

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

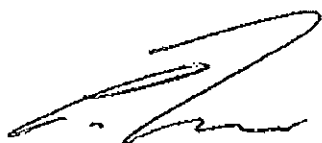
To Mr Trevor Allen  
Nestling House  
Littlebeck  
Whitby  
North Yorkshire  
YO22 5EY

COPY

The above named Authority being the Planning Authority for the purposes of your application registered 14 June 2010, in respect of proposed development for the purposes of **extension to time limit of extant planning permission NYM/2007/0453/FL for construction of a single garage with attached studio and single storey extension to dwelling at Nestling House, Littlebeck** 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 by the plans received at the National Park Authority on the 13 June 2007 and 4 July 2007 or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.
4. The garage and studio hereby permitted shall be used for domestic storage and/or as an artist's studio by the occupier of Nestling House, Littlebeck 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. No work shall commence on the construction of the walls and roof of the development hereby permitted until details of the stone and tiles, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority and the materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6. 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.

Continued/Conditions



Mr C M France  
Director of Planning

COPY

09 AUG 2010

Date: .....

DecisionApprove

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2010/0463/ETL

Conditions (Continued)

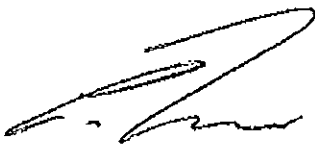
COPY

7. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority and thereafter the door/window frames and glazing bars shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning Authority.
8. 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.
9. No work shall commence to clear the site in preparation for the development hereby permitted until the access(es) to the site has been laid out and re/constructed in accordance with the following requirements:-
  - (i) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site. Any access gates shall be made to open inwards only. Note: It is an offence under Section 153 of the Highways Act 1980 to permit any door, gate or bar to open outwards across a highway.
  - (ii) 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.
  - (iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or Standard Detail number E9A and the Specification of the Local Highway Authority.
  - (iv) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the local Highway Authority.
10. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2.4 metres by 33 metres measured down the centre line of the access road and the back of the footway of the major road have been provided. The eye height will be 1.0 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

**Informative**

The applicant is advised that prior to any works commencing, permission is required from North Yorkshire County Council as the local Highway Authority for all works within the public highway. The applicant should contact Highways North Yorkshire, Area 3 - Whitby Office, The Garth, White Leys Estate, Whitby, N Yorks, YO21 3PD Tel: 01947 602384, which will provide the detailed constructional specification, list of approved contractors, forms etc, referred to in the condition on their planning approval.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

COPY

09 AUG 2010

Date: .....

DecisionApprove

**Reasons for Conditions**

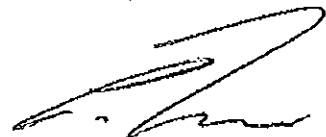
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
3. In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18.
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. 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.
- 6 to 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. To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience and to comply with the provisions of NYM Development Policy 23 which seek to ensure that new development does not have a detrimental impact on highway safety and has satisfactory provision for parking.
10. In the interest of road safety to provide drivers of vehicles using the access and pedestrians with adequate inter-visibility and to comply with the provisions of NYM Development Policy 23.

**Development Plan policies relevant to the decision**

Local Development Framework - DP19 – Householder Development

**Reason for Approval**

The proposed extension is considered to accord with Development Policy 19 of the NYM Local Development Framework as the proposals are not prominent in the landscape and the proposed garage and studio is located so that they maintain the existing building line and are therefore considered to be appropriate for the locality.

 **COPY**

Mr C M France  
Director of Planning

**09 AUG 2010**  
Date .....