

**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**

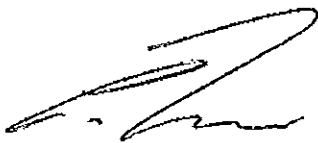
To M & P Armstrong
c/o Alan Campbell Architects
7 Cliff Bridge Terrace
Scarborough
YO11 2HA

The above named Authority being the Planning Authority for the purposes of your application validated 12 May 2016, in respect of **conversion of and extension to stable/garage/studio building to form 2 no. holiday letting cottages with associated landscaping works at Rock Haven, Newlands Road, Cloughton** has considered your said application and has **refused** permission for the proposed development for the following reason:

1. In the view of the National Park Authority the proposed extension and addition of large areas of glazing would have a detrimental impact on the simple character of the building and would increase its visual prominence in the landscape, to the detriment of views into the site and the character of the area. In addition, the works required to reduce the height of the front boundary wall, in order to enable the proposed access to meet highway safety standards would have a detrimental impact on the street scene. The proposal would therefore be contrary to Development Policy 3 of the NYM Local Development Framework, which seeks to maintain and enhance the distinctive character of the National Park.

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

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented/accepted.



Mr C M France
Director of Planning

Date **22 SEP 2016**