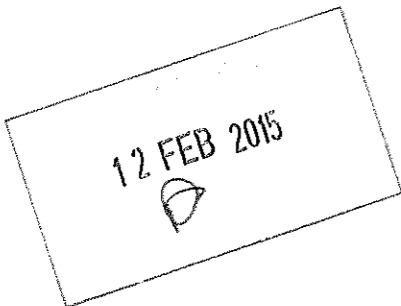




PINKNEY GRUNWELLS
LAWYERS L.L.P.
INCORPORATING
ATHA, SUMMERS & CO

Our Ref: AL/62070
Your Ref: NYM2015/0014/FL

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



By fax and by letter

11 February 2015

Dear Sirs

Our clients: Mr and Mrs Ventress of Dunsley Lodge Dunsley Whitby YO21 3TL
Re: Application in respect change of use to holiday cottage together with alterations and construction of single story rear extension with decking area and boiler/fuel storage building at Cottage One, Dunsley Hall, Dunsley

We thank you for your letter of 23 January 2015.

We confirm our clients object most strongly to the planning application for the following reasons:-

1. The property subject of the application has only ever been used for purposes connected to the use of the land and hotel at Dunsley Hall. The property has never been used for residential or holiday letting purposes and the change of use will irreversibly change the character of the building.
2. Your Management Plan states that you will have regard to "settlements that reflect their agricultural, fishing or mining past." The proposed development seeks to remove this aspect of the property's heritage and to introduce unnatural features, which conflicts with your Management Plan.
3. The application seeks to build the extension out of materials not in keeping and out of character with the property. The proposed extension is also incompatible with the design of the property and those surrounding it.
4. The fact that the property has recently been sold separately from the rest of the Dunsley estate worries our clients immensely, as the property's use has always been linked to Dunsley Hall and to drastically change this will have an adverse impact on the character of the area, which will only be amplified by an extension.

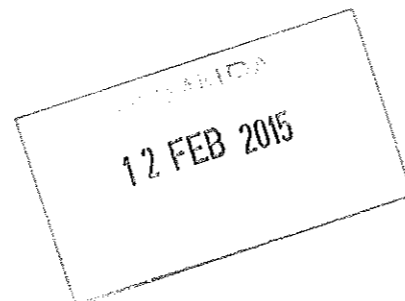
Members	Members	Solicitors	Consultants	Executives
<i>Teresa A Bennion LL.B</i>	<i>Daniel Baynton</i>	<i>Jessica M Appleby LL.B</i>	<i>Alison J Harvey MA</i>	<i>Deborah J Davis FCH Ex</i>
<i>Roger E Dean LL.B TEP</i>	<i>Zoe L Colling LL.B</i>	<i>Helen M Kidd BA Hons</i>	<i>John R Newton</i>	<i>Carol Sherwood FCH Ex</i>
<i>Hayley E Garnett BA Hons</i>	<i>Helen E Jackson LL.B</i>	<i>Peter R Noble LL.B Hons</i>	<i>Martin W Summers</i>	
<i>Richard J Grumwell</i>	<i>Victoria E Moss BA Hons</i>	<i>Catherine Switzer LL.B Hons</i>		
<i>G Noel Barrett LL.B</i>	<i>Dawn A Plant FCH Ex</i>			

