

Town and Country Planning Act 1990
North York Moors National Park Authority

Notice of Decision of Planning Authority on Application for
Permission to Carry out Development

To Mr John Stainthorp
c/o Tudor Design
fao: Mr Eric Matthew
Valley View
Underhill
Glaisdale
Whitby
North Yorkshire
YO21 2PF

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The above named Authority being the Planning Authority for the purposes of your application validated 12 June 2013, in respect of proposed development for the purposes of conversion of former shop to form annexe accommodation together with alterations and construction of extensions and dormer windows to main dwelling, erection of car port and extension to timber shed in adjoining field at The Old Forge, Stainsacre has considered your said application and has granted permission for the proposed development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

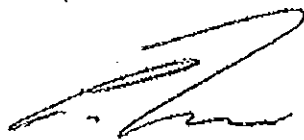
Document Description	Document No.	Date Received
Location Plan	N/A	12 June 2013
Block Plan including agricultural shed details	TD/42/13	12 June 2013
Proposed Alterations and Extensions Elevations	N/A	02 January 2014
Proposed Alterations and Extensions Floor Plans	N/A	02 January 2014
Details contained within e-mail from John Stainthorp	NA	13 December 2013
Proposed Elevations and Plan of Car Port	TD/42/13	12 June 2013

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as The Old Forge, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family or the occupier of the main dwelling.

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Continued/Conditions



Mr C M France
Director of Planning

20 JAN 2014

Date

DecisionApproveAgent

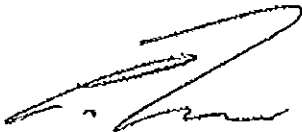
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Reason(s) for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling. in accordance with NYM Development Policy 19.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
- 5 – 7. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
9. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Mr C M France
Director of Planning

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20 JAN 2014
Date