

**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 Jonathan Gascoyne  
Dalby Beck  
Low Dalby  
Pickering  
North Yorkshire  
YO18 7LT

COPY

The above named Authority being the Planning Authority for the purposes of your application validated 15 September 2015, in respect of **retention of log cabin and use for holiday letting purposes (part retrospective) at Dalby Beck, Low Dalby** has considered your said application and has **refused** permission for the proposed development for the following reasons:

1. The application site is situated adjacent to a private dwelling within a large clearing in the wider context of Dalby Forest and is visible from the adjacent Public Right of Way and from across the valley. Consequently the construction of a log cabin in this location would appear as permanent, incongruous development associated with a domestic property which would be detrimental to the character and appearance of this part of the North York Moors National Park where conservation of the special qualities takes priority. The development would therefore be contrary to Development Policy 16 of the Local Development Framework which only allows for such development within established woodland.
2. The log cabin to which this application relates was initially granted consent, contrary to Development Policy 16, for a temporary period only, to enable the redevelopment of the adjacent dwelling. If the permanent retention of the cabin were approved, the development would encourage other applications for the establishment of holiday chalets and tourist accommodation on land closely associated with existing residential properties in the National Park. Such accommodation would lead to a change in the character and appearance of residential curtilages contrary to NYM Development Policy 16.
3. The retention of this temporary cabin would be contrary to the Development Policy 3 of the NYM Local Development Plan due to the poor quality design of the cabin which is incompatible with the surrounding buildings and landscape, to the detriment of the character of this part of the National Park.
4. The woodland that is in the locality is not in the ownership of the applicant and therefore the applicant would have no control over its future management and protection of this woodland, which would be essential in providing any screening of the development. If permitted the proposal by reason of precedent would make it increasingly difficult for the Authority to resist other chalet proposals with only partial screening thus leading to an erosion of the landscape character of this part of the National Park which is contrary to Core Policy G which amongst other things, seeks to conserve or enhance landscape setting.

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



Mr C M France  
Director of Planning

COPY

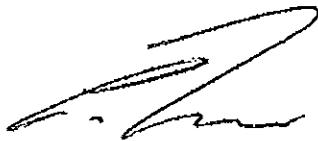
- 9 NOV 2015  
Date .....

**For the Rights of Appeal and Notes See Overleaf**

COPY

**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

COPY

Date 29 NOV. 2015