

Wendy Strangeway

NYMINPA

23 MAY 2012

CP

**From:** planning@northyorkmoors.org.uk  
**Sent:** 23 May 2012 14:14  
**To:** Planning  
**Subject:** Comments on NYM/2012/0315/FL at 3, The Row, Iburndale, Whitby, North Yorkshire, YO22 5DT - Case Officer Mrs C Ward

Dear Mrs. Ward,

Our objection to Mr. Crosbie's current application remains basically the same as that to his previous proposal, namely, that in seeking to harvest additional income from the property by significantly increasing the accommodation capacity he is actively encouraging additional vehicle congestion in this small hamlet, and, regrettably, dismisses any need to talk to residents about it.

Further, in light of the reasons given for refusal of the previous application, curiously accompanied by the departure from the hamlet of one of the previously directly affected residents, we believe the proposed 'amendments' are merely a guise to enable Mr. Crosbie to resubmit a basically unaltered plan which in no way even attempts to address the reasons supporting the original refusal -Development Policy 19" (?).

I would also comment that the '...much needed third bedroom...' already existed in one of Mr. Crosbie's other properties in the hamlet which he presumably felt 'un-needed' when he chose to restructure into two smaller units, no doubt on the grounds of good fiscal management.

Whilst he is to be commended for maintaining his properties in the hamlet to a high standard, Mr. Crosbie's pursuance in this matter clearly indicates, to us at least, that the character and harmony of the hamlet are prices worth paying for the enhancement of his portfolio, and the income from it.

Regards,

Doug and Andrea Johnson,  
3, The Row, Iburndale

Comments made by Mr Doug Johnson of 3, The Row, Iburndale, Whitby, North Yorkshire, YO22 5DT

Preferred Method of Contact is Post

Comment Type is Comment

**Wendy Strangeway**

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**From:** planning@northyorkmoors.org.uk  
**Sent:** 21 May 2012 18:30  
**To:** Planning  
**Subject:** Comments on NYM/2012/0315/FL at 2 Mill Lane, Iburndale, Sleights, Whitby, North Yorkshire, YO22 5DU - Case Officer Mrs C Ward

The proposed extension to this property is far too large and would be an overdevelopment of the site . Further as our house is directly opposite I feel that it would be overbearing, and our property would suffer from the loss of light and outlook. The proposed windows would have views of our upstairs accomodation and they would remove any privacy from our house. I would consider a rebuild of the ground floor consevatory to be more appropriate.

Comments made by Robert Arnott of 2 Mill Lane, Iburndale, Sleights, Whitby, North Yorkshire, YO22 5DU

Preferred Method of Contact is Email

Comment Type is Comment

22 MAY 2012  
CB

27<sup>th</sup> May 2012

Mr and Mrs JB Lockley

7 Mill Lane

Iburndale

Whitby

North Yorkshire

YO22 5DU

Mrs C Ward

North York Moors National Park Authority

The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

NYM/NPA  
31 MAY 2012  
WS

Dear Mrs Ward,

**RE: Application of two storey extension following demolition of conservatory (revised scheme to NYM/2011/0437/FL at % Mill Lane. REF NYM/2012/0315/FL.**

We live at 7 Mill Lane, Iburndale, directly next door to the above property.

This is our second objection to this application. My husband, Mr Jake Lockley, presented at the Planning Committee Meeting on 18<sup>th</sup> August 2011 and successfully represented the views of the majority of the residents of Iburndale and particularly of ourselves who will be significantly adversely affected by this development.

This second application has caused considerable and unnecessary stress to us as a family as my 41 year old husband suffered a devastating stroke on 4<sup>th</sup> April 2012. He needs a stress free recovery from this and his consultant has told him that he must have an uninterrupted sleep every afternoon as well as a full night's sleep, if he is to fully recover. The stress incurred by this re-application is already affecting him making it difficult to sleep and to concentrate on his rehabilitation. If the application is approved then the building work will undoubtedly prevent him from being able to sleep in the afternoons, thus not allowing his brain to heal itself. This would be an unnecessary tragedy to him and to our two young sons. Mr Crosbie stated in 2.0 of the Design and Access Statement that "The development is not considered to be contentious and will not cause any inconvenience or disruption to the adjoining occupiers". This statement is obviously incorrect and was made in the full knowledge of my husband's condition as Mr Crosbie was made aware of it shortly after it happened, in April 2012.

NYMNPFA

31 MAY 2012

Regarding the re-application the reasons for the refusal in August 2012 remain unchanged. The scale, height and massing of the proposal are unchanged and therefore the extension will be larger than the host property. The extension appears like a second house. Our rows of cottages are 156 years old and an extension of this scale diminishes the traditional character and aspect of this historic Yarrow Cottage terrace. Furthermore, the proposed extension will be the first part of the terrace viewed as you approach Mill Lane which we believe will be a detrimental first impression."

