

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 Mrs Bridget Swiers
Low Woods
Low Dalby
Pickering
North Yorkshire
YO18 7LT

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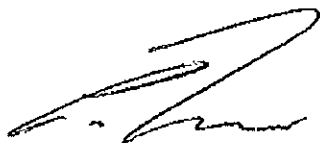
The above named Authority being the Planning Authority for the purposes of your application registered 31 May 2012, in respect of proposed development for the purposes of **construction of two storey rear extension at Low Woods, Low Dalby** has considered your said application and has **granted** permission 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 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.
4. 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.
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.
6. The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.

Informative(s)

The applicant's attention is drawn to the proximity of Low Woods to Seive Dale Fen Site of Special Scientific Interest (SSSI) and as such the opportunities made available by this development to incorporate features into the design which are beneficial to wildlife such as roosting opportunities for bats and installation of bird nest boxes in accordance with paragraph 118 of the National Planning Policy Framework. It is recommended that Natural England or the Bat Conservation Trust are contacted for further advice.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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Date: 26 JUL 2012

DecisionApprove

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Reason(s) for Condition(s)

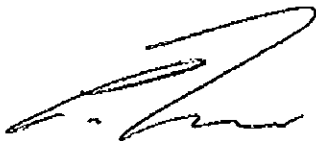
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
- 3 & 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 & 6. 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 two storey extension is considered to be of a size, scale, position and design which is commensurate with the host property. The design includes a lower ridge height and the proposed matching materials would ensure that the extension is subservient to and in keeping with the character of the host property and others in the area. The extension would not cause any adverse impact upon the amenities of neighbouring dwellings and as such the proposal is considered to accord with Development Policies 3 and 19 of the NYM Local Development Framework together with Part 2 of the Authority's adopted Design Guide.



Mr C M France
Director of Planning

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Date .. 2.6 JUL 2012