

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

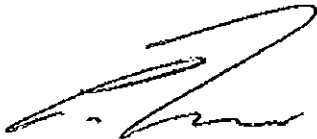
NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR
PERMISSION TO CARRY OUT DEVELOPMENT

To Mr & Mrs R Fretwell
C/o The Seahut Studio
Lockton House
The Sands
Peasholm Gap
Scarborough
North Yorkshire
YO12 7TN

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The above named Authority being the Planning Authority for the purposes of your application registered 5 April 2011, in respect of **conversion of and alterations to garage/workshop together with construction of a dormer window to form holiday letting cottage at North Ings, Station Road, Robin Hoods Bay** have considered your said application and have **refused** permission for the proposed development for the following reasons(s):

1. The proposed development would involve significant alterations to the size and shape of the existing building, to the detriment of its existing character and appearance and would therefore be contrary to Development Policy 8 of the North York Moors Local Development Framework.
2. The existing access, by which vehicles associated with this proposal would leave and rejoin the county highway, is unsatisfactory since the required visibility of 2 metres by 17 metres cannot be achieved at the junction with the county highway and therefore, in the opinion of the Local Planning Authority the intensification of use which would result from the proposed development is unacceptable in terms of highway safety contrary to Development Policy 23 of the North York Moors Local Development Framework.



Mr C M France
Director of Planning

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Date ... 26 MAY 2011