

Sinnington Parish Council

Clerk to the Council: Faye Snowden
15, Paddock Close
Pickering
North Yorkshire
YO18 8BH

Dear Ms Hood,

Planning Application No. 17/00133/FUL

Erection of a Detached four-bedroom dwelling with detached double garage and ramped personal access. Land Adj. Riverdell, Main Street, Sinnington.

The above planning application has been considered by Sinnington Parish Council.

It is noted that this is the 3rd application for this site and we refer to the contents of our previous letter of the 25th July 2016 for planning application No. 16/01086/FUL which are relevant and should again be taken into account.

This site remains classed as being in Flood Zone 3 according to the mapped data provided by the Environment Agency with more than a 1 in 100 year risk of flooding. The proposed modifications to mitigate flooding as presented in the Technical report provided by Alan Wood and Partners to change this to a 1 in 1000 year risk by essentially raising the proposed dwelling along with other design features is questionable especially for the adjacent properties and inhabitants. Previous comments on the effect of any obstacles on the land under consideration are still upheld especially on the light of evidence from recent recorded events which have been forwarded to you from various sources. Specifically, the detached garage, and ground floor rear part of the main building and the supporting pillars are identified. With regard to the architectural appearance of the building, these latest plans elevating the roof level only emphasises a disproportionate incompatibility with the existing adjacent properties and is not in keeping with the concept of 'conservation' which applies to this part of the village.

In summary, the Parish Council objects to this application on the basis that it could exacerbate flooding in the location and that the property fails to accord with the designation of a conservation area.

Yours sincerely,

Faye Snowden
Clerk to Sinnington Parish Council