

Ryedale District Council Application Number 22/00113/FUL 12, 14 And 16 Howe End

Following recent conversations and exchange of messages with Jean please would you extend the application to at least the end of June 2022 as we are accumulating further information regarding your proposed refusal for composite doors at the three relevant addresses.

We have elderly residents who struggle with swelled doors on cold and damp walls that will neither open nor close properly and regularly need expensive joiner attention, and that is not acceptable.

Trade suppliers tell us wood materials and paints available today are not suitable for manufacture or maintenance of domestic wooden doors on cold damp walls often less than a metre from the road with busy traffic passing all day including gritters spraying salt against them in winter.

Environmental conditions today require appropriate materials that composite doors were developed to resist, with designs approved by other authorities for use in conservation areas. Such doors are already on properties in the neighbourhood and other Kirkbymoorside conservation areas and when asked why this would be the case, we were told the council didn't know when they were fitted but that is not a satisfactory answer because the council should know. We lived on Howe End when the conservation area was first designated, and details of every property was recorded at the time for council records.

It can be demonstrated that there is a need for what we are proposing in the application locations and the benefit of the development clearly outweighs any possible perception of loss or harm which is insignificant. Composite doors are designed and made to look like wood, with a wood grain and traditional appearance which is why they are approved for such use.

There is evidence that retaining timber doors can impact on the health and safety of elderly tenants being affected by expansion and contraction due to the outside temperature causing discomfort and excess energy use to compensate for heating loss when far superior materials are available that have better thermal insulation, ease of opening and closing, reduced noise transmission improved sealing, better security, negligible maintenance and are a much better economic proposition.

We believe Policy SP12 is used as a consideration, but that appears to be primarily for heritage and listed buildings and would not be relevant for the mix of buildings and styles on Howe End or the ordinary town conservation areas which are not consistent in character or appearance, and I don't think the word wood as a material appears anywhere in it.

Just view the composite doors already in Kirkbymoorside town and see how much better they look than the neglected wooden doors elsewhere. They have the appearance of traditional material and construction designed with modern methods and material suitable for roadside use close to traffic.

Talking with neighbours, planning specialists, and residents of other Kirkbymoorside conservation areas who have the same concerns we are not prepared to have this issue decided under delegated powers because it is a matter that needs wider visibility by the planning committee.

Hopefully this application will go to a meeting where I will produce evidence to back up the claims in this letter.

Yours sincerely – Gerry McMahon – sent by email to : Lucy Toolan <lucy.toolan@ryedale.gov.uk>

Holly House Farm, Main Street Fadmoor York YO62 7HY June 5th, 2022