

**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 Richard Gibson
Red Cottage
Church Lane
Fylingthorpe
North Yorkshire YO22 4PN

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The above named Authority being the Planning Authority for the purposes of your application validated 27 February 2013, in respect of proposed development for the purposes of **construction of replacement pitched roof to detached garage at Red Cottage, Church 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 approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved 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.

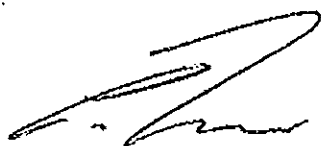
Reason(s) for Condition(s)

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.

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.

Continued/Development Plan Policies



Mr C M France
Director of Planning

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Date: **16 APR 2013**

DecisionApprove

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2013/0109/FL

Development Plan Policies Relevant to the Decision

Local Development Framework

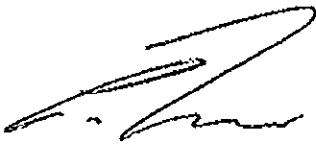
DP3 – Design

DP19 – Householder Development

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Reason for Approval

The proposed alteration to the shape of the garage roof is considered to enhance the appearance of the building and improve the level of amenity at the site. The proposal would not harm the character of the area or the enjoyment of neighbouring properties. The proposal is therefore considered to comply with the Development Policies 3 and 19 of the NYM Local Development Framework.



Mr C M France
Director of Planning

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16 APR 2013

Date