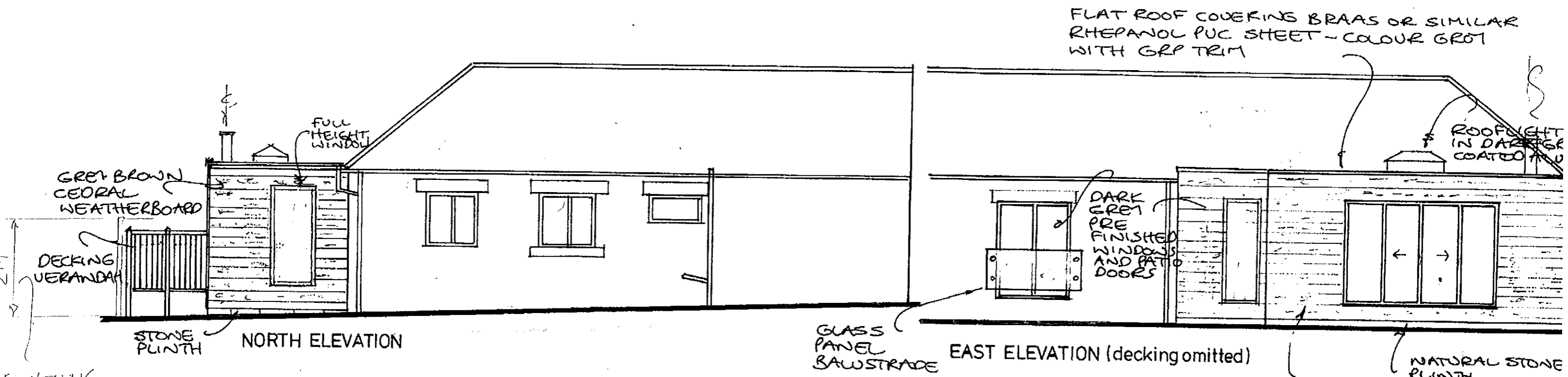
5. The property is located in an area of natural beauty which has been left relatively untouched for many years. The extension will visually not be in keeping with the rest of the area and will make an irreversible blot on the landscape.
6. The extension will be clearly visible from our client's property. Our clients maintain a boundary fence approximately 2 metres tall (see enclosed plan No 2) and the height of the proposed decking will allow guests to overlook their property, diminishing our clients' privacy.
7. The decking itself will directly abut with our client's fence (see plan No 1) when there is ample space for an extension to the western side of the property.
8. A number of trees runs along our client's fence line and they are likely to be damaged by the extension. A further bay tree is located 1.5metres from the proposed chimney outlet.
9. The extension is at the very least overbearing and out of scale when compared with the rest of the property and harms the local landscape.
10. Accepting the above application will lead to the remaining buildings adjacent to the property being the subject of further planning applications. This in turn will lead to the overdevelopment, rather than sustainable development of the local area.
11. The extension will lead to an increase in noise and traffic as a result of it being used for holiday letting purposes.
12. The application intends to connect into the mains sewerage system. There is no such system at Dunsley and all waste drains through our client's property to a septic tank owned by the Mulgrave Estate. The capacity of the septic tank is not known and the increased discharge may require a permit from the Environment Agency, which may not be granted depending on the condition of the tank itself.
13. We are at a loss as to why the property needs a separate boiler/fuel system when it will primarily be let in the summer months when heating will not be required. There is no maximum capacity specified for the boiler/fuel system and this allows the applicant the option to connect the boiler/fuel system to other converted holiday cottages in the future.
14. The boiler/fuel system will likely generate a high amount of noise and smoke which will affect the surrounding properties.
15. Needless to say the proposed extension and use will have a detrimental impact on the value of our clients' property.

We would be grateful if the above comments can be taken into account when the application is heard.

