

From: Naomi Heikalo
Sent: 21 December 2018 11:21
To: Alan Hunter
Cc: Eamonn Keogh ; Karen Griggs
Subject: The Old Forge Sand Hutton 18/01112/FUL

Dear Alan,

Thank you for taking the time to discuss the above application yesterday.

I note that an objection to the proposal has been submitted on behalf of the occupants of the neighbouring property, Whey Carr Farm. The letter raises concerns about the impact of the proposed two-bed holiday let but fails to acknowledge the extant consent for the conversion of outbuildings to a three bedroom holiday cottage and a one bedroom holiday cottage, with a single storey rear extension to the existing dwelling (Ref 13/01256/FUL). The consent has been partially implemented as one outbuilding has been converted to a one-bed holiday let. This application seeks to convert the outbuilding adjoining the main residence to a two-bed holiday let rather than a three-bed holiday let as approved. The principle of change of use of the outbuilding to a holiday let is therefore established by the extant consent.

Should there be a delay in the determination of the current application, the fall-back position is to implement the extant consent for a three-bed holiday let and replacement extension.

Our responses to the points raised in the letter of objection are set out briefly as follows:

Parking and Highways Impact

As set out in the original application, there is a parking area to the rear of the house with space for 6-8 vehicles for the use of the occupants of the house and guests of the proposed two-bed holiday let. Guests will not be permitted to park their cars in front of the dwelling. The consultation response received from NYCC Highways indicates that there is no objection to the scheme in terms of impact on the highway.

Impact on Conservation Area

The design of the approved scheme has been revised to better reflect the features of the existing building. The proposed extension is modest and unobtrusive and the alterations from the approved scheme will not result in a material impact on the Conservation Area.

Potential for noise complaints

The outbuilding will be converted to a holiday let regardless of whether the current application is approved. The proposed two-bed holiday let would be less sensitive to noise from the neighbouring business than the approved three-bed holiday let, due to the reduced number of bedrooms and the revised layout, wherein the bedrooms are to be separated from the party wall by a small corridor.

The occupants of The Old Forge have been advised by Ryedale District Council that they do not have the right to make noise complaints in relation to the impact on their holiday let business. The existing C3 residential use is therefore considered to be more sensitive to noise from the neighbouring business than the proposed/approved use as a holiday let.

Roof adjoining neighbouring property

The construction of the roof adjoining the neighbouring property is regulated by the building control process and is therefore not a material consideration for the planning application. The applicant's

building surveyor has met with the building surveyor representing the owners of Whey Carr Farm and a verbal agreement was reached regarding the acceptability of the proposed roof form. Further information and architectural plans regarding the construction of the roof and drainage thereof can be supplied if required.

As the determination deadline for this application is the 18th January, I would be grateful if you would review the application upon your return in the new year and inform me as soon as possible if you require any further information to reach a decision.

Kind regards,
Naomi



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