

David Ward Architectural Ltd

Design • Planning • Listed Buildings • Building Regulations • Project Supervision

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01 SEPTEMBER 2015

RYEDALE DISTRICT COUNCIL
PLANNING DEPARTMENT
RYEDALE HOUSE
MALTON
NORTH YORKSHIRE
YO17 7HH

RYEDALE DM
- 1 SEP 2015
DEVELOPMENT
MANAGEMENT

Dear Sir

**CURRENT FULL PLANNING APPLICATION: 15/00866/FUL
PROPOSED DEVELOPMENT OF A DETACHED ONE & A HALF STOREY
THREE BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE
On LAND TO THE REAR OF GILLROSS, 67 MIDDLECAVE ROAD
MALTON, YO17 7NQ REVISED DETAILS TO APPROVAL 12/00438/FUL, 27.06.15
For DR GORDON MALAN & MRS HEATHER THORNES**

I write further to my discussions last week with Case Planning Officer Alan Hunter. There have been some comments from neighbours as a consequence of the consultation process and I am responding to those comments in this letter. I would be grateful if these responses are acknowledged in the Committee Report.

There are a number of repeated points in the comments and also a number of objections in principle to the development and rather than respond to the points in each letter I have organised my responses in a summarised format as follows:

- 1 The principle of the development – including the access to the site - has already been established with the previous planning approval 12/00438/FUL, work on site has already been started and all the necessary conditions of that prior approval have been discharged in writing by yourselves. North Yorkshire Building Control have been supervising the works. It is worth noting that, despite the long and complex planning process leading up to the grant of that planning approval, the scheme met all the requirements of the relevant planning policies and was broadly supported by Officers who recommended the various schemes for approval. Furthermore it is also worth noting that permitted development rights have been removed in the existing grant of permission and, assuming that Members are mindful to approve these modest changes to the existing approval, we would fully expect that the PD rights situation would not change. Any subsequent alterations to the property (and there are none envisioned) would therefore require planning approval – objector's speculations as to what might happen next on the site are therefore an irrelevance. Unlike some alterations to their own properties which may be acceptable under PD rights, any future changes here (however trivial) will be subject to the planning process. Objectors should also realise that, now there is a new owner of the site, these modest proposal are simply a fine tuning of the existing approval to suit the specific and reasonable requirements of their new neighbour.

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Registered Office: 13 Yorkersgate, Malton, North Yorkshire, YO17 7AA • Company Number: 6181261 (Registered in England)

**CURRENT FULL PLANNING APPLICATION: 15/00866/FUL Cont.
PROPOSED DEVELOPMENT OF A DETACHED ONE & A HALF STOREY
THREE BEDROOM DWELLING WITH DETACHED DOUBLE GARAGE
On LAND TO THE REAR OF GILLROSS, 67 MIDDLECAVE ROAD
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- 2 Highways are satisfied that the proposed access is suitable for the everyday use of development, for the construction process and for emergency vehicles as required.
- 3 The building process will be controlled in a neighbourly manner with working hours restricted (by condition), contractors vehicles parked on site (not on the highway) and the road highway kept free of mud etc. (by condition). The applicants are keen to behave in a neighbourly and orderly manner. Any damage to adjoining fences will, of course, be rectified.
- 4 The applicants are in the habit of garaging their cars. The size of the garage is to accommodate their two vehicles leaving sufficient room to get into and out the vehicles in the garage. In addition it is intended to store garden paraphernal (mowers etc.) in the garage. The garage will not be used as a workshop and will not be a source of noise.
- 5 The height of the garage is similar to those garages on surrounding plots. The high beech hedges have already been reinforced with gap planting. Beech gives year round visual seclusion. The applicant will continue to maintain the hedges to the high standard to which they have always been kept.

Please do not hesitate to contact me directly if there any further queries relating to the application or revisions which may be necessary to facilitate the applications positive determination.

Yours sincerely

David Ward

CC Dr Malan, Mrs Thornes

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