

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 Brian Davidson
c/o ADDS
Architectural Design Draughting Services
19 Burrill Drive
Wigginton
York
North Yorkshire YO32 2ST

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The above named Authority being the Planning Authority for the purposes of your application validated 16 April 2014, in respect of proposed development for the purposes of **construction of garage and creation of new vehicular entrance at Brentwood, Newlands Road, Cloughton** 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	10 April 2014
Proposed Site Plan	14-116	10 April 2014
Proposed Plan & Elevations	14-116	10 April 2014

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

3. The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. 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 unless otherwise agreed with the Local Planning Authority.
5. The roof slates utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
6. No work shall commence on the timber cladding of the development hereby permitted until details, including the design, type and finish of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Mr C M France
Director of Planning

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Continued/Conditions

Date ... 11 JUN 2014

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2014/0250/FL

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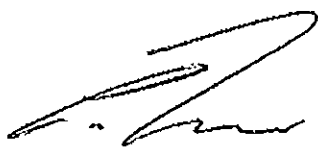
Conditions (Continued)

7. All new doors and garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design, side hung and shall be coloured to match the timber cladding to the elevations of the garage. The doors shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - i) the crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6W and drawing numbers 14-116.All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
10. No gates shall be installed in the development hereby permitted until full details of their design, appearance, construction material and dimensions have been submitted to and approved in writing by the Local Planning Authority. The gates shall be installed in accordance with the approved details and thereafter maintained.
11. No trees, shrubs or hedges on the south boundary of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Informatives

1. In relation to condition 9 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
2. Note to applicant: NYCC standard detail E6 included for alterations to existing footway as part of this application. Specifically the macadam crossing section.

Continued/Reasons for Conditions



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Mr C M France
Director of Planning

11 JUN 2014
Date

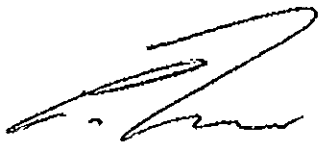
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Reasons for Conditions

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.
3. 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 not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
- 4 & 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.
- 6 – 8 & 10. 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.
9. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
11. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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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Date