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**Plan Drawing Service**

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30 October 2018

F.A.O. Mr A Hunter  
Development Management  
Ryedale District Council  
Ryedale House  
Malton

Dear Mr Hunter

**Re: - 18/00911/FUL. Proposed Erection of a Two Storey Side Extension  
to form a One-Bedroom Self Contained Residential Annex at Joiners House, Main Street, Wintringham.**

Further to our meeting on site on the 25<sup>th</sup> October 2018, I now enclose a further Drawing No. 18-1260-4 showing details of the 2No. Timber Clad Outbuildings. This is in response to your confirmation that Planning permission will be required for these units due to them being within 2.0 metres of the boundary & exceeding 2.50 metres in height.

These buildings are of a timber framed construction clad with Natural timber Log Roll Boarding & set under Calderdale Concrete Slate roofs. The height to the ridges (considering the slope on the site) falls between 3.89 & 4.09 metres & with the ridge points being 4.0 metres from the west boundary. These structures are partially screened from the adjacent site by a 1.70-metre-high close boarded fence.

In my opinion the size, scale & design of these structures is appropriate for the location & is typical of what you might expect in what is a substantial amenity area at the rear of a village property. The Garden Room (Unit 2) could be brought within Permitted Development limits by altering the design to show a flat roof not exceeding 2.50 metres in height. However, in my opinion it is more attractive with a Dual Pitched roof.

The letters of objection have been noted & our comments would be as follows; -

The Outbuildings are set approximately 7.0 metres beyond the rear extension of Dovetail House. As such they will cause no detrimental overshadowing to that property.

As previously confirmed, the Garden Room will be used for recreational use by the applicants & their immediate family & incidental to the enjoyment of the dwelling house.

Concerns have been expressed by the Parish Council in respect of potential noise & disturbance when the Garden Room is being used. When viewed from Dovetail House this building is set about 14.80 metres away & is also set behind the existing Garage/Store. Compared to a standard Garden Shed (Timber panels set under a board & felt roof) the building is of a more robust construction & the thicker wall panels & the heavier roof covering will give a better degree of sound insulation. The French doors are also located in the South Elevation & face away from the applicants dwelling & the adjacent properties.

The Parish Council letter states (when referring to Dovetail House) "The view from their upstairs rooms now look out onto two sheds thereby spoiling the view". My assessment is that while Dovetail House has sufficient outlook

within its own curtilage it has no right to a view over the applicant's property.

When approval was granted for Dovetail House it appears that the District & Parish Council had paid no regard to protecting my client's privacy as the rear 1<sup>st</sup> floor window on Dovetail House is barely 1.90 metres from the boundary & gives an open view over the applicant's rear amenity area. The location of the Kitchen window on the East Elevation & within 1.20 metres of the boundary also appears strange.

I am informed by the applicants that the Garage/Store was erected approximately six years ago. This is effectively confirmed in one of the letters of objection which refers to the building being erected 'about five years ago'. If this building is being considered as visually offensive & obtrusive then why have no objections been raised until now.

My understanding is that as the building has been erected for four years or more without challenge by enforcement then it should be allowed to remain, clarification on this point would be appreciated.

In respect of the Annex extension a slight reduction to the rear projection has been made as suggested. This brings it more or less in line with the Two Storey rear projection on Dovetail House & which I feel sets down a strong precedence for similar style of development by the applicants.

The Annex extension will be 4.60 metres from the Western boundary & its west wall will be built on the original line of the present side extension. There will therefore be a distance of approximately 5.60 metres between the face of the Kitchen window of Dovetail House & the applicant's extension & the effect on natural light reaching that window will be negligible. Again, the objectors appear to want to claim a right to view over the applicant's amenity area & this is not a material consideration.

The concerns with regard to potential overlooking from the French Doors in the Southern Gable also appear to be ill founded. As previously mentioned Dovetail House has a 1<sup>st</sup> floor window 1.90 metres from the boundary & with an invasive view across the applicant's garden.

The applicant agreed to remove the projecting external Balcony so that a side way view towards Dovetail House is restricted. Furthermore, the Single Storey projection on Dovetail House restricts any view to its rear garden area & the distance from the French Doors to the corner of the extension on Dovetail House is at least 10.80 metres.

The reasons for the Annex Extension are as outlined in the letter submitted with the application & its is expected that a Condition will be added to any approval to prevent the Annex becoming a totally independent Dwelling. The extension will appear subservient in appearance to the host Dwelling & will have no adverse impact on the streetscene, Joiners House or the amenities of the neighbouring properties.

The application site has an area of approximately 1300 square metres & the House, Annex & Outbuildings only cover approximately 342 square metres of that area.

Dovetail House forms a dominant & imposing structure close to the western boundary of the applicant's site, it would therefore be unreasonable not to grant an approval for an extension which is far less imposing.

Yours faithfully

M Punchard