

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 Suzanne Ellison/Jones
Orchard Cottage
Egton Bridge
Whitby
North Yorkshire
YO21 1XE

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The above named Authority being the Planning Authority for the purposes of your application registered 24 March 2012, in respect of proposed development for the purposes of **erection of a summerhouse/domestic storage building at Orchard Cottage, Egton Bridge** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

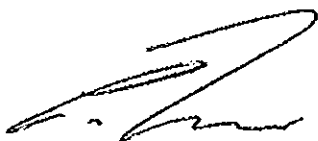
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in accordance with the application plans as amended by the plans received at the National Park Authority on the 16 March 2012, or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. The summerhouse/domestic storage building hereby approved shall not be used for any form of overnight accommodation.
4. The timber to be used in the construction of the building hereby approved shall be rough sawn timber boards painted with Cuprinol "Wild Tyme" and thereafter be so maintained.
5. The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey or as may otherwise be agreed in writing with the Local Planning Authority.
6. Within one month of the building hereby approved being substantially complete the three existing timber stores within the garden area shall be permanently removed from the site.

Reason(s) for Condition(s)

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. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policy J.

Continued/Reasons for Conditions

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Mr C M France
Director of Planning

20 MAR 2012

Date:

DecisionApprove

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Continuation of Decision No. NYM/2012/0015/FL

Reasons for Conditions (Continued)

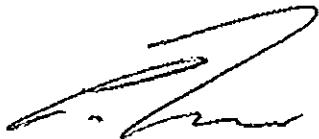
- 4 & 5. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6. In the interests of the visual amenities of the locality and to comply with the provisions of NYM Core Policies A and G, which seeks to conserve and enhance the special qualities of the National Park and its Conservation Areas.

Development Plan Policies Relevant to the Decision

Local Development Framework - CPG – Landscape, Design and Historic Assets
DP4 – Conservation Areas
DP5 – Listed Buildings
DP19 – Householder Development

Reason for Approval

The summerhouse/domestic storage building hereby approved is considered to have been designed so that it does not have a detrimental impact on the adjacent Listed Building or the surrounding landscape and Conservation Area and therefore is considered to be in accordance with Core Policy G and Development Policies 4, 5 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date 20 MAR 2012