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Your ref:  
Our ref: J0011435

10 January 2018

Dear Sir

## **REVISED PLANNING APPLICATION: ERECTION OF SINGLE STOREY EXTENSION TO TACK ROOM TO PROVIDE TOILET AND SHOWER FACILITIES WITH TIMBER ROOF TERRACE, DEEPDALE FARM, KELDHOLME, KIRKBY MOORSIDE**

We act for the Ravenswick Estate, the owner of Deepdale Farm, Keldholme. Our client's tenant operates a mixed wedding venue/livery stables from the farm, for which a retrospective planning application has been submitted (17/01455/FUL). A concurrent Certificate of Lawfulness has also been submitted to regularise a number of buildings and structures at the farm (17/01430/CLEUD).

Planning permission was granted on 4 July 2017 for the extension of the existing tack room to provide toilet and shower facilities and to reroof the tack room to enable a timber decked roof terrace/viewing platform to be created above. Since the application was approved, our client has reconsidered the extension and would like to amend the plans to provide enhanced toilet and shower facilities.

We therefore provide revised plans as enclosed. These provide separate male, female and disabled toilet facilities with separate shower cubicles. External steps will lead to the roof terrace above. The building will be rendered blockwork or vertical timber boarding, to be agreed, with steel railings around the edge of the terrace above.

We have considered relevant policies from the Ryedale Plan Local Plan Strategy: Policies SP13, SP16, SP19 and SP20. Deepdale Farm is located within the Fringe of the Moors Area of High Landscape Value. The proposed toilet/shower block is located adjacent to the existing buildings on the farm and within the centre of the farmstead. It is therefore considered that this small scale addition will not have an adverse impact upon the character of the surrounding landscape.

The extension will be constructed from materials appropriate to its location within the farm and adjacent to existing farm buildings; timber or rendered blockwork. There are no nearby neighbours whose amenity would be affected by the proposal. Safe access to the building can be provided for users with circulation around the site not being affected.

In accordance with Policy SP19, the proposal accords with the policies in the Local Plan and should therefore be approved without delay. There are no material considerations that would indicate approval should not be forthcoming.

I would be grateful if you could let me know if you require any further information in order to determine this application or have any queries.

Yours sincerely

A handwritten signature in black ink that reads "K Broadbank". The signature is written in a cursive, slightly slanted style.

**Kate Broadbank MRTPI**  
Associate

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