

**From:** Deputy Clerk [<mailto:deputy.clerk@malton-tc.gov.uk>]

**Sent:** 01 September 2022 13:54

**To:** Development Management <[development.management@ryedale.gov.uk](mailto:development.management@ryedale.gov.uk)>; [clerk@malton-tc.gov.uk](mailto:clerk@malton-tc.gov.uk)

**Subject:** Consultee Comments for Planning Application 22/00573/FUL

Dear Mandy,

These are the comments that we made, that were read out at planning committee on 2 August.

Please add them to your website / records, I see that the consultation is no longer on the portal for us to add it on there, thank you, Tim

Malton Town Council raised an objection to this application at its meeting on 29 June 2022. There was a discussion on this application and the reason the Council objected was that there had not been, in its view, sufficient changes to the scheme which overcame the reasons given for the previous refusal namely;

*"The proposed development by virtue of its backland position located to the rear of the dwelling is considered not to be acceptable infill plot within an otherwise built frontage. The plot is proposed to be accessed via a long narrow access and would result in a form of development that does not adequately respect local distinctiveness.*

*The proposed dwelling development would give rise to significant adverse impacts on the amenities of the occupiers of the adjacent properties by virtue of the additional noise and disturbance associated with the use of the long narrow access way. The proposal would also result in additional overlooking of private amenity areas of adjacent dwellings with an associated loss of privacy. The proposal is therefore contrary to Policies SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy."*

The Certificate of Lawfulness obtained by the applicant is for a hypothetical development/garage within the curtilage of 63 Middlecave Road. This does not reflect the scheme which is being presented which will create an additional curtilage. It is effectively a tactic and should not be accepted as a reason to change the previous expressed reason for refusal i.e. "The plot is proposed to be accessed via a long narrow access and would result in a form of development that does not adequately respect local distinctiveness". It is very apparent from a site visit that this a very narrow and long access road which if used to access another property would be seriously detrimental to the character of the street front and the set of fine Edwardian buildings it will sit aside.

Relocating the entrance to no.63 from the current/original position at the side, to the front of property, because of such tight space for drive proposed, will ruin the symmetry and character of the semi-detached property, and so detracting from the character of neighbouring/other side of the semi.

The drive and likely alterations needed to no.63 itself, will have an adverse affect on the character of the group of properties that are distinctive as a group. The road is the beginning

of a very popular walking route for residents across Malton, leading to the bridleway at the end of Middlecave Rd that goes over a footbridge over the A64 into the Howardian Hills AONB network of footpaths, and the "Plantation" woods. The heritage of Malton is what makes it distinctive and popular, in particular property from different periods, and this is not just limited to formal conservation areas. These houses ARE very distinctive in character and visually appealing, AS A SET.