

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 Laura Clennan
The Grange
Thorpe Lane
Fylingthorpe
Whitby YO22 4TH

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The above named Authority being the Planning Authority for the purposes of your application validated 23 November 2012, in respect of proposed development for the purposes of **change of use of and alterations to domestic utility and store to form holiday letting accommodation at The Grange, Thorpe Lane, Fylingthorpe** 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
Site Plan	N/A	9 November 2012
Block Plan	N/A	9 November 2012
Existing and Proposed Elevations	LH01Planning	7 January 2013
Parking Layout	N/A	25 February 2013

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.
 4. The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as The Grange as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
 5. All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

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Continued/Conditions

Mr C M France
Director of Planning

17 APR 2013
Date:

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Conditions (Continued)

- 6. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - i) on-site materials storage area capable of accommodating all materials required for the operation of the site.
 The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

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 & 4. The site is in a position where the permanent 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 holiday accommodation and main dwelling.
- 5. In accordance with NYM Development Policy 23 and to protect pedestrians and other highway users.
- 6. In accordance with NYM Development Policy 23 and to provide for appropriate on-site vehicle parking and storage facilities in the interests of highway safety and the general amenity of the area.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Development Plan Policies Relevant to the Decision

Local Development Framework DP14 – Tourism and Recreation

Reason for Approval

The proposed holiday accommodation is considered to be of a scale and design which is commensurate with the host property and it has been demonstrated that the proposed unit can be satisfactorily and safely accessed from the road network. The scheme would make use of an existing building and its use is not expected to have a significantly detrimental effect on the level of amenity currently enjoyed at the site or neighbouring properties. The proposal is therefore considered to accord with Development Policy 14 of the NYM Local Development Framework.

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Mr C M France
Director of Planning

17 APR 2013
Date