

ES

## LUTTONS PARISH COUNCIL

Clerk: Andrew Macdonald

OBJECT.

Holly House  
West Lutton  
Malton  
North Yorkshire  
YO17 8TA

27 November 2013

Karen Hood  
Managing Development Team Leader  
Ryedale District Council  
Ryedale House  
Malton  
North Yorkshire YO17 7HH

RYEDALE DM

28 NOV 2013

DEVELOPMENT  
MANAGEMENT

28/11

Dear Karen

**Application No. 13/01252/FUL : Erection of extension to east elevation : Pear Tree House, Helperthorpe : Daniel**

The Luttons Parish Council has considered the above application and, whilst it is supportive of modernising older properties with more effective use of space, has concerns at the proposed external appearance of this proposal.

Contrary to the expressed view in the design statement, this Council finds the present 'non-vernacular' eaves height of the present building more acceptable than:

- the changed orientation of the extension to an uncharacteristic gable frontage;
- the placement of the proposed chimney stack at the front of the property rather than on the ridge line;
- the use of small ground-floor fenestration, particularly in the extension's south facade, and to the new toilet window where the porch is to be removed;
- and the uncharacteristic bay French window on the east elevation.

As the applicant points out, this is the first building in the village when approaching from the east, and the Council believes that it warrants design more in keeping with the heritage buildings opposite and the wider village. Contrary to the applicant's statement, the number of bedrooms increases from three to four.

The Council **objects** to this proposal on grounds of design not in keeping with the present property and the wider village.

Yours sincerely,

[signed]

Cllr Andy Macdonald (Clerk)

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