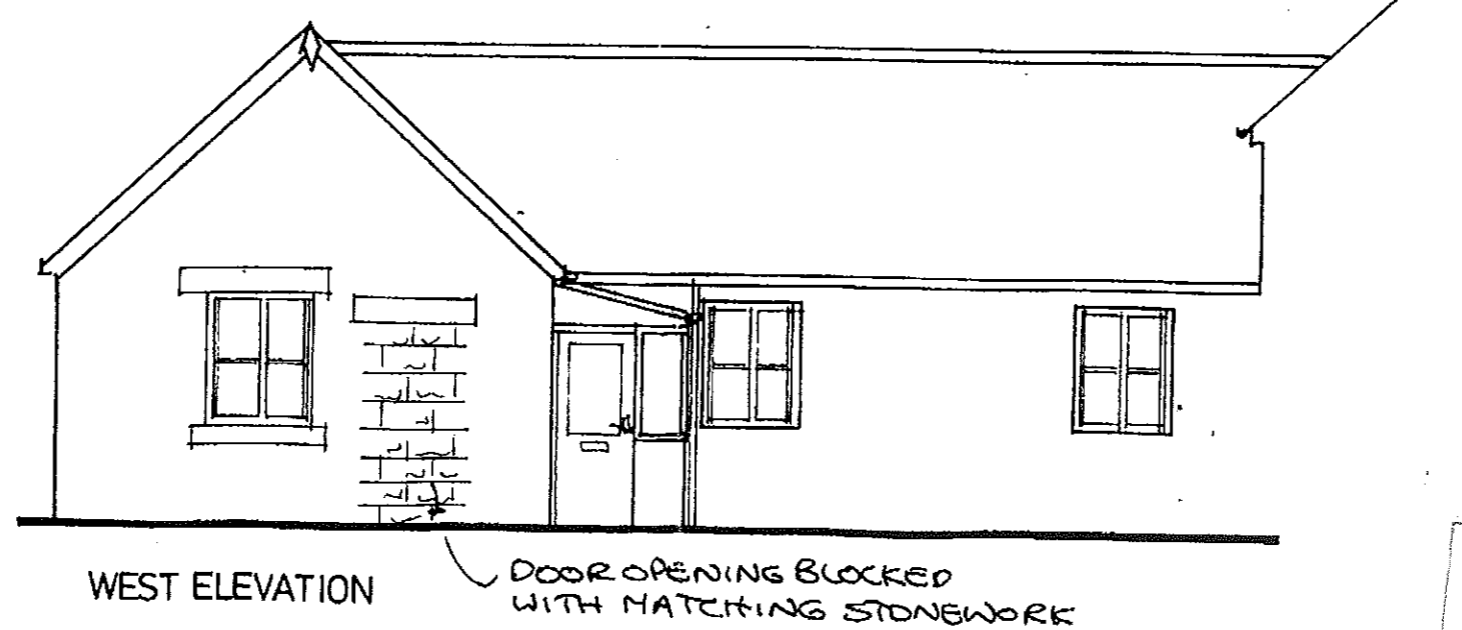
Yours faithfully

Pinkney Grünwells Lawyers LLP





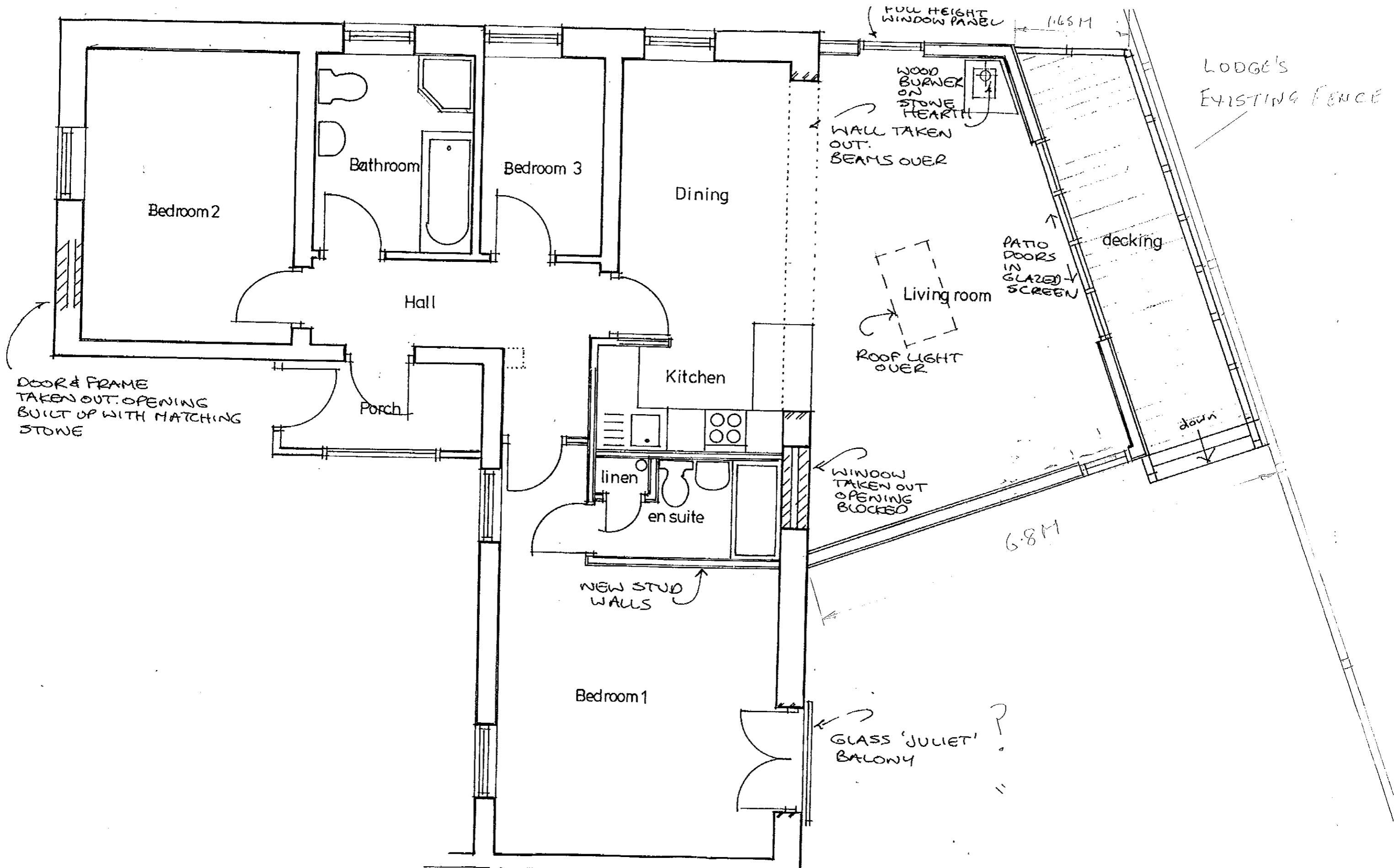
EXISTING
FLOOR LEVEL



JOHN DRAWING NO 2
 NIMMIND
 12 FEB 2015
 4/2/15

**PROPOSED ALTERATIONS AND EXTENSIONS AT COTTAGE ONE,
 DUNSLEY HALL, WHITBY**
 For Mr and Mrs I DRINKWATER

Rev A Extension window (north)



**PROPOSED ALTERATIONS AND EXTENSIONS AT COTTAGE ONE,
DUNSLEY HALL, WHITBY**
For Mr and Mrs I DRINKWATER

PLAN AS PROPOSED

Scale 1:50

JOHN'S DRAWINGS NO 1

Rev A window to extension changed
24.11 to full height panel

12 FEB 2015

4/2/15