

**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 William Taylor & Mrs Julie Galliard  
Lowcroft  
2 Church Lane  
Fylingthorpe  
Whitby  
North Yorkshire  
YO22 4TS

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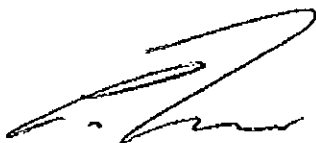
The above named Authority being the Planning Authority for the purposes of your application registered 8 February 2012, in respect of proposed development for the purposes of **variation of condition 2 (material minor amendment) of planning approval NYM/2011/0558/FL to allow the replacement of rooflight with dormer window to rear elevation at Lowcroft, 2 Church Lane, Fylingthorpe** 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 roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building 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. 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.

Continued/Development Plan Policies



Mr C M France  
Director of Planning

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14 MAR 2012

Date: .....

Decision Approve

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0070/FL

**Development Plan Policies Relevant to the Decision**

Local Development Framework

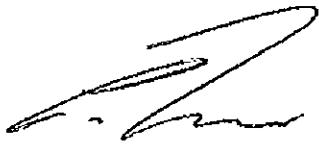
DP3 – Design

DP19 – Householder Development

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**Reason for Approval**

The proposed dormer is considered to be of a scale, design, materials and position which are commensurate with the host dwelling and would not result in overlooking of neighbouring properties. The application is therefore 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 Authority's adopted Design Guide.



Mr C M France  
Director of Planning

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Date .. 14 MAR 2012 .....