

Item 5.

The Old School House
Scackleton
York
YO62 4NB

HYDRA 010

26 August 2009

27 AUG 2009

DEVELOPMENT WITHIN

Dear Ms Vokes

**PLANNING APPLICATION 09/00565/HOUSE : THE OLD SCHOOL HOUSE,
SCACKLETON**

In support of our Planning Application for alterations to The Old School House, we request that the following is taken into consideration by the Planning Committee at the meeting on 2 September 2009.

We have received a copy of the Officers report and wish to point out 2 items that require correction.

Page 2 first paragraph; It is our intention that the roof will be raised 0.45m not 0.6m as stated.
Page 2 second paragraph; The roof structure to the porch will be constructed from timber joists with painted aluminium glazing bars on top, not from galvanised steel as noted.

Various letters of objections have been received from the Parish Council and local residents and our response to the salient points raised are listed below:

1. Overdevelopment of the Site

We have reduced the size and scale of the extensions from our original proposals and propose to demolish an existing utility building with a flat asbestos cement roof to address these concerns.

2. Stable

We are fully aware that there is not sufficient space for an exercise / turning out area and the formation of this facility is not part of our application. We have more than adequate grazing available in the area and our horse is exercised by riding out on a regular basis.

We have owned our horse for 25 years and this type of arrangement has worked satisfactorily in our previous village house in a more restrictive location with immediate neighbours on all sides, where we ensured an adequate management system was in place in order that this was not to the detriment of our and our neighbours environment.

3. Developers

Reference has been made to the applicants as "Developers". Whilst we recognise this is a planning term we wish it to be noted that my wife and I have lived and worked in the immediate area for 30 years and have chosen The Old School House as our retirement home to 'downsize' into, not as a development with a view to making a profit and we certainly have no requirement for it to be turned into a four bedroom property which has been implied.

4. Highways

We are not proposing any alterations to the existing vehicular access, nor an increase in the number of parking spaces within the curtilage of the site and wish to record that this access has a long established domestic use. We note however, the concern expressed by the Parish

Council regarding the proximity of the road junction at the brow of the hill but as the Parish Council is aware, one of the main issues is that vehicles do not respect the 30 mph speed limit. This is further compounded by the fact that vehicles regularly park on and near the brow of the hill, obscuring vision, and that the village school bus performs a three point turn twice daily at this junction, both of which are outside of our control. We do not own or intend to own a horse box. Indeed our traffic movements would be reduced if a stable was approved as we would not have to travel to the location where our horse is currently kept.

5. History

Reference has been made to the historical relationship between the School House and 'Three Gates' opposite, which was originally the Schoolmaster's House, located in its position to oversee the school. We acknowledge this but as both properties no longer perform their original function, this is not relevant.

We accept the history of the property relates to its external appearance and its juxtaposition with its immediate surroundings, but historical reference also applies to the interior and intrinsic character of a building which with the School House has sadly been lost in its current state.

Our aim with the School House is to retain and enhance the simple form of the building whilst expressing the internal roof structure and roof volumes and shape inherent in a building of this nature. At the same time we wish to take advantage of the views which is widely recognised as one of the attractions of living in Scackleton.

6. Roof Glazing

The proposed use of coloured aluminium patent glazing has been raised as a concern. This has been selected for two main reasons. Firstly the glazing bars are very small in section and sit on top of the roof rafters within the depth of the roof slate and tile batten to achieve a low profile in order that they do not project above the roof line. A dark colour will be selected to match the velux rooflights, in conjunction with the planners, to ensure they blend in with the roofscape. Comments have been passed about the fact the roof is a visible element of which we are fully aware. Raising the roof by 450 mm is a worse case scenario which can only be confirmed once the building fabric has been fully exposed and surveyed. If it is possible we would aim to work within the existing roof structure without raising the roof which would obviously be a more economic solution for us.

We wish it to be noted that the School House is in a very poor state of repair and will require a significant amount of work to restore and improve the building up to current standards which we feel will ultimately retain and enhance the existing fabric of the village. Scackleton is an eclectic mix of styles, materials and form reflecting its development over time. 'Traditional' construction has been used in its development but many of the 'traditional' designs used are from outside the immediate area, creating its diversity which we feel can be added to in a positive manner by the proposals that have been submitted.

We trust that above will be taken into account and that our application will be considered favourably by the Planning Committee.

Yours sincerely

TERRY and DEE HIGGINS