

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 Chris Nicholson
c/o Robert Cordell
38 Pocklington Crescent
Winthorpe
Newark
Nottinghamshire NG24 2PG



The above named Authority being the Planning Authority for the purposes of your application validated 11 February 2013, in respect of proposed development for the purposes of **construction of replacement garage attached to main dwelling at 21 Eskdaleside, Sleights** 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	OS Map Extract	11 February 2013
General arrangement (south west elevation superseded)	13633/01A	2 April 2013
South west elevation		8 April 2013

 or in accordance with any minor variation thereof that may 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. No work shall commence on the installation of any door in the development hereby approved until details of the finish of the external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. No work shall local commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. There shall be no insertion of first floor windows in the south west gable of the replacement building/garage hereby permitted.

Continued/Reasons for Conditions

Mr C M France
Director of Planning

08 APR 2013

Date:

DecisionApproveAgent

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0083/FL

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.
- 4 & 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 comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

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 DP3 – Design
 DP19 – Householder Development

Reason for Approval

The garage is of a scale commensurate with the host building and site and furthermore will not have detrimental impact on the appearance of the site, the setting within this part of the streetscene or neighbouring residential amenity. The development is in accordance with the criteria set out in Development Policies 3 and 19 of the NYM Local Development Framework.


Mr C M France
Director of Planning

COPY

08 APR 2013
Date