

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 & Mrs M Wray  
C/o Denton & Denton Chartered Architects  
4 Station Shops  
Westborough  
Scarborough  
YO11 1TR

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The above named Authority being the Planning Authority for the purposes of your application registered 21 January 2010, in respect of proposed development for the purposes of **construction of a detached double garage/domestic storage building (revised scheme to NYM/2009/0417/FL)** at **Meadway, Hood Lane, Cloughton** 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 by the Local Planning Authority.
3. 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.
4. The roof tiles 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.
5. All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals, cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. 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.

**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 the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.

Continued/Reasons for Conditions

*V A Dilcock*

Mrs V A Dilcock  
Chief Planning Officer

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Date: ... 04 MAR 2010

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0054/FE

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Reasons for Conditions (Continued)

- 3 & 4. 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.
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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6. 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 NYM Core Policy J and would be likely to adversely affect the amenities of existing and future occupiers of the site.

**Development Plan policies relevant to the decision**

Local Development Framework – DP19 – Householder Development

**Reason for Approval**

The garage proposed at Meadway will have no detrimental impact on the amenities enjoyed by nearby properties, or the immediate locality or the wider landscape of the National Park. The proposal is therefore in accordance with Development Policy 19 of the NYM Local Development Framework.

*V A Dilcock*

Mrs V A Dilcock  
Chief Planning Officer

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Date: 04 MAR 2010