

**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 Ms Suzanne Brennan
c/o Michael Miller Architectural Consultant
fao: Mr Michael Miller
16 Park View
Glaisdale
Whitby
North Yorkshire
YO21 2PP

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The above named Authority being the Planning Authority for the purposes of your application validated 08 October 2013, in respect of proposed development for the purposes of **conversion of and extension to garage to form additional living accommodation at Fern Lodge, Laburnum Avenue, Robin Hoods Bay** has considered your said application and has **granted** permission for the proposed development subject to the following condition(s):

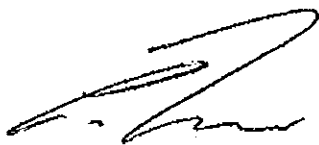
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed north & south elevations	133/14a	16 October 2013
Proposed east elevation	133/16	14 October 2013
Proposed west elevation	133/15	14 October 2013
Proposed roof plan	133/13	07 October 2013
Proposed ground floor plan	133/12	07 October 2013
Proposed site plan	133/11	07 October 2013

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

3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Fern Lodge, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family of the occupier of the main dwelling.
4. All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Continued/Reasons for Conditions



Mr C M France
Director of Planning

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20 NOV 2013

Date:

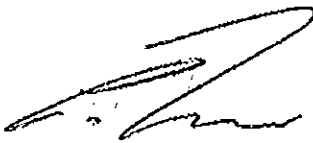
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Reason(s) for Condition(s)

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. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling, in accordance with NYM Development Policy 19.
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 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 in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



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Mr C M France
Director of Planning

20 NOV 2013
Date