefender - managed email security from intY - www.maildefender.net



Mr & Mrs Robert Elder

1 Brookside

Iburndale

Whitby

YO22 5DX

30th July, 2011

North York Moors National Park Authority

The Old Vicarage

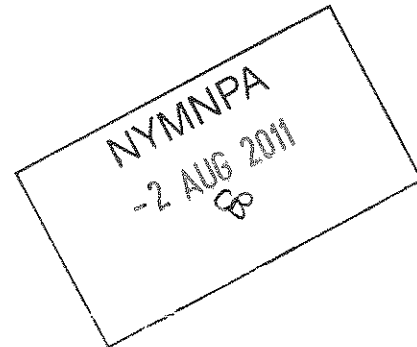
Bondgate

Helmsely

York

YO62 5BP

Dear Miss Webster,



Ref: Application for Construction of a two storey extension, 5 Mill Lane, Iburndale.

Ref: NYM/2011/0437/FL

Having read the public notice concerning 5 Mill Lane we feel it important to formally write and lodge our opposition to this proposed development.

Drainage

This property is already a regular source of trouble concerning blocked drains. The drainage system is at a very shallow depth in Iburndale and susceptible to blockages. We have as recently as June this year followed soapy water running past our house back to this property. I quickly discovered that a washing machine had been left on and the draining water was simply backing up through the gully at the front of the house. The house was empty so we personally cleaned out the gully.

This is a holiday let and would seem to be the source of nappies and wet wipes being flushed into the drainage system. As they are not easily broken down they can be the source of blockages.

It was necessary to call out Yorkshire Water this month, (July), as sewage was coming up through a man hole cover along Brookside due to heavy rain showers at the time. It took Yorkshire Water two visits to clear the blockage.

Heavier occupancy that would result from this proposed extension would increase what is clearly already a problem.

Parking

Iburndale is very small and has almost no spare parking space. The property has parking for one car. Should it become a larger holiday let there is a likelihood that say two families would rent it. We already have trouble with holiday let families parking their cars directly in front of our driveway, despite this being illegal as advised by the police on the rare occasions we have had to call them. Unfortunately a number of people are infact quite thoughtless and will try to park where they might. Holiday let people unfortunately are far more prone to parking illegally and without any concern for the permanent residents safety.

Private road access.

We have small children who use Brookside and Mill Lane. Although taught to be wary, increased traffic would of course increase the risk of an accident, especially involving drivers who are not familiar with it. As the lane is very narrow often holiday makers using this cottage will travel along Brookside to enable them to park more easily, on many occasions we have had to speak to these drivers as they do not realise how close and fast they turn into Brookside off Iburndale Lane, fortunately due only to good fortune there has not yet been an accident ,however there have been several near misses.

Also Brookside is a private access that with only rough stone finish. It is not designed for the traffic it already endures, currently suffering many pot holes. Clearly any increase in car use would result in faster deterioration.

As a final comment I do not feel it in keeping with the look and feel of Iburndale, to encourage further holiday letting. Had this proposal been for a permanent tenant whose family had grown it would still leave me with the concerns stated. As the proposed extension is purely for commercial gain as a greater holiday let occupancy would generate a greater income, then my concerns are simply reinforced and validated.

I hope you can appreciate my concerns and regard them as valid. I of course can fully understand the need for development and improvement. However in this case there is no benefit I can see with the exception of increasing the holiday rental income for the owner.

Yours sincerely

Robert and Alyson Elder

K. G. & Mrs. S. M. Benford,
3, Brookside, Iburndale,
Whitby YO22 5DX.

To: Miss H Webster,
North York Moors National Park, Authority,

3rd, August 2011

Re: Application for construction of 2 storey extension at 5, Mill Lane, Iburndale.

Ref: NYM/2011/0437/FL

Dear Miss Webster,

I've only just returned from a 3 week holiday & seen the details of this planning application. I have seen the letter dated 25th, July 2011 sent to you by Mr. & Mrs. Lockley of 7, Mill Lane.

In regard to their letter I would like to point out that the references to "Burnside" in their letter are not correct as the correct name of the road they refer to is in fact "Brookside".

I share a number of the concerns they raise & support their objections to the proposed extension. In regard to my property in Brookside the relevant objections are:

1. The new extension would be detrimental to the character of the existing cottages.
2. Any extension to the property at 5, Mill Lane will add to the drainage problems which have a direct effect on my property which is at a lower level than Mill Lane.
3. The proposed extension will increase the likelihood of additional cars coming to 5, Mill lane & add to the current problems of parking in & around Iburndale.
4. Increased numbers of people using 5, Mill Lane will cause further problems with overflowing waste bins etc.

Yours sincerely

