

**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 Laura Hepburn  
c/o Bell Snoxell Associates  
fao: Lous Stainthopre  
Mortat Pit Farm  
Sneatonthorpe  
Whitby  
North Yorkshire  
YO22 5JG

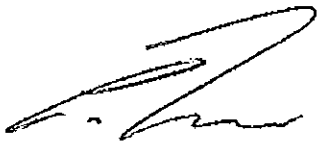
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The above named Authority being the Planning Authority for the purposes of your application validated 30 October 2017, in respect of **change of use of land to domestic curtilage and erection of summerhouse and fencing (retrospective) at land adjacent to Field House Robin Hoods Bay** has considered your said application and has **refused** permission for the proposed development for the following reason:

1. The summerhouse and boundary fencing, by reason of their siting, height and dark colour, have an adverse and overbearing impact on the amenities of the occupiers of the adjacent dwellings. The development also results in an unduly obtrusive and dominant feature which results in a harmful urbanising impact and fortified appearance in this rural setting. As such the proposal would be contrary to the provisions of Core Policy A and Development Policy 19 of the Local Development Plan which require development to respect the character, special qualities and distinctiveness of the locality and not detract from the quality of life of local residents.

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

Negotiations have taken place prior to the application being submitted with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan and delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented.



Mr C M France  
Director of Planning

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Date . . . . **18 DEC. 2017**