

**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**

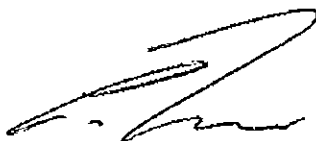
To Mr & Mrs Trevor Allen & Nicola Willis
c/o Michael Miller Architectural Consultant
16 Park View
Glaisdale
Whitby
North Yorkshire
YO21 2PP

The above named Authority being the Planning Authority for the purposes of your application validated 01 October 2014, in respect of **conversion and extension of shop/studio to form Tea Room, construction of garage incorporating holiday apartment above, extension to dwelling together with associated access and parking area at Nestling House, Littlebeck** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

- 1 The proposed new build holiday accommodation is not considered to comply with the requirements of Development Policy 14. The proposed design and form of the garage letting unit by virtue of its height is considered to dominate the site to the detriment of the character and appearance of the site. The holiday letting unit, combined with the proposed café use is considered to result in an unacceptable level of activity on this site, located in open countryside. The level of activity on the site is considered to be to the detriment of the tranquillity and character of this part of the National Park and contrary to the requirements of Development Policy 14 and Core Policy A.

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 identifying matters of concern with the proposal and suggesting alternative ways forward. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal – which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.



Mr C M France
Director of Planning

Date ... **25 NOV 2014**