

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 Armstrong
C/o BHD Partnership
Airy Hill Manor
Waterstead Lane
Whitby
North Yorkshire
YO21 1QB

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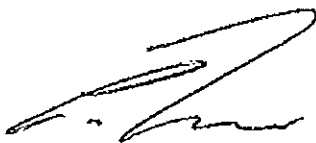
The above named Authority being the Planning Authority for the purposes of your application registered 16 April 2010, in respect of proposed development for the purposes of **construction of a garage and stable building at Rockhaven, Newlands Road, Cloughton** have considered your said application and 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 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 Plans and Elevations	D9706-07 Rev C	27 May 2010
Proposed Block Plan	D9706-03 Rev B	15 April 2010

 or in accordance with variation thereof that may be approved by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 Schedule 2, Part 1, Classes A and E (or any order revoking and re-enacting that Order), no erection of domestic outbuildings shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. 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.
5. The garage, studio and stable building hereby permitted shall form and remain part of the curtilage of the existing dwelling known as Rockhaven and shall not be sold or leased off from the main dwelling without a further grant of planning permission from the Local Planning Authority.

Continued/Conditions



Mr C M France
Director of Planning

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Date: 21 JUN 2010

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0295/FL

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Conditions (Continued)

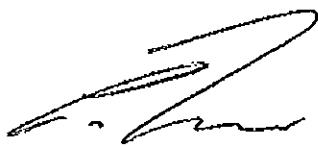
6. There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Rock Haven and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
7. All new doors and garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design, side hung with a dark brown stained finish and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. 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.
9. No trees, shrubs or hedges in the north-west 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 5837 (2005) Recommendations for Tree Work. 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.

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 Plan Policy 3.
3. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Core Policy A and NYM Development Policy 3.
4. 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.
5. 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 an independent unit would not normally be permitted in line with NYM Core Policy J and Development Policy 19 and would likely to adversely affect the amenities of existing and future occupiers of the site.

Continued/Reasons for Conditions

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Mr C M France
Director of Planning

Date: 21 JUN 2010

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Reasons for Conditions (Continued)

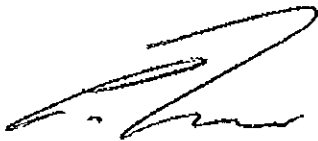
- 6. In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A.
- 7 & 8. 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 order to comply with the provisions of NYM Core Policy C which seeks to ensure that trees, woodlands and hedgerows of landscape amenity, nature conservation or historical value are safeguarded.

Development Plan policies relevant to the decision

Local Development Framework - DP3 – Design
 DP19 – Householder Development

Reason for Approval

The proposed garage and stable building (incorporating studio space) is considered to be in a position which does not detract from the host dwelling or its setting, to be of a size, design and materials commensurate with its use and is in a well screened location minimising the impact on the wider landscape or the amenities currently enjoyed by the occupiers of the host and neighbouring properties. The proposal is therefore considered to comply with the requirements of Development Policies 3 and 19 of the NYM Local Development Framework.



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Mr C M France
 Director of Planning

Date: ... 21 JUN 2010