

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 Pybus  
c/o BHD Partnership  
fao: Mr N Duffield  
Airy Hill Manor  
Waterstead Lane  
Whitby  
YO21 1QB

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The above named Authority being the Planning Authority for the purposes of your application validated 05 September 2017, in respect of proposed development for the purposes of **construction of single storey extensions at 17 Summerfield Lane, Stainsacre**, has considered your said application and has **granted** permission for the proposed development subject to the following conditions:

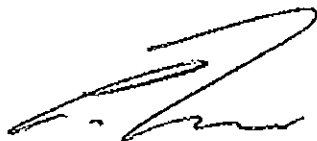
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location and Block Plan	D11163 - 01	23 August 2017
Proposed Plan and Elevation	D11163-03 Rev D	27 September 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. The building annotated as a "garage" on the plans hereby permitted shall be used for ancillary domestic purposes only, incidental to the occupation of the main dwelling on the site and for no other purpose without the separate grant of planning permission from the Local Planning Authority.
4. No work shall commence on the construction of the walls of the development hereby permitted until details of the brick, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The brick used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.

Continued/Conditions



Mr C M France  
Director of Planning

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Date **17 NOV 2017**

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2017/0608/FL

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Conditions (Continued)

5. No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
6. 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.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the east elevation of the extended bungalow hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.

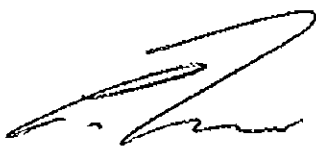
**Informative**

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.

Continued/Reasons for Conditions



Mr C M France  
Director of Planning

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Date .. 1. 7. NOV 2017

TOWN AND COUNTRY PLANNING ACT 1990

Continuation of Decision No. NYM/2017/0608/FL

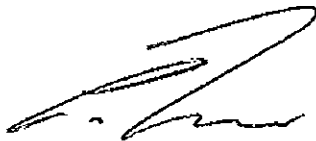
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Reasons for Conditions (Continued)

- 4 - 6 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.
- 7. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting 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 ... 17 NOV 2017

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