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 and Mrs Ronnie Knaggs

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



The above named Authority being the Planning Authority for the purposes of your application registered 18 May 2010, in respect of proposed development for the purposes of construction of garage with living accommodation above, conservatory to rear and dormer windows at 6 Kingston Garth, Fylingthorpe 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 and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing and pointing.

4. 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.

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

Mr C M France
Director of Planning

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Conditions (Continued)

- 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.

Development Plan policies relevant to the decision

Local Development Framework

DP3 - Design

DP19 - Householder Development

Reason for Approval

The proposed extensions and alterations are considered to be of a scale, form, position, design and materials commensurate with the host property and surrounding area. The proposed first floor extension is located on an elevation which is not overlooked by neighbouring properties and would therefore not adversely affect amenity levels currently enjoyed by neighbouring occupiers. The proposals are therefore considered to comply with the requirements of NYM Local Development Framework policies Development Policy 3 and Development Policy 19.

Mr C M France Director of Planning

Date 1 3 JUL 2010