

**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 Mike & Vicki Verrill
c/o Journeyman Design Limited
85 Unity Centre
Bole Hill Road
Sheffield
South Yorkshire
S6 5DD

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The above named Authority being the Planning Authority for the purposes of your application registered 29 May 2012, in respect of proposed development for the purposes of **construction of double garage following demolition of existing single garage and shed, widening of vehicular access and replacement stone pillars (part retrospective)** at **1 Thorpe Green, Fylingthorpe** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

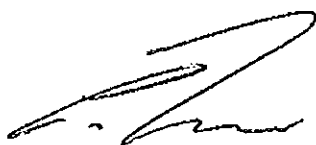
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Location	TG PL-01	15 May 2012
Existing & Proposed Site Plans and Gate Widening Detail	TGH PL-02 Rev B	3 August 2012
Proposed Internal Floor Plans And External Elevations	TG PI-03 Rev D	3 August 2012
Works Within Root Protection Area – Method Statement	TGPL-03 Rev D	3 August 2012

 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Continued/Conditions

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Mr C M France
Director of Planning

03 AUG 2012
Date:

Town and Country Planning Act 1990

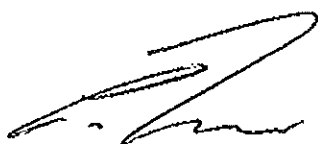
Continuation of Decision No. NYM/2012/0320/FL

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Conditions (Continued)

5. No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained until the development hereby approved has been completed.
6. 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 after the development hereby permitted being first brought into use.
7. 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.
8. No work shall commence on the installation of any garage door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external garage doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be of timber construction, installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
11. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

Continued/Conditions



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DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0320/FL

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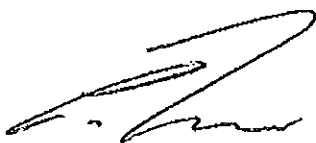
Conditions (Continued)

13. There shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until details of the alterations to the existing access to the site have been submitted to and approved in writing by the Local Planning Authority. These alterations shall provide for dropped kerbs covering the extent of the widened vehicle access, include details of the replacement stone pillars (ensuring the visibility splay is no worse than existing) and any gates shall be inward opening only. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.
14. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998 (2012) Recommendations for Tree Work. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation.
15. No work shall commence to clear the site in preparation for the development hereby permitted until full details of the access surfacing have been submitted to and approved in writing by the Local Planning Authority. The access surfacing shall then be implemented in accordance with the approved details and shall be maintained in that condition in perpetuity.

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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development to accord with the provisions of NYM Development Policies 19 and 23.
4. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 5 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 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/Reasons for Conditions



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Director of Planning

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Continuation of Decision No. NYM/2012/0320/FL

Reasons for Conditions (Continued)

- 9 to 11. 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.
- 12. In accordance with NYM Development Policy 23 and in the interests of highway safety.
- 13. 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.
- 14. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
- 15. In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

Development Plan Policies Relevant to the Decision

Local Development Framework	CPG – Landscape, Design and Historic Assets DP3 – Design DP4 – Conservation Areas DP19 – Householder Development
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Reason for Approval

The revised position and amended design of the proposed garage is considered to result in a development which is subservient to the host property and would not adversely affect the amenities currently enjoyed by neighbouring occupiers. The proposal would not be significantly detrimental to the character and appearance of the Conservation Area or setting of the host property. The alterations to the access are considered to respect the character of the area and therefore the proposal is considered to accord with Core Policy G and Development Policies 3, 4 and 19 of the NYM Local Development Framework.

Mr C M France
Director of Planning

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03 AUG 2012
Date