

**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 James Hallett
Fyling Garth
Fylingdales
Whitby
North Yorkshire
YO22 4QG

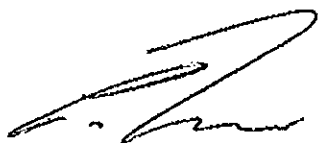
The above named Authority being the Planning Authority for the purposes of your application registered 31 January 2012, in respect of proposed development for the purposes of **construction of first floor extension at Fyling Garth, Fylingdales** has considered your said application and has **granted** 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 accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Fyling Garth and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.
4. The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained, unless otherwise agreed in writing by the Local Planning Authority, such rendering and colouring to be completed no later than one month of the development hereby permitted being first brought into use.
5. All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals, cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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. 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



Mr C M France
Director of Planning

27 MAR 2012
Date

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0067/FL

Reasons for Conditions (Continued)

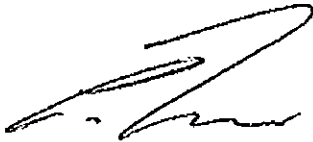
4. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
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 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 DP19 – Householder Development

Reason for Approval

The proposed extension is considered to reflect the character and appearance of the host dwelling in accordance with Development Policy 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

Date .. 27. MAR. 2012