

**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 Ian Drinkwater
c/o Mr Stephen McGivern
Poets Cottage
Leaholm
Whitby
YO21 2AQ

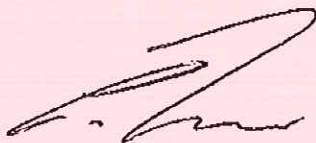
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The above named Authority being the Planning Authority for the purposes of your application validated 27 February 2017, in respect of **variation of condition 2 (material amendment) of planning approval NYM/2015/0014/FL to regularise changes to extension, decking and boiler room, raised ground level, water drainage and wall enclosing raised patio area at Cottage One, Dunsley Hall, Dunsley Lane, Dunsley** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The part of the development which seeks to alter the height of the approved decking would have an adverse impact on the residential amenity of neighbouring residents by reason of overlooking and result in the loss of private amenity for occupiers of The Cottage. The varied means of access, height and depth comprises a contrived and alien feature that is not characteristic of the property and wider site setting. The development is therefore contrary to Development Policy 3 of the NYM Core Strategy and Development Management Policy Documents which requires proposals to be compatible with surrounding buildings and will not have an adverse effect upon the amenities of adjoining occupiers.

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

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24 APR 2017
Date