

**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 Norval  
c/o Woodcock Billington LLP  
PO Box 181  
Bridlington  
YO15 9AB

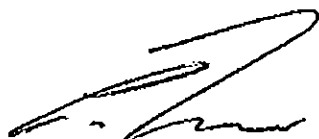
The above named Authority being the Planning Authority for the purposes of your application registered 30 October 2012, in respect of proposed development for the purposes of **construction of single storey extensions to dwelling and detached garage at Moor Lodge, Moor Road, Aislaby** has considered 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
Plan	1892/PO4C	12 December 2012

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. Notwithstanding the submitted details the proposed window in the south elevation of the dwelling shall be obscured glazed unless otherwise agreed in writing with the Local Planning Authority.
5. The proposed flue in the garage extension hereby approved shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage workshop shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Continued/Conditions



Mr C M France  
Director of Planning

Date: . . . **17 DEC 2012**

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0714/FL

Conditions (Continued)

7. Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for additional tree planting to the north east of the proposed garage extension and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

**Informative(s)**

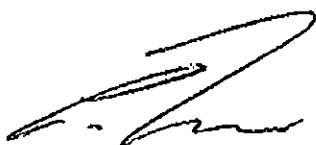
The applicant is advised that the proposals affect Registered Village Green and/or Common Land and accurate information can be obtained from County Searches Information. No works should be carried out on them until such time as consent has been granted under the Commons Act 2006. The applicant should contact:

The Planning Inspectorate  
Commons and Greens Protection Team  
Room 4/05  
2 The Square  
Temple Quay House  
Temple Quay  
Bristol  
BS1 6PN

**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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4. For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 19 which seeks to ensure that development does not adversely affect the residential amenity of neighbouring occupiers.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

Date: **17 DEC 2012**

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0714/FL

Reasons for Conditions (Continued)

5. 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.
6. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
7. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

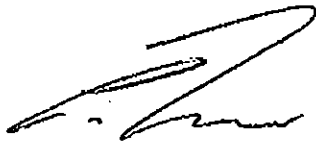
The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including a reduction in the window sizes, so as to deliver sustainable development.

**Development Plan Policies Relevant to the Decision**

Local Development Framework      CPA – Delivering National Park Purposes and Sustainable Development  
DP19 – Householder Development

**Reason for Approval**

The proposals are considered to respect the character and form of the host buildings in terms of their scale and design and the development does not detract from the character and form of the original dwelling, its setting in the landscape or the amenity of the adjacent dwelling. The development is therefore in compliance with Core Policy A and Development Policy 19 of the NYM Local Development Framework.



Mr C M France  
Director of Planning

Date ... 17 DEC 2012