

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: 18/01330/HOUSE

Proposal: Erection of single storey rear extension with roof terrace over including external metal stairs and erection of oak framed porch to front elevation

at: Tremau Ings Lane Kirkbymoorside North Yorkshire YO62 6DN

for: Mr & Mrs Davies

Decision Date: 28 January 2019

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 SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

CONDITIONS AND ASSOCIATED REASONS

- 01 The development hereby permitted shall be begun on or before 27th January 2022.
- 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(s):
- Site Location Plan
Proposed Site Plan (Drawing no. 180 918 07)
Proposed Ground Floor Plan (Drawing no. 180 918 04)
Proposed Elevations (Drawing no. 180 918 06)
- Reason: For the avoidance of doubt and in the interests of proper planning.

Mr & Mrs Davies
C/O Peter Rayment Design Ltd (Mr Peter Rayment)
Upgang
Westgate
Thornton le Dale
Pickering
YO18 7SG
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- 03 Unless otherwise agreed in writing with the Local Planning Authority, the single storey rear extension with roof terrace hereby permitted shall be completed with render and brick quoins that match those used in the construction of the host dwelling.

Reason: In the interests of good design and in compliance with SP16 and SP20 of the Ryedale Plan- Local Plan Strategy and the NPPF.

- 04 The new window in the northern (side) elevation of the original dwelling hereby approved at first floor level shall be obscure glazed. The obscure glazing shall thereafter be retained and maintained for the life of the development.

Reason: In order to protect the living conditions of the neighbouring residents, in accordance with Policy SP20 of the Ryedale Plan- Local Plan Strategy and the NPPF.

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.


HEAD OF PLANNING

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