

Mr & Mrs S. Green

12 October 2023

Our Ref SSG/PER/2023-10.01

Mr & Mrs P. Roebuck

Farnham Lodge

Shaw Lane

Farnham

HG5 9JE

Dear Phil and Emma,

Planning Application Reference ZC23/02895/FUL

Erection of self-build dwelling, landscaping and associated works

Manor Cottage, Shaw Lane, Farnham, Knarborough, North Yorkshire, HG5 9JE

We are very disappointed to say the least with the objection submitted by Phil to our planning application, considering we took the time to come over and notify you about the planning application at the time it was validated and I personally informed you both (at separate times - Emma on the doorstep and Phil while out and about in the village) that we would be more than happy to run through the plans with you and discuss any concerns. We have heard nothing since.

Emma said to Maya and I on your doorstep that 'there would be no objections from us' and 'we can't see it from here anyway' and that you had no concerns, other than perhaps to the future of Manor Cottage itself (I.e. if it were to be demolished) which I assured Emma, will be remaining in situ and is unaffected by our planning application, but may have to be sold in the personal circumstances we are in by my parents.

Whilst we appreciate (and value!) that we live in a democracy and you are within your rights to object, we feel the way you have gone about this and knowing full well our predicament as a young family, having opened our hearts to Emma on your doorstep in explaining why the application has been necessitated and submitted, has been insincere.

In addition, a number of your reasons for refusal are completely spurious and untrue.

You have accused that the images provided in the planning application have been taken from low angles. They were taken by me from my eye level, which is something the case officer will herself have noted from her site visit.

You say that looking east-west from the north across Shaw Lane that the new build will be very apparent and not concealed. Using common sense, if you take the time to stand at the end of the driveway to Manor Cottage next time you go a walk and be honest with yourself, you will see that what actually takes your eye is Mr and Mrs Theakston's property at 1 Manor Court. Therefore a property sited where we have proposed will not have any greater effect. You state also about loss of views over the orchard and to the fields beyond. I don't think I

have ever seen you stop to admire the views of our orchard (if you can call it that with most of the fruit trees having already died off and required removal) or the fields beyond. Indeed, if you are again honest, prior to us widening the driveway, no such views were even visible without walking up the driveway and looking over the wall!

You state that the proposal appears to have a much higher roofline. I am unsure whether this has been prompted by other objectors in the village, namely perhaps Mr and Mrs Theakston because the proposed dwelling is some distance from your own home and the ridgeline is nonetheless considerably lower than your own, which dominates the street scene and surrounding properties in this vicinity.

Again, with regard to point 3 in your letter, I can only assume that this has been encouraged and/or prompted by other objectors, as the property certainly does not have any impact on your property. Neither does it overlook 1 Manor Court, the front façade of our proposed dwelling is in line with the front façade of 1 Manor Court and the proposed property is not even as deep as 1 Manor Court. Furthermore, the only window openings on the southern elevation Gable End facing 1 Manor Court are two small En-suite Bathroom windows, which will be required to have obscured glazing, in accordance with planning regulations. Therefore, there is no overlooking of habitable windows and the rear garden space will also benefit from appropriate boundary treatments commonly found between properties, such as a hedge and/or fencing, preventing any overlooking/overbearing of the rear amenity space. Not that any of these matters effect or have any bearing on you or your property in any event.

You refer to destruction of already limited Greenspace. The proposal will result in excess of 86% of the site remaining open, free from built form and in addition will secure the re-establishment of the historical orchard in the Western Part of the site, where the conservation area recognises that trees frame the street scene and planting of new trees is important. Our landscape planners have also proposed the introduction of wildflower planting and other measures within our site, which I would respectfully suggest does not represent the destruction of Greenspace, but rather secures what is valuable about it and its long-term future in perpetuity.

I would be happy to go with you around the village so that you can show me the multiple points where you state our proposed dwelling will be observable from. From my perspective, other than standing at the end of the driveway or just filtered views of the roof from Stang Lane, just as there are similar views through the adjoining area of Important Open Space adjacent Manor Farm House, through to the built form associated with Manor Court, the property will blend in with surrounding development.

In terms of point 4 of your objection regarding highways and safety, I am surprised, that having taken the time to object you appear not to have reviewed the planning file thoroughly, as you would have seen that Highways Officers have already confirmed that they do not have any objections to our planning application.

You comment that the entrance to Manor Cottage is already a difficult and dangerous access point perhaps would have been true, prior to us obtaining planning permission to widen the

driveway for that very reason, but does not reflect the current circumstances whatsoever.

In addition, you refer to additional traffic which will add to the risk for those using Shaw Lane, but with respect, the works to widen the driveway at Manor Cottage have only improved safety and reduced risk. Indeed these works, together with the removal of the access gate to the property now allows vehicles to pull straight onto our drive from the road, this is unlike your situation, where I frequently observe you sat in the middle of the road in your cars waiting for your electric gate to open.

I could continue but obviously this would be in vain, considering you have made your position clear and your objections are now submitted. Suffice to say that we are just very saddened indeed when we've always been so friendly and upfront and our door is always open.

Regards

Yours Sincerely

Sam & Maya Green

Cc Ms Emma Howson - *Planning Case Officer, North Yorkshire Council*