## 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 Anthony Wilson

c/o Close, Granger, Gray and Wilkin 28 Market Place Guisborough Cleveland TS14 6HF



The above named Authority being the Planning Authority for the purposes of your application registered 11 January 2012, in respect of proposed development for the purposes of construction of double garage with domestic workshop/store following the removal of shed at Moor Edge, Staintondale Road, Ravenscar 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.
- 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.
- All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.
- 4. No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render including samples if so required have been submitted to and approved in writing by the Local Planning Authority. 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. The rendering and painting shall be completed no later than one month of the development hereby permitted being first brought into use.
- 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, glazing bars and external doors shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 8. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

( OPY

Continued/Reasons for Conditions

Mr C M France Director of Planning

Date: ..... / MAR 2012

DecisionApproveAgent

### Town and Country Planning Act 1990

# Continuation of Decision No. NYM/2012/0024/FL

### 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 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 to 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.

### **Development Plan Policies Relevant to the Decision**

Local Development Framework

DP3 - Design

DP19 - Householder Development

#### Reason for Approval

The proposed garage is of a scale, position and design which is subservient to the host dwelling and the use of matching materials would complement the property. The garage would not result in reduced levels of amenity for with the host or neighbouring occupiers and as such the proposal is considered to comply with Development Policies 3 and 19 of the NYM Local Development Framework.

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Mr C M France Director of Planning

Date .. 0 7 MAR 2012