

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

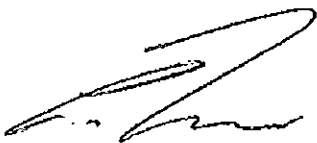
To Mr David Jenkins
C/o Mr Alwyn Welburn
Building Draughtsman
88 Hampton Road
Scarborough
North Yorkshire YO12 5PX

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The above named Authority being the Planning Authority for the purposes of your application registered 25 May 2010, in respect of proposed development for the purposes of **demolition of outbuildings and erection of garage block and carport at Fairview, Robin Hood Road, Ravenscar** 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. 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.
5. Notwithstanding the details shown on the submitted plans and prior to the installation of the external roofing materials, full details of the proposed roof material and form and design of solar panels to be used, shall submitted to and approved in writing with the Local Planning Authority. The roof materials shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
6. No work shall commence on the external timber cladding of the walls of the development hereby permitted until details of the colour of the stain have been submitted to and approved in writing by the Local Planning Authority. The timber cladding shall be stained in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The staining of the timber and cladding of the building shall be completed no later than one month of the development hereby permitted being first brought into use

Continued/Conditions



Mr C M France
Director of Planning

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20 JUL 2010
Date:

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0410/FL

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Conditions (Continued)

7. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained.
8. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.
9. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
10. 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 A1-991-WO717.
 - (ii) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway.
 - (iii) That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

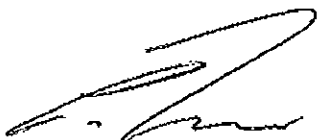
Informative

In relation to condition 10 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.

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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Date: . . . 20 JUL 2010 . . .

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0410/FL

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Reasons for Conditions (Continued)

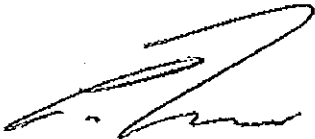
3. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line NYM Core Policy J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
- 4 to 6. 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.
- 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 accordance with NYM Development Policy 23 and in the interests of highway safety.
10. 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.

Development Plan policies relevant to the decision

Local Development Framework - DP19 – Householder Development

Reason for Approval

The proposed replacement outbuildings would not have a detrimental impact on the character of the area and are therefore considered to be in accordance with Development Policy 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date: 20 JUL 2010