

PROSPECT FARM HOUSE, CHURCH FIELD LANE
OFF MAIN STREET, GREAT OUSEBURN
NORTH YORKSHIRE, YO26 9RQ

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HCB

Appendix 1

PROPOSED SINGLE BEDROOM DWELLING AT THE ABOVE

SUPPORTING DESCRIPTION TO PLANNING APPLICATION
AND LISTED BUILDING APPROVAL DATED 9 MAY 2005

THE REVISED APPLICATIONS ADDRESS THE CONSULTATIONS AND THE COMMENTS OF MR. P.J. DENKES IN HIS REPORT TO THE PLANNING AREA 2DC COMMITTEE (SCHEDULED IN FEBRUARY 2005) PRIOR TO WITHDRAWAL - AS FOLLOWS:-

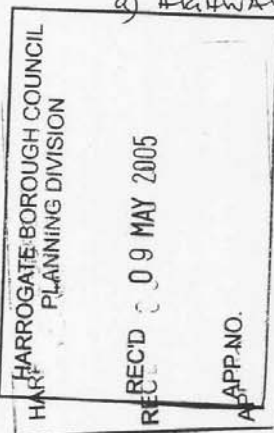
CONSULTATIONS.

a) HIGHWAYS

THE VISIBILITY SPLAY TO THE SW WILL BE ACHIEVED BY REBUILDING A SHORT SECTION OF THE EXISTING WALL (TO MATCH THE EXISTING). THIS WILL ALSO REQUIRE THE REMOVAL OF THE LEYLANDI TREE AT THE SIDE OF THE ENTRANCE, AND MOST LIKELY THE ADJACENT APPLE TREE.

THIS WAS AGREED AT A MEETING WITH MR COYNE OF NORTH YORKS HIGHWAYS ON 6th MAY 2005.

TO AVOID WORKS OUTSIDE THE PLANNING BOUNDARY, IT WAS ALSO AGREED THAT "SUFFICIENT BETTERMENT" WOULD BE ACHIEVED BY A SPLAY ON THE ^{BOUNDARY} WALL OF PFH, ALTHOUGH THIS MAY NOT COVER OVERTAKING VEHICLES. (ALL AS SHOWN ON THE REVISED SUBMISSION)



ASSESSMENT

1. LAND USE / PRINCIPLE - NOTED ACCORDS WITH POLICIES HG-HX-PPG3

2-a. IMPACT ON RESIDENTIAL AMENITY AND STREET SCENE
para 1+2

JUST UNDER HALF THE SIDE GARDEN IS NOW ALLOCATED TO THE DEVELOPMENT AND THE REMAINDER WILL REMAIN AS A SIDE GARDEN TO PROSPECT FARM HOUSE (PFH)

A STEPPED SCREEN WALL (REFLECTING THE STEPPED PROFILE OF THE REAR ELEVATION OF (PFH)) WILL PROVIDE PRIVACY AT THE NEAREST POINT BETWEEN THE TWO PROPERTIES.

2.

2(a) CONTINUED..

IN ADDITION NEW PLANTING, SOME CONTOURING, AND A NEW PUMPED STREAM (WITH A WALL ON ONE SIDE, FLUSH WITH THE EXISTING LAWN) WILL PROVIDE FURTHER SEPARATION AS WELL AS DEFINING A BOUNDARY - SHOULD PFH BE SOLD AT A FUTURE DATE.

2(b) para 3.

THE OWNER OCCUPIERS OF N° 3 CHURCH FIELD LANE STILL SUPPORT THE REVISED SCHEME ALTHOUGH THIS IS CLOSER TO THEIR GABLE.

2(c) para 4

WHILST I MAY NOT SELL PFH, IT IS MY INTENTION TO OCCUPY THE PROPOSED DWELLING WHICH WILL BE FULLY DESIGNED FOR DISABLED USE. I DO APPRECIATE THAT MY CONDITION IS NOT A "MATERIAL CONSIDERATION" IN DETERMINING THIS APPLICATION, AS I AM ALREADY IN MY MID 70's BUT THE HOUSE WILL, I AM SURE, SERVE MANY PEOPLE WITH DISABILITIES IN THE FUTURE.

