

02

SHW \*  
23/2 New.

Mrs S. J Dandy  
2 Back Lane  
Leavening  
Malton  
North Yorkshire  
YO17 9SZ

Mobile Tel No:

18<sup>th</sup> February 2010

RYEDALE DM

**RE: PLANNING APPLICATION 10/00073/HOUSE  
4 BACK LANE LEAVENING MALTON**

22 FEB 2010  
DEVELOPMENT  
MANAGEMENT

Dear Sir/Madam

I am writing in response to the above application.

Further to my previous letter, dated October 2009, which formally objected to the first planning application proposing extending the above neighbouring property.

My objections [as set out below] to this revised application remain unchanged and I continue to be very concerned about objection No1. in particular. My neighbour has inferred that, because the extension has been reduced by approximately one metre, the application is likely to be approved.

I hope that my re-submission continues to be seriously considered and would welcome any discussion with the Planning Officer who is overseeing the application.

**1. Deprivation of natural light to the rear upstairs bedroom and kitchen.**

The stated properties are south facing with the morning sun rising to the left [East]. The sun reaches the '12 O'clock' position, at approximately, midday.

The proposed extension will be built to the left hand side of my property i.e. the direction of the rising sun and, consequently, is highly likely to result in a reduction of morning light into, both, the bedroom and kitchen. This is likely to last throughout the morning.

The images, overleaf, show light entering the upstairs rear bedroom in the early morning i.e. between 8am and 9am.

As you can see, in the photographs overleaf, the windows are not large but sufficient to allow adequate natural light into the bedroom. A two

storey extension, immediately outside the window, would in my opinion reduce the natural light significantly.



**2. Loss of hillside views – area of natural beauty.**

As well as loss of natural light, current views [as displayed below] would also be lost and replaced with a brick wall. One of my reasons for purchasing this property 14 years ago, was the location of the village and, especially, it's panoramic views which are accessible from my house. I also believe 'looking out' onto a two storey brick wall would affect the 'saleability' and market value of the property should I choose to move sometime in the future.



**3. Increased pressure on the current drainage and sewerage systems.**

The 'Back Lane' terraced properties were first constructed in 1995. Drainage and sewerage systems were installed to accommodate for the seven new builds. Since then, a detached property has been built

at the end of the row of terraced houses and one of the terraced properties has been subject of a loft conversion which presumably includes additional bathroom facilities.

I note that an en-suite bathroom is proposed for inclusion within this extension request.

I am concerned that additional pressures on the current drainage and sewerage systems may result in blockages. My rear garden houses the drain inspection chamber and, as such, I am likely to suffer the expense and inconvenience of rectifying any problems encountered as a consequence of the above.

**4. Building and maintenance of guttering and wall belonging to proposed extension.**

The proposed plans indicate a change in guttering which is currently shared, and located on the rear boundary wall of 2 and 4 Back Lane. The piping runs from the roof, down the side of the building and into a drain at the bottom.

The side view of the proposed plans appears to show the guttering running along the top of the extension build. I am unsure whether this new guttering will meet with the existing or will run down the rear façade of the extension? In either case, it is probable that the construction will require work on the shared drain which, as previously mentioned, is located on our boundary.

With regard to the build of the extension wall [to the left of my premise], work on the guttering and possible future maintenance, there have been no requests from the owners of No4 to allow access to my land. I am reticent to allow this, simply because I do not wish workmen on my property which will likely result in disruption and mess that often accompanies a project of this type.

**5. Boundaries of No2 Back Lane, Leavening.**

Having located the original documentation from when I purchased no2 Back Lane, the boundary plan indicates that the full perimeter of the property, including all fences, belongs to myself [documentation was provided with initial letter] and, as such, the owners of No4 will be unable to remove any part thereof without my approval. This may affect the construction of the wall adjacent to my property.

In addition to the above points, could I please clarify the following: -

- a. The plans indicate that the boundary of the wall is within the fenced line of the joint boundary. Could you please confirm that this is the case?
- b. With reference to an initial suggestion of a first floor extension. Would this build involve a 'pitched' or flat roof?

I look forward to hearing from you in the near future.

Yours Faithfully

S. J Dandy