The only changes that have been made are cosmetic only to the front window and the side sliding doors, (which are definitely not in keeping with our historic row of 1856 year old cottages). A tiny velux window to the rear has been removed but again this does not change the reasons for refusal.

"The proposed extension would still adversely impact on the level of amenity enjoyed by our property as unusually the rear walls of No. 5 lay directly in our garden and there is no boundary between the properties at the rear. The massive two storey extension will present a dominant feature that will majorly impact on our family privacy as more guests to No. 5 will be able to peer directly into our garden. We would like you to appreciate that with two young boys and a father who has suffered a stroke, we really do not need more strangers making an already stressful and upsetting event into a "circus event" for tourists. Furthermore, the extension will reduce the levels of daylight into no.2 Mill Lane which is facing no. 5. We have also observed that we would have markedly reduced daylight into our rear garden from 5pm which would markedly affect our much valued family time after school and into the early evening, this is particularly special now and we want to preserve it "

I wish to remind you that No. 5 is a holiday let cottage and that Mr Crosbie owns two other similar properties in Iburndale, although he lives outside of North Yorkshire. Furthermore the number of holiday let properties in Iburndale has increased since August 2011. There are now 10 out of 21 properties that are holiday lets, and the future nature of two other properties is uncertain. The addition of a further increase in holiday let rooms that would be imposed upon us by this extension is not needed here and detracts from the family friendly and neighbour friendly nature of Iburndale. The details of increased problems caused by added tourists have been extensively detailed in the objections from permanent residents in Iburndale in the first application of this extension so I will not go into further detail here.

Please note that Although Mr Crosbie argues in section 1.5 of the Design and Access Statement that "the proposed improvements will contribute to the tourist industry both directly and indirectly" the impact on Iburndale itself will only be negative. We have no tourist businesses in Iburndale, we are a base only for the tourists and we suffer noise, parking difficulties, litter, night time disturbances, drain problems, BBQ smoke late at night travelling up to the children's bedrooms and many more problems associated with non residents.

Mr Crosbie has no access to the rear of his property for the required building work to be carried out. WE WILL NOT PERMIT ACCESS TO OUR GARDEN FOR ANY OF THE WORK NEEDED TO BUILD THE PROPOSED TWO STOREY EXTENSION. We would also like to remind you that Mr Crosbie has submitted incorrect property boundaries for No. 5 in both applications, in respect of the rear of the property. The boundaries showed by Mr Crosbie encroach into our rear garden, possibly allowing people to think that he would have adequate access to build his extension without needing access into our garden and also giving the impression that the extension will not impact on our rear garden. The official Land Registry Deeds show clearly that the whole of the rear of No. 5 does back directly

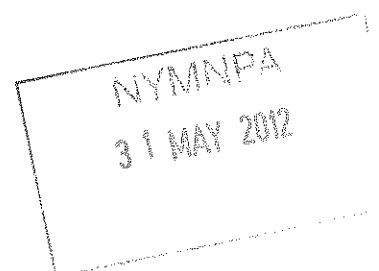
into our garden and so will the extension. The boundary he has submitted clearly encroaches into our rear garden and we are concerned that yet again this is a dishonest attempt to show the rear of No.5 and thereby imply that the extension will not have an impact on us.

We cannot believe that this application has been submitted again. The stress that this is causing is immeasurable and if it is approved then it will severely affect the recovery of my husband from his recent stroke. He is 41 and is a physiotherapist who works to help those in need in our local community. We have two young sons, aged 4 and 6, and all we wish is for my husband to recover. The two storey extension will impact on our everyday life in a major way and will detrimentally affect the character, infrastructure and quality of life for many of the permanent residents of Iburndale. Furthermore this second application has not taken on board any of the reasons for the refusal of the first application and we believe that this is a deliberate attempt to get the original two storey large scale proposal accepted as my husband is unwell and is unable to make the same contribution as he could last year.

**Yours sincerely,**

**Louise Lockley, 7 Mill Lane, Iburndale.**

**Jake Lockley, 7 Mill Lane, Iburndale.**



Caroline Bell

**From:** planning@northyorkmoors.org.uk  
**Sent:** 07 June 2012 10:23  
**To:** Planning  
**Subject:** Comments on NYM/2012/0315/FL at Neighbouring property, Chapel Cottage, 2 Mill Lane, Iburndale, Sleights, North Yorkshire, YO22 5DU - Case Officer Mrs C Ward

I am writing to object to the planning application.

