

**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**

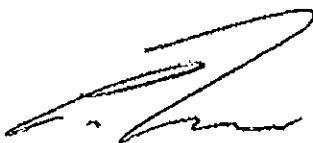
To Mr M & Mrs P Armstrong  
c/o Anton Lang Planning Services Ltd  
64 Lansdowne Gardens  
Jesmond Vale  
Newcastle upon Tyne  
NE2 1HH

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The above named Authority being the Planning Authority for the purposes of your application validated 05 June 2013, in respect of **conversion of and alterations to stable/studio building including the addition of glazed corridor to form residential annexe accommodation together with formation of access and utilising of existing turning area in front of the building at Stable block at Rockhaven, Newlands Road, Cloughton** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. In the view of the National Park Authority the proposed development does not accord with Development Policy 19 of the NYM Local Development Framework which only permits new build annexe accommodation if it is in the form of an extension, physically attached to the host dwelling. The proposed annexe would be created through the conversion of a newly built stable and garage building and consequently, the development would effectively constitute a new build unit of accommodation, and along with the creation of a separate domestic curtilage and new vehicular access across an open field, would result in a harmful and urbanising form of development which would significantly alter the open aspect of this part of the National Park.
2. In the view of the National Park Authority this proposal, which effectively comprises a new independent dwelling set within its own curtilage and with its own separate vehicular access does not accord with the NYM Core Policy J of the Local Development Framework which specifies that new housing development located outside the main built up part of any village be restricted to agricultural workers dwellings only.
3. In the view of the National Park Authority, the proposal does not accord with Development Policy 8 of the NYM Local Development Framework which only permits the conversion of buildings to other uses, including residential annexes or local occupancy dwellings, where the building is of architectural or historic importance, and the development does not lead to changes to the buildings curtilage or the creation of a new vehicular access.
4. In the view of the National Park Authority the engineering works required to enable the proposed access to meet highway safety standards would have a significant impact on the rural character of the locality to the detrimental of the character of the area and would therefore be contrary to Development Policy 3 of the NYM Local Development Framework.

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



Mr C M France  
Director of Planning

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Date: ..... 19 JUL 2013

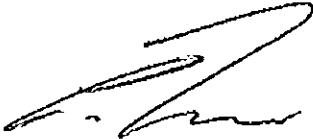
DecisionRefuseAgent

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Continuation of Decision No. NYM/2013/0279/FL

**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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.



Mr C M France  
Director of Planning

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Date ..... 19 JUL 2013