

TOWN AND COUNTRY PLANNING ACT, 1990
NORTH YORK MOORS NATIONAL PARK AUTHORITY

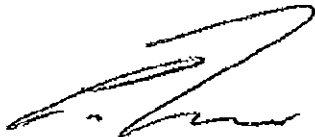
NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Mr Wilson
c/o BHD Partnership
Airy Hill Manor
Whitby
North Yorkshire
YO21 1QB

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The above named Authority being the Planning Authority for the purposes of your application registered 7 March 2011, in respect of **construction of a detached dwelling at Beacon Way, Sneaton** have considered your said application and have **refused** permission for the proposed development for the following reason(s):

1. In the view of the Local Planning Authority the size, scale and siting of the proposed dwelling would be out of keeping and scale with the adjacent dwellings and the street scene and would therefore be detrimental to the character of the area, contrary to Core Policy J and Development Policy 3 of the North York Moors Local Development Framework.
2. In the view of the Local Planning Authority, the proposed development would have a detrimental impact on the health of the protected trees on the site and it is considered that the loss of these trees would be detrimental to the character of the street scene, contrary to Development Policy 3 of the Local Development Framework.



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Mr C M France
Director of Planning

Date ... **27 APR 2011**