#### RYEDALE DISTRICT COUNCIL

## TOWN & COUNTRY PLANNING ACT 1990 HOUSEHOLDER APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

# RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED SUBJECT TO THE CONDITIONS STATED BELOW:

**Application No:** 

17/01108/HOUSE

Proposal:

Replacement of 7 no. windows from timber framed single glazed to UPVC double

glazed windows.

at:

1 Anvil Cottage Kirk Forge Piercy End Kirkbymoorside YO62 6JA

for:

Mrs Yvonne Turnbull

**Decision Date:** 

16 November 2017

#### **REASON FOR APPROVAL**

The proposed development is in accord with the following development plan policies and there are no other material considerations that outweigh those listed development plan policies:

Local Plan Strategy - Policy SP12 Heritage Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Planning Policy Framework

#### **CONDITIONS AND ASSOCIATED REASONS**

The development hereby permitted shall be begun on or before 15th November 2020.

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

The development hereby permitted shall be carried out in accordance with the following approved plans:

Flush Sash catalogue and elevations date stamped 25 Sept 2017.

Reason: For the avoidance of doubt and in the interests of proper planning.

Mrs Yvonne Turnbull Anvil Cottage 1 Kirk Forge Piercy End Kirkbymoorside YO62 6JA

### Footnote:

In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic, social and environmental conditions.

NO CONSENT OR APPROVAL HEREBY GIVEN REMOVES ANY REQUIREMENT TO SERVE NOTICES OR SEEK APPROVAL FROM THE DISTRICT COUNCIL WHERE SUCH ACTION IS REQUIRED BY THE BUILDING ACT 1984 OR OF ANY OTHER STATUTORY PROVISION. NO PART OF THE PROPOSED DEVELOPMENT SHOULD BE STARTED WITHOUT COMPLYING WITH SUCH REQUIREMENT.

EVALUEL HEAD OF PLANNING

Mrs Yvonne Turnbull Anvil Cottage 1 Kirk Forge Piercy End Kirkbymoorside YO62 6JA