#### Loss of privacy

" My property at Chapel Cottage, 2 Mill Lane is directly opposite 5 Mill Lane. The proposed development has two sky lights at second floor level and facing my property. As my property is of lower elevation than 5 Mill Lane, it is of concern to me that my first floor bedrooms can be overlooked from these sky lights. "

#### Curtailement of my right and enjoyment of daylight

The cottage is the end one of a terrace of similar sized charming old character cottages. My cottage's curtilage is only 14 feet from 5 Mill Lane's curtilage, the development would double the size of the upstairs front elevation and would detrimentally affect the levels of daylight I currently enjoy .

#### Highway problems

The comment within the Social Context of the ~~Design and Access~~ statement puts the emphasis on the benefit of the holiday cottage to the economy of the area. Whilst I acknowledge that the planning application might just as easily be for a residential development rather than a commercial enterprise, the applicant himself has chosen to bring this emphasis into the planning application." The cottage at present sleeps a maximum of three persons, but by putting a double bed room and an ensuite shower room this now makes the property attractive to up to five persons." However I note with disappointment that no plans to change the small car parking facility at the property comes with this application." This has a two-fold impact on traffic and pedestrian safety in these very difficult to navigate road ways. Cars have to approach the property, to park, via Brookside and the side of my property on Mill Lane, with no opportunity to park on these two un-adopted roadways." There is currently not enough parking for the residents of this hamlet and with the potential for two or more cars (over a 30 week per year occupancy level), with drivers unfamiliar to the level of difficulty in navigating round these tiny roads I fear for the safety of ramblers, dog walkers and children who are very frequent travellers along these narrow roadways around the cottage."

#### Overdevelopment of the site

" On viewing the plans online, I can crudely calculate that the width of the roof extension is actually larger than the current roof and thus the size, height and square footage of the extended first floor is an overbearing development and not in character with the other charming and (presently) similar sized cottages in this terraced row."

Comments made by Mrs Elaine Arnott of Neighbouring property, Chapel Cottage, 2 Mill Lane, Iburndale, Sleights, North Yorkshire, YO22 5DU

Preferred Method of Contact is Post

Comment Type is Comment



Robert & Alyson Elder  
1 Brookside,  
Iburndale,  
North Yorkshire  
YO22 5DX

31 May 2012

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

**F.A.O Mrs C Ward**

your ref NYM/2012/0315/FL

Dear Madam

**Application for Construction of a two storey extension at 5 Mill Lane, Iburndale, North Yorkshire revised Scheme NYM/2011/0437/FL.**

We write in response to your application notification as referenced above.

We appose this application on the same grounds as the previous National Parks refusal.

Having reviewed the proposed plans online they appear intrinsically the same as last years application with some changes to two windows.

The previous reason for rejection, recorded in Decision No NYM/2011/0437/FL dated 24 Aug 2011 states; "the scale, height and massing of the proposed two storey extension is considered to detract from the character and form of the modest host dwelling and if constructed would adversely impact on the level of amenity currently enjoyed by the occupiers of the neighbouring property". It was also deemed to "reduce the levels of daylight to the property facing 5 Mill Lane". Clearly these reasons given for refusal still apply

" We are at a loss as to why this application is being considered on the basis that the above reasons for your rejection in August 2011 have not changed.

Also with consideration to the scale of the proposed extension, with the additional door access to the front elevation, it is considered a reasonable assumption that the owner is ultimately planning to create two separate dwellings."

Yours faithfully.

Robert & Alyson Elder

NYMNP  
7 JUN 2012



**Wendy Strangeway**

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**From:** Juliet Simpson  
**Sent:** 08 June 2012 18:00  
**To:** Planning  
**Subject:** planning application for 5 Mill Lane, Iburndale NYM/2012/0315/FL

Dear Sir/madam,

With reference to the proposed planning application for 5 Mill Lane, Iburndale (Ref. NYM/2012/0315/FL) I would like to raise the following objections:

5 Mill Lane is a holiday cottage only and the extension is purely for an increase in profit rather than improvement in living accommodation for a local family. The proposed extension is large and I feel that it will alter and spoil the original character of the row of cottages.

This is a small hamlet within which is a very good local community which is in danger of being diminished by holiday cottages, at the moment the children here can happily play in the safety of the lane-this is threatened by additional traffic from holidaymakers.

As stated in my comments for the last application, the property only has space for one car and if the property is extended it is likely to attract more traffic – the lane is single track with no additional parking facilities – we have already experienced holidaymakers parking at the entrance to the lane (which is quite narrow and on a busy corner) which restricts access to properties on the lane – especially for ambulances and fire services if they are needed.

I understand that the planning office provides for the needs of local communities, which I feel in this case includes the protection of the intrinsic character of the hamlet and of the community of local residents in Iburndale.

Yours faithfully

Juliet Simpson



3 Mill Lane, Iburndale, Whitby, North Yorkshire. YO22 5DU.

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