

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 and Mrs D Hodgeson
C/o H Atkinson
22 Burgate
Pickering
North Yorkshire
YO18 7AU

The above named Authority being the Planning Authority for the purposes of your application registered 8 March 2007, in respect of proposed development for the purposes of **change of use of garage to form agricultural workers annexe and erection of porch to rear at Fairhead Farm, Fairhead, Grosmont**, have considered your said application and have **granted** permission for the proposed development subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved 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 Fairhead Farm, 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 of the occupier of the main dwelling or as single occupation residence for an agricultural worker.
4. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5. All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing.
6. The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
7. The ventilation of any underdrawn loft space shall be achieved by the use of concealed eaves and ridge vents. Any additional ventilation shall be achieved by the use of flush mounted air vent tiles to match the profile of the roof covering.

Continued/Conditions

Mrs V A Dilcock
Chief Planning Officer

Date: 27 April 2007

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2007/0195/FL

Conditions (Continued)

8. No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. No work shall commence on the installation of any replacement or new windows in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. All new window frames, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11. No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
13. The rooflights to be installed in the development hereby permitted shall be a Conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
14. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilized in the development and shall thereafter be so maintained.
15. All rainwater goods shall be black painted cast iron and thereafter so maintained unless otherwise agreed in writing by the Local Planning Authority.

Continued/Informative

Mrs V A Dilcock
Chief Planning Officer

Date: 27 April 2007

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2007/0195/FL

Informative

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 01904 435500 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details.

Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of Policies GP3 and BE6 of the North York Moors Local Plan.
3. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Policy H4 of the North York Moors Local Plan.
4. In order to comply with the provisions of Policy GP3 of the North York Moors Local Plan which seeks to protect the residential amenities of adjoining occupiers.
- 5 to 7. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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.
- 8 to 15. For the avoidance of doubt and in order to comply with the provisions of Policies BE6 and GP3 of the North York Moors Local Plan 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.

Development Plan policies relevant to the decision

Local Plan H8 – Extensions to Dwellings
 H10 – Annexe Accommodation
 GP3 – General Development Policy

Reason for Approval

The proposed extension and annexe will not have a detrimental impact in their host buildings and the annexe is designed to serve the long term needs of main dwelling and is therefore considered to be in accordance with Local Plan Policies H8, H10 and GP3.

Mrs V A Dilcock
Chief Planning Officer

Date: 27 April 2007

DecisionApproveAgent