

Matthew Lappin [via email]

Planning Team

Yorkshire Dales National Park Authority

30 January 2023

**Objection to Planning Application: R/50/29G  
Tuttle House, Silver Street, Askrigg, Leyburn, DL8 3HS**

**Full planning permission for change of use of land and siting of two glamping cabins with hot tubs,  
solar panels and associated landscaping**

Dear Mr Lappin

Friends of the Dales **objects** to this application for several of reasons.

Askrigg is a very significant Conservation Area, and views from the south are particularly important. This scheme seems to make very little effort to contribute to the setting of the village, or even to try to screen the cabins properly.

The proposed buildings with timber cladding and large areas of glazing are out of keeping with no consideration as regards their setting in the landscape. Being in such very close proximity of an important Conservation Area any development such as this should make a positive contribution to the Conservation Area, and a positive enhancement of biodiversity.

Furthermore, the cabins will be very visible from the footpaths and river bank to the south of the village, and indeed from the main road, all of which offer important views of the village. We also have reservations about the access to the cabins. Whilst the applicant suggests that guest will always arrive on foot, with luggage and other personal belongings being carried to the cabins by the applicant, this seems to be an unsatisfactory solution which may not endure over the years.

A previous refusal of a similar application pointed that that “the activity and noise associated with the holiday use of the cabins would not be confined to the interior of the cabins. The decking with hot tubs would encourage external entertainment. There would also be opportunities for overlooking, noise and disturbance ... at all times of day and night. It is considered that the disturbance and noise associated with holiday development in such close proximity, would be detrimental to the residential amenity and privacy of residential neighbours”. The current application will create the same problems and should be refused.

**For the reasons listed above we object to this application.**

Yours sincerely

Signed by Wilf Fenten, Chair, Policy and Planning Committee



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