

From: Emma Howson [REDACTED]
Sent: 03 Oct 2023 08:02:56
To: planningcomments.har@northyorks.gov.uk
Cc:
Subject: FW: Planning Application Ref: ZC23/02895/FUL
Attachments:

You will appreciate that the content of this email is an expression of Officer opinion only and does not prejudice any future decision of the Council.

Emma Howson
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OFFICIAL

From: Phil Roebuck [REDACTED]
Sent: 02 October 2023 19:43
To: Emma Howson [REDACTED]
Subject: Planning Application Ref: ZC23/02895/FUL

Attachment available until 1 Nov 2023

Ms. Emma Howson
Senior Development Management Officer North Yorkshire Council

02 October 2023

Dear Ms. Howson

**Planning Application for the erection of a self-build dwelling, landscaping and associated works
Land adjacent to Manor Cottage, Shaw Lane, Farnham, HG5 9LE Planning Application Ref: ZC23/02895/FUL**

As a resident of Farnham, living on Shaw Lane directly opposite the site of the proposed dwelling, my family and I have a number of objections to the proposal which are outlined below:

1. There will be a significant adverse visual impact of the development - as a very small village in a Conservation Area the proposal will have a negative impact on the local landscape, affecting the views over the Orchard and into the fields beyond. The images

provided in the planning application are taken from low angles close the green. Looking east across Shaw Lane and from the north the new build will be very apparent and not concealed as suggested. (See image attached looking west to east across Shaw Lane showing the site of the dwelling - Zip File)

2. The proposed design appears to have a much higher roofline than the surrounding dwellings and is out of scale with other houses in the village.
3. There will be negative effects on community - due to the overlooking and loss of privacy close to the development, destruction of already limited green space within the Conservation Area and the fact that the build will be observable from multiple points around the village.
4. The entrance to the development is proposed to be shared with Manor Cottage which is already a difficult and dangerous access point into the narrow road. Additional traffic will add to the risk for those using Shaw Lane.

Best Wishes

Philip Roebuck

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IMG_3625.zip
27.4 MB