

**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:** 18/00584/HOUSE

**Proposal:** Erection of single storey rear extension to include formation of a roof terrace together with alterations to existing detached outbuilding to form additional domestic living space, to include replacement of roof to the main dwelling and the outbuilding.

**at:** 19 West End Kirkbymoorside YO62 6AD

**for:** Mr Jonathan Dickinson

**Decision Date:** 10 August 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 SP12 Heritage  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP20 Generic Development Management Issues

**CONDITIONS AND ASSOCIATED REASONS**

- 01 The development hereby permitted shall be begun on or before 9th August 2021.  
Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 02 The development hereby permitted shall be carried out in accordance with the following approved plan: Proposed Floor Plans, Site Plan, Block Plan and Elevations 100\_AR50\_01B  
Reason: For the avoidance of doubt and in the interests of proper planning.

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- 03 Unless otherwise agreed in writing by the Local Planning Authority, the west facing first floor former pitching door (now fixed window) shall be obscure glazed to a Level 5 obscuration and maintained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the privacy of the occupants of neighbouring properties and comply with Policy SP20 of the Ryedale Plan.

- 04 The angled vertical louvres and two bricked up windows on the south elevation of the outbuilding shall be implanted on site prior to the additional domestic accommodation hereby brought into use. The louvres and blocked up windows shall be maintained as shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the privacy of the occupants of neighbouring properties and comply with Policy SP20 of the Ryedale Plan.

*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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