

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 Wain
c/o Mr Ken Bulmer
Glendower
Sledgates
Fylingthorpe
Whitby
North Yorkshire YO22 4TZ

COPY

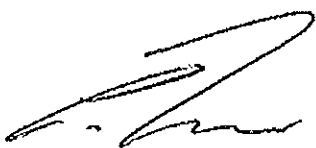
The above named Authority being the Planning Authority for the purposes of your application registered 27 January 2012, in respect of proposed development for the purposes of **construction of a double garage attached to dwelling and creation of vehicular access at 5 Mill View, Hawsker** has considered 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 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 brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - (i) The existing access shall be improved by the part of access requiring work within the highway boundary shall be constructed in accordance with standard E6W. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
5. The garage door hereby permitted shall be painted/finished to match the existing external doors and the host property and thereafter be so maintained.

Informative(s)

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.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

COPY

Date: 23 MAR 2012

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0059/FL

COPY

Reason(s) for Condition(s)

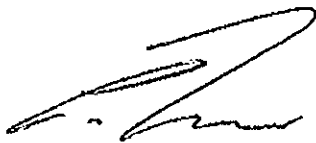
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2 & 5. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
3. 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.
4. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Development Plan Policies Relevant to the Decision

Local Development Framework DP19 – Householder Development

Reason for Approval

The proposed garage extension would be subservient to the main dwelling and complement its form, design and materials without having an adverse impact on the residential amenity of the neighbouring properties and as such complies with Development Policy 19 of the NYM Local Development Framework and the advice contained in the Design Guide (Part 2: Extension and Alterations to Dwellings).



Mr C M France
Director of Planning

COPY

Date ... **23 MAR 2012**