THE REPORT ALSO STATES THAT "THE MAIN GARDEN FOR THIS PROPERTY (I.E. PFH) WOULD APPEAR TO BE THE SIDE GARDEN" IT SHOULD BE NOTED, HOWEVER, THAT EVERY MAIN ROOM IN THE HOUSE LOOKS OUT ONTO THE FRONT GARDEN. AND THAT HISTORICALLY THIS LISTED BUILDING PROBABLY HAD NO WINDOWS OVERLOOKING THIS "SIDE GARDEN". IT SHOULD ALSO BE NOTED, THAT THE FRENCH WINDOWS REFERRED TO, WERE INSTALLED BY OUR PREVIOUS OCCUPANTS (WITH NO EVIDENCE OF ANY PERMISSION) AND ALSO THAT THE SIMILAR BUT NOT ORIGINAL WINDOW ABOVE, SERVES THE SMALLEST BEDROOM OF FOUR AND THIS TOO HAS A WINDOW ONTO THE FRONT GARDEN.

OUR MAIN SITTING ROOM, DINING ROOM, SMALL SITTING ROOM, OUR MASTER BEDROOM AND TWO FURTHER DOUBLE BEDROOMS ALL OVERLOOK THE FRONT GARDEN.

THE REVISED DEVELOPMENT WOULD NOT BE VISIBLE FROM ANY OF THESE ROOMS, NOR FROM THE HALL, KITCHEN, CLOAK ROOM, STAIRCASE OR EVEN LANDINGS, AND BATHROOMS (WITHOUT, IN THE LATTER CASES, OPENING WINDOWS OR STANDING ON CHAIRS!)

2(c) PARA 4 CONTINUED

THE IMPACT ON THE STREET SCENE HAS BEEN GREATLY REDUCED BY OMITTING THE UPPER FLOOR AND CHANGING THE ROOF PROFILE TO A HIPPED, SLATE ROOF AT A LOWER PITCH, TO MATCH A NUMBER NEARBY PROPERTIES. THE RIDGE IS NOW ONLY ABOUT 3.7M ABOVE THE REAR COURTYARD.

FOR THE REASONS SET OUT IN THESE PARAGRAPHS, THE REVISED SUBMISSION SHOULD COMPLY WITH HG, A1, H14 AND HD20.

3. IMPACT ON CONSERVATION AREA AND THE SETTING OF THE LISTED BUILDING

3. (a) PARA 1 THE DESIGN OF THE LOWER SINGLE STOREY DWELLING IS ENTIRELY IN SCALE AND CHARACTER WITH OTHER BUILDINGS IN THE CONSERVATION AREA.

3(b) PARA 2 THE LOWER PROFILE AND REVISED SITING WILL NOT AFFECT ANY VIEWS NOR REDUCE THE OPEN QUALITY OF THIS PROPERTY FROM THE SETTLEMENT

3c PARA 3 THE PITCHED ROOF ELEMENT OF THE DEVELOPMENT WILL BE 7M FROM THE LISTED BUILDING AND THE WALL TO THE NORTH EAST ELEVATION WILL REPLACE THE WALL TAKEN DOWN. FOR THIS REASON THE WINDOWS HAVE BEEN REPLACED BY SMALL HERITAGE ROOF LIGHTS. INDEED THE SENSE OF ENCLOSURE WILL BE RETAINED, IF NOT ENHANCED, BY THE HIGHER MATCHING CORBEL WALL AND THE REDUCTION OF THE OVERALL DRIVE WIDTH.

THE VIEW UP THE DRIVE WILL ALTER, BUT THE REVISED SCHEME INCLUDES MEASURES TO SCREEN THE CAR PARKING, BY ADDING PLANTING AND AN OAK STAINED PERGOLA.

FOR THE REASONS SET OUT IN THESE PARAGRAPHS, THE REVISED SUBMISSION SHOULD COMPLY WITH HD12 HD3 HD20 AND A1.

AS THESE PARAGRAPHS COVER THE SAME POLICY DOCUMENTS AS THOSE GIVEN TO THE COMMITTEE AS REASONS FOR REFUSAL OF LISTED BUILDING CONSENTS, COPIES OF THIS SUPPORTING DESCRIPTION AS PART OF THE REVISED LISTED BUILDING APPLICATION.

9th MAY 2005.

Ann Boggan

