

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

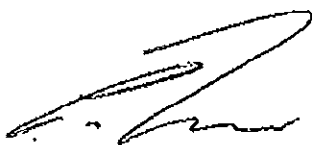
To Mrs Debbie Taylor  
C/o Markham-Inc  
Fairfield Cottage  
Throxenby Hall  
Throxenby Lane  
Scarborough  
North Yorkshire  
YO12 5RE

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The above named Authority being the Planning Authority for the purposes of your application registered 1 July 2011, in respect of proposed development for the purposes of **construction of detached double garage at Lavender Cottage, Broxa** 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. The external south facing (front) wall of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
5. The roof of the development hereby permitted shall be clad with traditional, non-interlocking, non-pre coloured natural red clay pantiles and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing 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.
7. All new window frames and glazing bars shall be of timber construction and no other materials shall be used without the prior written consent of the Local Planning Authority.

Continued/Informative



Mr C M France  
Director of Planning

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Date: 11 AUG 2011

DecisionApproveAgent

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2011/0421/FL

**Informative**



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.
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 be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Development Policy 19.
- 4 & 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 & 7. 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 double garage is of a size, scale, design and materials commensurate with the host dwelling and surrounding area. The garage is in a position which would not detract from the setting of the host property or wider landscape and as such the proposal is considered to comply with Development Policies 3 and 19 of the NYM Local Development Framework, together with the advice contained within Part 2 of the adopted Design Guide.

Mr C M France  
Director of Planning

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Date 11 AUG 2011