

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 Greg Braithwaite  
Greg Braithwaite Associates  
Hollowgate  
Main Street  
Cadeby  
Doncaster  
South Yorkshire DN5 7SW

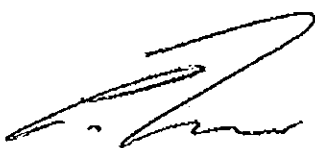
The above named Authority being the Planning Authority for the purposes of your application validated 02 October 2014, in respect of proposed development for the purposes of **erection of a garage/store (part retrospective) at Wykewood, Downtdale Road, Staintondale** has considered your said application 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	N/A	02 October 2014
Site Plan	Drg No 1211/S	15 September 2014
Scheme Design	Drg No 1211/P2	15 September 2014

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site 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.
  4. No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
  5. The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
  6. The external timber cladding of the building hereby approved shall be coloured either dark brown or dark grey and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Continued/Conditions



Mr C M France  
Director of Planning

25 NOV 2014  
Date: .....

Town and Country Planning Act 1990

Continuation of Decision No. NYM/2014/0635/FL

Conditions (Continued)

7. The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. Within three months of the date of substantial completion of the garage the storage container shall be removed from the site and thereafter no container shall be sited within the curtilage.
9. No work shall commence on the installation of any garage doors in the development hereby approved until full details of the proposed garage doors have been submitted to and approved in writing by the Local Planning Authority.

**Informative(s)**

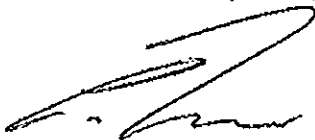
The access track to Wykewood Bungalow falls outside of the associated domestic curtilage, as such planning permission is required to alter the route, form and/or the surface material of the track in any way. The applicant is advised that the track should be restored to its former 'twin-trod' form with substantial grass centre upon completion of the development.

**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 & 8. 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 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.
4. 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.
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, 7 & 9. 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.

**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.



Mr C M France  
Director of Planning

Date ... 25 NOV 2014