



WORKING
FOR THE
WHOLE PARISH

22 West Lane
ZA25/26701/HH.....case officer Isabella Shepherd

OBJECTION

Embsay with Eastby Parish has considered this as an application for a substantial double garage – with a room above. The Parish Council’s view is that this is, in effect, an application for a stand-alone build and recommends OBJECTION on the following grounds:

- Significant intrusion forward of the existing building line of the terrace and the secondary building line of the adjacent houses in Dalacres Crescent.
- Proximity to the pavement - which If approved, would set an unacceptable precedent by extending the host property and, thereby, creating unwarranted massing of the street scene.
- Any additional vehicular movement into and out of the site onto a road – which is already documented as having issues with large vehicles on the adjacent bend will cause problems. As it appears that Highways have not yet been consulted on this application the Parish Council requests that the Highways Officer is asked to assess this element and that of reduced sight lines onto the bend.
- The application form indicates a recently extended driveway to facilitate more off street car parking and raises the question as to whether there is any obvious necessity for a standalone double garage.
- The size of the proposed build - and the extended utilities - would suggest that the intention is to provide habitable accommodation, separate from the main house.

Should the Officer approve this application the Parish Council recommends that a condition is imposed that the building remains as a garage – and that no amendments relating to increased habitable use are allowed at any time in the future.

March 2nd 2025

Embsay with Eastby Parish Council

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