Yorkshire Dales National Park Authority

Planning Committee 15 July 2025

Late Consultations Summary Sheet
(Received by 11 July 2025)

PLEASE NOTE: this is a brief summary of the additional comments received since the agenda was published and Members are advised to view consultee/neighbour comments on the website via the links below (then scroll down to responses)

Item 7

1	**R/52/243A**	**Thorns Farm, Marsett Lane, Countersett, DL8 3DE**
	Applicant	Submitted a two page summary. See document in full under the late comments tab on the portal.
	Planning Officer	Committee site visit notes and update from the Planning Officer on the portal.
2	**C/33/161A**	**13, South Wood Lane, Grassington, Skipton, BD23 5NA**
	Parish Council	Grassington Parish Council objects to this application for the following reasons: 1. Air source heat pump – although this has moved to the rear of the property on the amended plans, when maximum heat is required in winter months it will be operating at an unacceptable dB output level, incongruous with a quiet residential locality and proximity to neighbours. 2. Rear extension – although this has been amended to a pitched roof, the parish council remains opposed to the approval of the development. The property has already been historically extended twice, since it was constructed, with a room above the garage and a small rear extension. 3. Garage conversion and car parking – the approval of a much larger ground floor extension, and conversion of the garage to an additional bedroom would (a) remove a potential affordable home from the local market, and (b) represent a substantial over development of the plot. The car parking provision falls well below that required for a 5 bed property.

	Planning Officer	1. The installation of an air source heat pump of the specification proposed in the location at the rear of the property would produce a dB level consistent with acceptable levels of the MSC 020 (Microgeneration Certification Scheme). 2. The rear extension ground floor has been amended to reduce the massing but using a pitched rather than flat roof and it is not publicly visible. 3. Whilst the conversion of the garage does make this a 5- rather than 4- bedroom house, this means it was already a substantial house and will remain so with the same level of parking provision. The size of the garage is not compatible with modern vehicles and the proposal is to create a room for a member of the household who is blind and needs a separate space. This element of the proposal could be developed under permitted development. Therefore, it is not considered that this is a reason for refusing permission.
3	**S/03/773**	**Land off Frostrow Lane, Garsdale Road, Sedbergh (GR:367136,491712)**
	Agent	Comments from the agent on points raised in the Officer's report. See document in full under the late comments tab on the portal.

Richard Graham
Head of Development Management