

14th. November 2023

NYMNP

14/11/2023



GARRY GREETHAM
Residential Design Consultant

Planning Department,
North Yorkshire National Park,
The Old Vicarage,
Bondgate,
Helmsley.
York.
YO62 5BP.

via e-mail: planning@northyorkmoors.org.uk

Dear Sir / Madam,

Re: Condition Discharge Application.

For: Proposed Single Storey Sun Room Extension to Rear and Detached Fabricated Garage.

At: "North Bungalow", North Moor, Wykeham, Scarborough, North Yorkshire. YO13 9QH.

For: Mr. & Mrs. S. Wiles.

Approval No: NYM / 2023 / 0424 Approval Date: 31st. October 2023

On behalf of our mutual clients, please find attached the information as stated below in connection with the recent project as per the above.

This information will hopefully enable the relevant conditions attached to the aforementioned Planning Approval to be dispensed with, namely:

Application form duly completed and signed.

- Condition 1) Development of works within 3 years of the date of decision – Confirmed.

- Condition 2) Development in accordance with the amended approved plans as stated on the approval documents – Confirmed.

- Condition 3) Permitted Development removed unless written approval from Local Authority – Confirmed.

- Condition 4) The detached garage building to be used for the parking of vehicles or domestic storage in use with the main dwelling – Confirmed.
- Condition 5) All materials in the rear extension to be matching the main dwelling – Confirmed.
- Condition 6) No work on the cladding of the fabricated garage unless information submitted for the details of the exterior materials – refer to below:-
- East and North Elevations - Vertical Natural Cedar Wood Cladding, Light Grey Natural Colour Finish to these timbers.
- South and West Elevations - Fair Faced Block work with Masonry White Paint Finish.
- Condition 7) Dark Grey colour for the garage building roofing pre-fabricated cladding materials as per the recently constructed adjacent garage to the neighbouring “Forest Lodge” dwelling and to remain in perpetuity – Confirmed.
- Condition 8) No “up lighting” shall be installed on the approved development and any lighting installed shall be Dark Skies compliant and no other lighting installed on the site – Confirmed.
- Condition 9) Confirm that the development approved should not be brought into use until the following works inside the grounds have been completed, namely:-
- i) The existing gates which have been fitted to the existing opening for the last 15 to 20 years (upgraded due to maintenance – but remained in the original location) are fitted swing inside the grounds (and will always be so) and not to swing over the existing highway.
 - ii) Provision to prevent water discharging to the adjacent highway – as the existing garden is slightly set down from the existing adjacent highway, our mutual clients intend to provide a proposed tarmac driveway level with the existing carriage way to the location of the existing gates as per the Highway Department agreement and satisfaction.

The remainder of the driveway and turning facility within our mutual clients grounds, to match the existing front topography of the existing ground and finished with gravel on hardcore base course with concrete back edging as per the extract of the Construction Specification sheet attached

- iii) Also attached being the Site and Location Layout Dwg. No: 986-01 rev. B (A4 sheet reduced from A3 original @ scales shown) together with an A4 sheet of the Site Layout @ 1:200 scale indicating the distance of approx.1.0m of solid material (tarmacadam) to adjacent the existing carriageway to prevent any excessive water or gravel being drawn onto the existing adjacent carriageway.

This condition has been discussed with Kay Aitchison of your Highways and Transportation Department dated 13th.
November 2023.

We believe that the relevant fee for this application will be £ 116-00 and this fee will be paid by our mutual clients by direct debit in the next few days.

We hope the attached and above is now to your satisfaction and that you may now be in a position to dispense with the relevant conditions and provide written confirmation of such for our records, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

Assuring you of our best attention at all times.

Yours faithfully,

Garry G. Greetham.
M.C.I.A.T.
Partner.

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31. EXTERNAL WORKS:

As shown on the working drawings, our proposals are for a proposed drive way constructed of loose gravel material to within min. 1.0m of the adjacent highway which shall be tarmac – see below – min 3.50m wide and denoted by concrete back edging bedded and surrounded in C20 concrete, back edging sizes dependant upon the existing ground conditions.

In order to provide a “permeable” driveway / hard standing area as per the latest requirements, please note the various construction methods for this requirement namely;

A) LOOSE GRAVEL CONSTRUCTION:

- i) Geotextile permeable fabric on existing reduced ground base with;
- ii) Min. 200mm open graded aggregate sub-base with;
- iii) Min. 50mm thick decorative gravel surfacing

B) PERMEABLE ASPHALT:

The permeable “asphalt” construction by specialist contractors being as follows;

- i) 150 – 200mm min. well compacted stone bed on reduced ground base with blinding type 1 as required with;
- i) 60mm binder course of porous asphalt with;
- ii) 20-25mm topping course of porous asphalt as finish.

The black asphalt colour to be laid with a “camber” from side to side to allow any excessive water to be drained away from the adjacent highway.

To ensure that the proposed 1.0m of tarmac finish between the existing carriageway and the existing gates to be finished level with the adjacent concrete back edging and this area to be laid with a “camber” to fall side to side (dependant upon the ground topography) to ensure that any excessive water can drain off to the adjacent side areas, those being grassed.

This is also to prevent any excessive rainwater to drain direct to the highway fronting the proposals.