

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 Trevor Allen
Nestling House
Littlebeck
Whitby
North Yorkshire
YO22 5EY

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The above named Authority being the Planning Authority for the purposes of your application validated 22 May 2013, in respect of proposed development for the purposes of **extension to time limit of extant planning permission NYM/2010/0463/ETL for construction of a single storey garage with attached studio and single storey extension to dwelling at Nesting House, Littlebeck** 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:

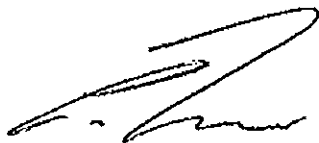
Document Description	Document No.	Date Received
Plan	N/A	13 June 2007
Plan	N/A	4 July 2007

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. There shall be no retail sales from the premises the subject of the permission hereby approved without the prior written agreement of the Local Planning Authority.
4. The garage and studio hereby permitted shall be used for domestic storage and/or as an artist's studio by the occupier of Nesting House, Littlebeck and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
5. No work shall commence on the construction of the walls and roof of the development hereby permitted until details of the stone and tiles, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development (including dressings) have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6. All new doors and garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung. Within six months of the date of their installation they shall be coloured dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Continued/Conditions



Mr C M France
Director of Planning

Date: 08 JUL 2013

DecisionApprove

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Conditions (Continued)

- 7. All new window frames, glazing bars and external door frames shall be of timber construction, painted in a colour to be approved by the Local Planning Authority. The work shall not be carried out otherwise in accordance with the approved details within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 8. The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 9. No work shall commence to clear the site in preparation for the development hereby permitted until the access(es) to the site has been laid out and re/constructed in accordance with the following requirements:-
 - (i) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site. Any access gates shall be made to open inwards only. Note: It is an offence under Section 153 of the Highways Act 1980 to permit any door, gate or bar to open outwards across a highway.
 - (ii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10
 - (iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or Standard Detail number E9A and the Specification of the Local Highway Authority.
 - (iv) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the local Highway Authority
- 10. There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until visibility splays providing clear visibility of 2.4 metres x 33 metres measured down the centre line of the access road and the back of the footway of the major road have been provided. The eye height will be 1.0 metres and the object height shall be 0.6 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative(s)

The applicant is advised that prior to any works commencing, permission is required from North Yorkshire County Council as the local Highway Authority for all works within the public highway. The applicant should contact Highways North Yorkshire, Area 3 - Whitby Office, The Garth, White Leys Estate, Whitby, N Yorks, YO21 3PD Tel: 01947 602384, which will provide the detailed constructional specification, list of approved contractors, forms etc, referred to in the condition on their Planning Approval.

Continued/Reasons for Conditions

Mr C M France
Director of Planning

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08 JUL 2013

Date:

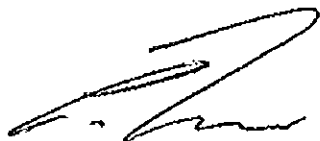
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Reason(s) for Condition(s)

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. In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18, which seek to protect the amenity of local residents and conserve and enhance the special qualities of the NYM National Park.
4. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
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 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.
- 6 to 8. 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.
9. To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience and to comply with the provisions of NYM Development Policy 23 which seek to ensure that new development does not have a detrimental impact on highway safety and has satisfactory provision for parking.
10. In the interest of road safety to provide drivers of vehicles using the access and pedestrians with adequate inter-visibility and to comply with the provisions of of NYM Development Policy 23.

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 recommended changes to the proposal including amendments to the original design, so as to deliver sustainable development.



Mr C M France
Director of Planning

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08 JUL 2013
Date