### 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 Thompson
c/o Mr D Todd
The Willows
Main Street
Hutton Buscel
Scarborough
North Yorkshire YO13 9LN



The above named Authority being the Planning Authority for the purposes of your application registered 10 July 2012, in respect of proposed development for the purposes of construction of single storey side extension at Driftwood, Prospect Field, Robin Hoods Bay 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.
- 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 brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

## Informative(s)

The applicant is advised that due to the close proximity of the property with Robin Hoods Bay: Maw Wyke to Beast Cliff and North York Moors Site of Special Scientific Interest, this development may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as roosting opportunities for bats and the installation of bird nest boxes. For further advice the applicant is advised to contact Natural England or visit the advice pages of the RSPB website.

# 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. 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.

COPY

Continued/Development Plan Policies

Mr C M France Director of Planning o4 SEP 2012

DecisionApproveAgent

#### Town and Country Planning Act 1990

#### Continuation of Decision No. NYM/2012/0501/FL

#### **Development Plan Policies Relevant to the Decision**

Local Development Framework DP3 – Design

DP19 – Householder Development

#### Reason for Approval

The proposed extension is of a size, design and in a position which is commensurate with the host property and it would not result in the loss of residential amenity currently enjoyed by the host or neighbouring property. The proposal 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 Date ... 0 4 SEP 2012