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Development Management
Ryedale District Council
Ryedale House
Malton
YO17 7HH

Dear Sir/Madam

Re; - Proposed Erection of a Two Storey Extension at Pantile Cottage, 4 North Carr, Terrington.

Please find attached a Householder Planning Application in respect of the above proposal.

The applicant wishes to add an extension to create a Ground floor W.C. & improve the Kitchen area. Also, at 1st floor level the present Bedroom 3 is relatively small & is only served by a small narrow window. The extension to the Bedroom will give it a more functional use & allow the installation of more standard window units to improve the natural light & ventilation & offer a better outlook.

The proposed structure will be a linear extension of the main original building & with the hipped roof detail being effectively moved on approximately 3.50metres. The new walls will be of matching stonework.

The original building is set within the Terrington Conservation area. However, it appears that the extension will be set outside the Conservation area but well within the Development limit of the Village. Such is the layout of the properties at North Carr that the extension will have no adverse effect on the amenities of the adjoining or surrounding properties. Being effectively tucked away behind other properties there is no adverse effect on the Streetscene or the Conservation area.

It is therefore considered that the proposal will meet within the criteria set out in the relevant Policies of The Ryedale Plan & namely Policy SP12- Heritage, Policy SP16 – Design & Policy SP20 – Generic Development Management issues.

The extension will have no adverse effect on the Host building or its setting within the Conservation Area.

Yours faithfully

M Punchard