

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 Miss Susan Spencer  
Dale View House  
Stainsacre  
Whitby  
North Yorkshire  
YO22 4NT

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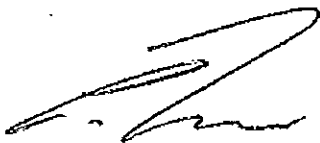
The above named Authority being the Planning Authority for the purposes of your application validated 11/01/2013, in respect of proposed development for the purposes of **erection of extension to timber stable block at Dale View House, Stainsacre** has considered your said application and has **granted** 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 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 by the Local Planning Authority.
3. There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Dale View House and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
4. No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared once a month.
5. The external timber cladding and roofing material used in the development hereby permitted shall match those of the existing stable building, including the colour and finish and shall thereafter be so maintained.

**Reasons 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.

Continued/ Reasons for Conditions



Mr C M France  
Director of Planning

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Date 8 MAR 2013

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2013/0008/FL

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**Reasons for Conditions (Continued)**

3. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5. 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.

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

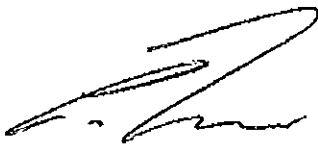
The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to maintain the economic, social and environmental conditions of the area.

**Development Plan Policies Relevant to the Decision**

Local Development Framework DP 19 – Householder Development

**Reason for Approval**

The proposed extension to the stable is considered to be in keeping in terms of scale with the existing stable building and would not have an adverse impact on the amenities of the neighbours. As such the development complies with Development Policy 19 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

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Date 8 MAR 2013