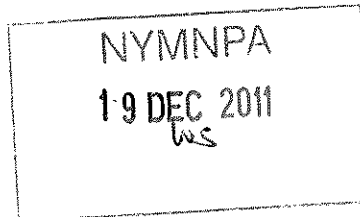


Roland and Lynn Wigley  
IGDRASIL, THORPE LANE, ROBIN HOOD'S BAY, NORTH YORKSHIRE YO22 4TH

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



16 December 2011

Dear Sirs

**Re: Planning Application Flat roof & creation of a habitable room - Saxonvilla, Fylingthorpe**

I write to you as Easterly next door neighbours to Saxonvilla at 'Igdrasil'.

History

Historically, Saxonvilla has been used as a 'Bed & Breakfast' business by the previous owners and we at 'Igdrasil' were never disturbed by this usage. This year Saxonvilla was sold to Mr Weston who gained Planning Permission for change of use to a Guest House. We at Igdrasil made no objection to this change as it seemed to us that there would still be no disturbance to us.

Maximising business - The Business Plan

Saxonvilla's new owner Mr Weston tells me that he would like to create another letting bedroom upstairs and to do this he would need to convert the existing ground floor kitchen into his own bedroom. Therefore, the kitchen would need to be moved into the old backyard by flat roofing as illustrated in this latest Planning Application. This proposed kitchen would face onto our house 'Igdrasil'.

It may be an ambition to go to an awful lot of expense to create a further letting bedroom which may or may not be viable. If the Weston's, at some future date, decide to sell up after re-locating the kitchen to overlook Igdrasil, any new purchaser would not consider the expense of putting it back to its original position. In this scenario the Westons would have moved on but leaving us at 'Igdrasil' to spend the rest of our retirement in a house that would be far less restful and peaceful than it had previously been because of the disturbance from the re-located commercial kitchen.

The Hive of activity of any Hotel business

The most intrusive part of any Guest House or Small Hotel is the kitchen and laundry rooms. These are always the hive of activity producing noise via clanking of plates, extractor fans, even waste water into outside gullies. These areas produce smells of cooking and laundry extraction. The existing kitchen at Saxonvilla overlooks their own driveway, therefore, all the above mentioned noises and smells are only experienced by themselves or their own guests.

365 days a year disturbance

If Saxonvilla's kitchen is re-located to this new position the peaceful coexistence between the properties will be shattered. There will be a daily clanking of crockery and smells of cooking some of which will be in the earlier hours of the morning before we would normally awake. Also any trade deliveries to the kitchen door will disturb our peace and quiet. The prevailing wind is from the West and these smells and noises will be drafted between the two houses through the rear and to our south facing patio and bedroom windows. Therefore, disturbance will affect us in the following five areas:

1) Front Door

Our main entrance door is located between the two properties so we and our visitors will have to pass the commercial kitchen and its activities.

2) Evening Sun Room

We at Igdrasil are lovers of the evening sun and we have a first floor lounge with a large window which allows us this enjoyment. This window allows us the view to the West without being viewed by others, but unfortunately is adjacent and above the proposed Saxonvilla's new kitchen. We would be looking down directly through the proposed kitchen window, roof lights and external door. Obviously the view would be reversed directly to our first floor evening lounge. We believe that seclusion will be taken away and our enjoyment will be dramatically reduced or even eliminated.

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19 DEC 2011

3) Evening Sun Future Plans Shattered

We at Igdrasil have a dream that sometime in the future we could attempt to gain Planning Permission to install large windows and even patio doors to our ground floor North West facing room so that we may further enjoy the evening sun. This room is adjacent and opposite the Saxonvilla proposed new kitchen. This dream would be shattered if the patio doors were to open out to face the turbulence of a commercial kitchen next door.

4) South facing Patio

Peaceful breakfast on our patio will be disturbed as the prevailing winds will ensure that we will have to endure the Saxonvilla's kitchen sounds and smells.

5) Bedrooms

Our bedroom faces south and with the bedroom window open, the only sounds being the local wildlife. It is inevitable that we will hear and smell Saxonvilla's new kitchen which will spring into action at a much earlier hour than we would wish to be awoken, possibly 365 days a year and possibly for the next twenty years.

Guest House next door

Thorpe Lane is traditionally a residential street with no commercial activity except the village Pub. The introduction of a Guest House or small Hotel should not be a problem if it is designed in such a way as not to disturb the existing residences. We at Igdrasil have no objection to this commercial activity as long as our peaceful existence is not unnecessarily disturbed.

Conclusion recommending refusal

We consider that it would be unfair and unreasonable for us at Igdrasil to have our peaceful existence permanently spoilt simply to help our neighbour attempt to increase their business turnover from an extra letting bedroom. We, therefore, request that Planning Permission is refused not for the moving of the kitchen but for the roofing and creation of a habitable room in the proposed position that could then be converted to a kitchen at some future date without needing Planning Consent.

Conclusion with approval and conditions

If Planners were to approve the application as proposed may we suggest some conditions that could be applied to lessen the detrimental impact that would be created.

- A) The window overlooking Igdrasil is either deleted from the proposal, moved to face onto Thorpe Lane, or it is seriously sound proofed (triple glazed) with no opening sashes and is glazed with sand-blasted opaque glass.
- B) The proposed roof lights are either deleted from the proposal or alternatively sound-proofed with triple glazing, solid fixed glass and non-opening plus sand-blasted opaque glass to be used.
- C1) The existing door is either permanently blocked over with matching stone and an inward opening door (if needed) is installed facing on to Thorpe Lane.
- C2) Alternatively, the existing door if left in place with a stipulation that it must never be glazed and also that it be sound-proofed to approved sound proofing levels, possibly by the introduction of two doors, one opening outwards to reveal one opening inwards. Self-closing springs to be fitted plus stipulation that it must not be left open.
- D) Any extraction of air from the kitchen and or laundry must extract into Saxonvilla's own driveway and not via the roof or wall on the Igdrasil or Thorpe Lane sides.
- E) Any waste water from the kitchen or laundry sinks, or appliance must be directed to Saxonvilla's driveway side and not to any gully on the side facing Igdrasil.

Anticipation of the Status Quo

We hope that you will consider our concerns, and we anticipate that you will refuse the proposed development and allow peace and quiet to be maintained, but if you have any queries regarding our letter then please make contact.

Yours faithfully

Roland T Wigley