

**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 Nigel Sutterby
The Manse
Thorpe Bank
Fylingthorpe
North Yorkshire
YO22 4UA

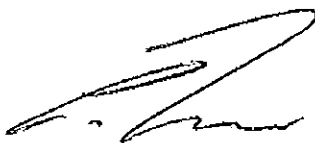
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The above named Authority being the Planning Authority for the purposes of your application validated 07 November 2016, in respect of **construction of 1 no. dormer to front elevation and 1 no. dormer to rear elevation, replacement/enlargement of 1 no. dormer to rear elevation and retention of single storey extension to existing conservatory to rear elevation including installation of flue at The Manse, Thorpe Bank, Fylingthorpe** has considered your said application and has refused permission for the proposed development for the following reasons:

1. The proposed dormer windows to the front and rear elevations, by virtue of their form, size, massing, position and poor design detailing, along with the unsympathetic conservatory extension and associated flue would add to the existing visual clutter and cause significant harm to the character and appearance of this attractive and substantial historic property and that of the surrounding conservation area contrary to Core Policy G and Development Policies 3, 4 and 19. It would also conflict with the Authority's adopted Design Guide Part 2: Extensions and Alterations to Dwellings. These policies and guidance aim to ensure that new development achieves a high standard of design, which reflects or complements that of the local vernacular and does not detract from the character, form and setting of the original dwelling.
2. The proposed dormer windows to the rear elevation will increase the potential for overlooking of the neighbours garden and result in a loss of privacy thereby adversely affecting the residential amenity of the neighbouring occupiers contrary to Development Policies 3 and 19 of the Core Strategy and Development Policies Document.

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 determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.



Mr C M France
Director of Planning

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Date **12.1 DEC 2016**