

Comments for Planning Application ZC23/02895/FUL

Application Summary

Application Number: ZC23/02895/FUL

Address: Manor Cottage Shaw Lane Farnham Knaresborough North Yorkshire HG5 9JE

Proposal: Erection of self-build dwelling, landscaping and associated works.

Case Officer: Emma Howson

Customer Details

Name: Mr John Hooper

Address: Manor Farm, Farnham, Knaresborough, North Yorkshire HG5 9JE

Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Emma,

I am writing on behalf of Shirley and John Hooper both resident at Manor Farm which is a neighbouring property of the applicant.

Our objection relates to three matters:

- Farnham is a conservation village and the proposal is to build on one of three clearly identified ancient orchards that have historically been protected in prior planning applications. These areas are critical to preserving the open nature of the village and we are very concerned that allowing development on one such site will set a precedent which will quickly result in the other two being developed.
- we are aware that the other two open orchard areas in the village have been the subject of recent planning applications or pre planning advice from the Council. Both were rejected as inappropriate areas for development. It would seem to us to be only equitable that this third site be treated in the same manner, it's sole distinction being that the development application is in this case supported by a development company, being Yorkshire Land.
- the dwelling proposed for the site will tower over neighbouring properties, one of which is ours, due to the elevation of the land on which it is to be built and the size of the dwelling itself. It will also be very visible from common areas such as the village green and detrimental to the nature of the village.

By way of observation it is notable that over the 10 years we have lived in the village some 17 houses have been built (on a stock of around 70) in and around Farnham, so it is not the case that the village has failed to accept the need for more housing but has indeed made a significant contribution in this regard. This has been achieved without fundamentally challenging the conservation principles set for the village, which regrettably the currently application undermines.

Kind regards

John and Shirley Hooper

