

**RYEDALE DISTRICT COUNCIL**  
**TOWN & COUNTRY PLANNING ACT 1990**  
**FULL 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:** 18/00275/FUL  
**Proposal:** Change of use from shop (Use Class A1) and outbuilding to form 1no. 2 bedroom flat and 1no. 1 bedroom flat with attached garage.  
**at:** 10A West End Kirkbymoorside YO62 6AF  
**for:** Masterbuild (Mr George Moody)  
**Decision Date:** 27 June 2018

**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 SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing  
Local Plan Strategy - Policy SP4 Type and Mix of New Housing  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
Local Plan Strategy - Policy SP12 Heritage  
Local Plan Strategy - Policy SP7 Town Centres and Retailing

**CONDITIONS AND ASSOCIATED REASONS**

01 The development hereby permitted shall be begun on or before 26 June 2021.

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

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- 02 The development hereby permitted shall be carried out in accordance with the following approved plan(s):  
Proposed Plan and Elevations ref. WE 02, undated.

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

- 03 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason:- In accordance with Policy and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.

- 04 The window in the north elevation shall be permanently obscure glazed prior to the occupation of the development.

Reason:- To protect the amenity of adjoining residents.

- 05 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s).

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**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.*

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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.

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HEAD OF PLANNING

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