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 S Wiles
c/o Mike Punchard Plan Drawing Service
9 The Avenue
Norton
Malton
North Yorkshire YO17 9EF

The above named Authority being the Planning Authority for the purposes of your application registered 22 November 2012, in respect of proposed development for the purposes of construction of replacement single storey extensions to north and west elevations at North Moor Bungalow, Northmoor, Wykeham 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	N/A	21 November 2012
Proposed Extensions	12-936-2	21 November 2012
or in accordance with any mind	or variation thereof that m	ay be approved in writing 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.
- 4. 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.

Reason(s) for Condition(s)

- To ensure compliance with Sections 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.

Continued/Reasons for Conditions

Mr C M France Director of Planning

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2012/0784/FL

Reasons for Conditions (Continued)

- 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.
- 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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 DP3 - Design

DP19 - Householder Development

Reason for Approval

The proposed extensions are considered to be of a size, scale and design which complement the host property and the proposed conservatory is not considered to detract from the character of the dwelling. The proposals would not adversely affect the amenities of neighbouring occupiers and the proposed materials match the existing property. As such, the proposals are 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 adopted Design Guide.

Mr C M France Director of Planning Date ... 1 7 JAN 2013