

M.M.D  
25/2.K.K.

Objection  
Comments made

Marishes Parish Meeting  
Belafax Grange  
Marishes  
Malton  
YO17 6UG

RYEDALE DM

25 FEB 2015

DEVELOPMENT  
MANAGEMENT

24 February 2015

Mr M Mortonson  
Planning Officer  
Ryedale District Council  
Ryedale House  
Malton  
YO17 7HH

Dear Mr Mortonson

**Ref. No: 14/01327/HOUSE**  
**Construction of a Conservatory at Hedera, Low Marishes - Revised Scheme**

Following consideration of the amended scheme, Marishes Parish Meeting objects to the proposal on the following grounds:

**1. Size and scale.** The size, scale and massing of this revised proposal results in a significantly enlarged proposal which is not commensurate with the modest host building and the use of materials which are not locally distinctive result in an awkward addition to this site. The adopted planning policies seek to resist large extensions on converted buildings and therefore this proposal is in direct conflict with this criteria resulting in a detrimental effect upon the character of not only the main building but also this part of the village.

**2. Over Development.** The proposal would occupy almost all the garden space associated with the property thereby reducing the amount of residential curtilage to an inadequate and unacceptable degree. I would draw your attention to planning ref. 14/01208/HOUSE at Kirkby Misperton which your Council recently refused on grounds of loss of amenity space yet this scheme proposed to retain a significantly greater proportion of domestic amenity space than the application under consideration at Hedera. I trust your recommendation will be consistent with this example.

**3. Inaccurate Plans.** The site block plan is still inaccurate. The position of the gate posts/vehicular entrance in reality is approximately 6 metres closer to the building now known as Hedera. Consequently, the proposed extension would leave little more than a 0.5 metre strip of ground between the end elevation and the vehicular access.

We trust that these comments will be taken into account in reaching your decision.

Yours sincerely

D Beal  
Chair Marishes Parish Meeting