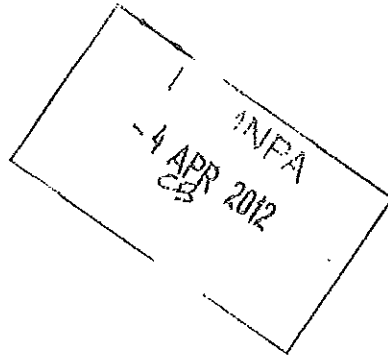
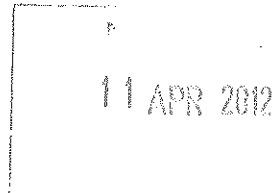


Plantation House
Thorpe Lane
Robin Hoods Bay
Whitby, YO22 4RN



2 April 2012

Reference: NYM/2012/0124/FL



Dear Miss Webster

We wish to object to the planning application by the Fylingdales Playgroup to build an extension on to the St Stephen's Church Rooms adjacent to our property.

We have the following points to make;

The Playgroup is planning to expand and take in more children. The Church Rooms are located in a residential area and cars of the parents dropping off and picking up the children, morning, lunchtime and in the evening, already cause a nuisance, create noise and present a hazard to highway safety. At times they block off the access to our property. The parents park on double yellow lines at this time. Any expansion will make the situation worse and could present a serious risk in terms of road safety. They state that there is an increase in children in the village which is surprising and we would be interested to know if they have any evidence to support this. Are children from other villages intending to use these facilities? We have contacted NYCC Highway Engineers to ask for their view on this issue.

In order to be good neighbours we have allowed the Church Rooms to keep their two refuse bins on our property and we installed a fence with a gate between the two properties. Our deeds clearly show we have jurisdiction over this boundary. If this extension goes ahead we will not allow builders access over our land and we will have to replace the fence and remove the gate. The Playgroup will then have to build a refuse store for future storage and dispersal. Presumably this would have to be in the front of the property and this will reduce floor space inside.

The large scale of the proposed extension will result in loss of light to our driveway and our rooms facing the Church Rooms. This will have a particularly marked effect in our kitchen and breakfast room resulting in darker rooms and most likely we will have to keep our electric lights on during the day.

The plans do not appear to have been drawn up by a professional firm of architects. The proposed extension would nearly double the ground floor area of the building. We are concerned that this extension will change the appearance of a building which we presume is a listed property in keeping with our own property. They were originally the same property and the church room was the coach

house and stables for Plantation House. The stone used would have to be herring bone and the tiles clay pantiles. Even if they use these materials the building style could not be in keeping with the original design. Robin Hoods Bay is a village of historical and cultural interest and these are the original sole buildings on this land and predate the Church. If this development goes ahead it will set a precedent and presumably the neighbouring buildings could also build very large scale extensions.

Yours sincerely

Terry and Liz McCormack

NYMNP
11 APR 2012

NYMNP
-4 APR 2012