

RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990: SECTIONS 191 AND 192
(as amended by Section 10 of the Planning & Compensation Act 1991)

TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

DECISION NOTICE

REFUSAL TO GRANT A CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Ryedale District Council, the Local Planning Authority, hereby for the purposes of your application for a Certificate of Lawful Use or Development dated (a) 22 January 2018 made in respect of the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged green on the plan attached to this decision notice, **HEREBY REFUSE** your application as not proven on present evidence for the following reason(s):

Reference No: 18/00064/CLOPUD

(b) First Schedule: Certificate of Lawfulness for a proposed use or development in respect of the erection of a detached double garage for the domestic use of Low Hagg House

(c) Second Schedule: Low Hagg House Starfitts Lane Fadmoor Kirkbymoorside North Yorkshire YO62 7JF

REASON(S)

- 01 The proposed building is not considered by the Local Planning Authority to constitute 'Permitted Development' It therefore requires express planning permission as the proposed garage would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse. The proposal therefore falls outside that permitted by the Town & Country Planning (General Permitted Development) (England) Order 2015 Sch 2 Part 1 Class E, Paragraph E.1 (c).

Signed  (Council's authorised officer)

Date 15th MARCH 2018

NOTES:

1. If you are aggrieved by the decision of the Council to refuse an application for a Certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended), or to refuse it in part, you may appeal to the Secretary of State under Section 195 of the Act (as amended).
2. Notice of appeal must be given in writing to The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence must be supplied to the Secretary of State.
3. You are advised to consult "A Guide to Determinations and Appeals", published by the Department for Communities and Local Government, from whom appeal forms may also be obtained on request.