

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 Dave & Christine McConnell
c/o Bell Snoxell Associates
c/o Mr Louis Stainthorpe
Barclays Bank House
Baxtergate
Whitby
YO21 1BW

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The above named Authority being the Planning Authority for the purposes of your application registered 21 August 2012, in respect of proposed development for the purposes of **construction of replacement double garage at 17 Rigg View, Stainsacre** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

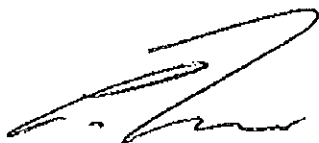
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	1002 001 A	16 October 2012
Proposed Block Plan	1002 003	21 August 2012
Proposed Garage Elevations and Section	1002 004	21 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. 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.
5. No work shall commence on site to build the garage hereby permitted until details of the appearance and colour of the door have been submitted to and approved in writing by the Local Planning Authority. The door shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Reasons for Conditions

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Mr C M France
Director of Planning

Date: 16 OCT 2012

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0596/FL

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Reason(s) for Condition(s)

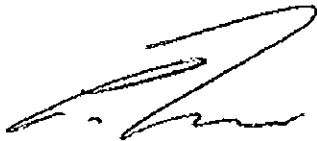
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special 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 accord with the provisions of NYM Development Policy 19.
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. For the avoidance of doubt and in the interests of the satisfactory appearance of the development.

Development Plan Policies Relevant to the Decision

Local Development Framework DP19 – Householder Development

Reason for Approval

The proposed replacement double garage is considered to be of a size, scale and design which is compatible with the host dwelling and in a position which does not detract from the host property. The proposal is therefore considered to comply with the requirements of Development Policy 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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Date 16 OCT 2012