

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 John Bingham
C/o Markham-inc
Fairfield Cottage
Throxenby Hall
Throxenby Lane
Scarborough
North Yorkshire YO12 5RE

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The above named Authority being the Planning Authority for the purposes of your application registered 8 February 2010, in respect of proposed development for the purposes of **alterations and extensions to property to provide additional living accommodation at 111 Hackness Road, Scalby** 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 permitted shall not be carried out other than in accordance with the application plans as amended and as set out on the following drawings:

Plan Description	Drawing No.	Date Received
Proposed layout and elevations	3 and 4	8 March 2010

 or in accordance with variation thereof that may be approved by the Local Planning Authority.
3. The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2008 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
6. 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 in connection with the construction of the access road or building(s) or other works hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
 - (i) vehicular and cycle parking
 - (ii) vehicular turning arrangements
7. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 2:
 - (i) are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Continued/Conditions

V A Dilcock

Mrs V A Dilcock
Chief Planning Officer

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Date: . . . 01 APR 2010

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0101/FL

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Conditions (Continued)

8. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) November 2009/EPCS and the following mitigation measures detailed within the FRA:
 - (i) Provision of compensatory flood storage on/or in the vicinity of the site
 - (ii) Finished floor levels are set no lower than 39.88m above Ordnance Datum (AOD)

Informative

The proposals shall cater for all types of vehicles that will use the site. The parking standards are set out in the North Yorkshire County Council publication 'Transport Issues and Development - A Guide' available at www.northyorks.gov.uk

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 Development Policy 3.
3. 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.
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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. In accordance with NYM Development Policy 23 and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
6. In accordance with NYM Development Policy 23 and to ensure appropriate on-site facilities in the interests of highway safety and the general amenity of the development.
7. In accordance with NYM Development Policy 23 and in the interests of the safety and convenience of highway users.
8. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided and to reduce the risk of flooding to the proposed development and future occupants.

Development Plan policies relevant to the decision

Local Development Framework -

DP19 – Householder Development

Continued/Reasons for Approval

V A Dilcock

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Mrs V A Dilcock
Chief Planning Officer

Date: ... 01 APR 2010

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Continuation of Decision No. NYM/2010/0101/FL

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Reason for Approval

The proposed extensions and alterations would not have an overbearing impact on the scale of the host dwelling or have a detrimental impact on the amenities enjoyed by neighbouring 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

Date: 01 APR 2010

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