

From: Henry Whitten  
Date: 08/10/2020 07:12 (GMT+00:00)  
To: Karen Hood  
Subject: Planning Application No. 20/00848/HOUSE

Dear Karen

Warthill Parish Council has reviewed the application for the 'Erection of a rear two-storey extension with attached single-storey garden room and front porch and increase in height of existing detached garden room (revised details to approval 13/00351/HOUSE dated 13.05.2013)-part retrospective'.

The Parish Council has the following observations:

1. The gabled rear extension on the East elevation, which is partially constructed, appears to have increased in size from the plans approved in planning application ref: 13/00351/HOUSE in respect of both the width of the extension and depth of the extension. We consider this increase in size and scale will cause harm to the amenity of the neighbouring properties.
2. The rear ground floor extension, which is partially constructed, appears to have increased in area from the plans approved in planning application 13/00351/HOUSE. We are concerned that this additional area combined with the additional area on the first floor is not sympathetic to the character of the original dwelling, the plot size, or to the neighbouring properties, and may set a precedent for future development of this scale at neighbouring properties.

For the reasons set out above the Parish Council considers that any development on the site be limited to plans approved in the 2013 planning application (ref 13/00351/HOUSE).

In respect of the new single storey garden office the Parish Council has the following observations:

- a) The planning application appears to imply that the office has been built under permitted development and it only requires an increase in height. If this is the case, and assuming it satisfies the requirements for permitted development, we note that this structure, which is partially constructed, extends beyond the line of the SP1 Development limits into the Green Belt as defined on the Interactive Ryedale Local Plan map on the planning section of the Ryedale website. As stated in the 'The Ryedale Plan – Local Plan Strategy' at page 30, Proposals for development within the Green Belt will be considered against national policy. We would also have concerns that any permission granted beyond this development limit could set a precedent for development at neighbouring properties.
- b) If the entire structure falls within this application then, whilst we would support the application for a garden office, we would not support any projection of the garden office structure beyond the development limits for the reasons noted in the a) above.
- c) We note there is a building attached to the garden office which is not identified on the plans. It is not clear if this building should also fall under this application however if it does the entire structure would appear to be beyond the line of the SP1 Development limits set out in the Ryedale Local Plan Map, and hence in contravention of that plan.

In conclusion, Warthill Parish Council recommends that the extension building works revert back to the dimensions shown in the plans approved by Ryedale District Council in planning application No. 13/00351/HOUSE and that planning application No. 20/00848/HOUSE is refused.

Kind regards

Henry Whitten

Chairman  
Warthill Parish Council