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 Andre and Christine Richter

Quarry Cottage

Shop Hill

Raw

Whitby

North Yorkshire

YO22 4PP



The above named Authority being the Planning Authority for the purposes of your application registered 16 July 2012, in respect of proposed development for the purposes of conversion of barn to form ancillary residential annexe accommodation at Quarry Cottage, Raw 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

As Proposed Ground Floor Plans

& Elevations

PD084-02

27 June 2012

or in accordance with any minor variation thereof that may be approved in writing 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 Quarry Cottage. The unit 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 and friends or the occupier of the main dwelling. It shall not be used as a separate holiday cottage. The unit hereby approved may be occupied by a friend or group of friends for period(s) not exceeding a total of 28 days in any one calendar year.
- 4. 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.
- 5. 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.
- 6. 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.

COPY

Continued/Informatives

Mr C M France Director of Planning 24 SEP 2012

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0458/FL

Informative(s)

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given Natural England's contact details: Natural England, Government Team (West), Government Buildings, Otley Road, Leeds, LS16 5QT, Tel: 0300 060 4230. Further information is also available from the Bat Conservation Trust national helpline on 0845 1300 228.

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. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling.
- 4 to 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

DP8 - Conversion of Traditional Rural Buildings

DP19 - Householder Development

Reason for Approval

The proposed conversion of the outbuilding into a family annexe would not have a detrimental impact on the character of the host building or the amenities of the occupiers of the adjacent dwelling. The proposal is therefore in accordance with Development Policies 3, 8 and 19 of the North York Moors Local Development Framework.

COPY

Mr C M France

Director of Planning

24 SEP 2012

Date