

Incoming doc

Rachel Smith

From: Pat Sutor
Sent: 31 October 2014 10:44
To: Rachel Smith
Cc: Dearlove,; Rayment,
Subject: Piercy End, Kirkbymoorside (14/01081/OUT)

Dear Mrs Smith,

I write further to your recent conversation with Peter Rayment on this application, with some comments.

I have read the Conservation Officer's memo of 23 Oct. I note that her comments are very similar to those in the council's 'preapp' response of 9 July. I did address some of those in my Planning Statement which is part of the planning application, and which also covers Heritage, Design and Access.

Please would you consider the following in conjunction with the Planning Statement.

1. I note the important contribution that burgage plots make to the character of the conservation area. However as I have said I do not consider that this applies to the site. See 22 of the Planning Statement (PS).
2. The proposed garage would be immediately behind the existing modern garages and would hardly affect the setting of the listed building to the north. See 23-25 of the PS. In any event details can be protected by condition and considered at reserved matters stage.
3. It has been suggested that a simpler linear design would be more appropriate. However the building has been designed to provide the specialised accommodation needed for Mia Strickland including the wet room and to fit into the site. See 9 and 14 of the PS. If it was redesigned it would have to be wider and so the roof would be higher and more prominent.
4. I do not believe that the proposal would result in any harm. However if there was any harm it would be *'less than substantial'* and in my opinion outweighed by the benefit. See 33 of the PS, and also para 134 of the NPPF which in effect says the same.

I trust that these comments will be of assistance,

Regards,

Pat Sutor.