

## CROSBY RAVENSWORTH PARISH COUNCIL – WORKING FOR THE COMMUNITY

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### **Planning (YDNP), E/03/50 Mason House, Maulds Meaburn.**

Object to Planning application – 5 councillors responded/ 5 objected.

Objection on the following grounds (300 words)

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1) The Design Statement states that this is a domestic workshop. The last paragraph mentions visitors. The size of the building and reference to visitors suggest it may be used for more than domestic use.

2) The proposed development sits in the Maulds Meaburn Conservation Area. The Design Statement states that the workshop has been sensitively considered to avoid a detrimental impact on the character of the conservation area and discreetly sited behind existing garage and dry-stone wall to south so will consequently not be a visible intrusion. This is incorrect.

The development is at the heart of the village and will be clearly visible on foot, and in vehicles, from the public road on the opposite side of the village (Back Lane) and the grey cladding and lantern rooflights will be clearly visible from the roadway in front of Masons Barn and via the gap between The Brew House and Mason Barn (The building is higher than the existing dry stone wall on the Southern Elevation so is clearly visible)

3) Materials - use of grey fibre cement cladding and lantern rooflights does not match with any of the materials used within the conservation area and are totally out of character. These materials will have a detrimental impact on the character of the existing and neighbouring properties and their setting within the village.

4) The enlargement of the existing pedestrian doorway through the front garden wall suggests that this will be utilised for vehicles. Have Cumbria Highways been consulted? In addition, the owner of the property would have to apply to Crosby Ravensworth Parish Council for an easement.

5) Formalisation of enlarged window opening. This window design is not in keeping with the equivalent window design on the ground floor. The window should have been split vertically to match.

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David M. Graham (Chairman)

4 May 2020.