

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: 19/01024/HOUSE

Proposal: Works to dwelling to include raising of eaves and ridge height to increase first floor accommodation, re-roofing in slate to include removal of chimney, installation of a rear dormer extension with 2no. Juliet balconies, erection of single storey side extension forming single garage and utility room following removal of flat roof extension, formation of area of decking to west elevation and alterations to fenestration (doors and windows)

at: Meadow Croft Castlegate Kirkbymoorside YO62 6BP

for: Mr & Mrs Tim Richardson

Decision Date: 5 November 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 4th November 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): PD295-04-A amended 18.10.2019; PD295-02-E amended 18.10.2019; PD295-03-C amended 18.10.2019 .

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

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- 03 Prior to rendering, the colour, type and texture of the rendered finish to the external walls of the development shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

- 04 Notwithstanding the submitted plans, all fenestration shall be dark grey.

Reason: For the avoidance of doubt.

INFORMATIVE(S)

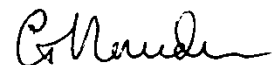
- 01 The existing Public Right(s) of Way on the site must be protected and kept clear of any obstruction until such time as any alternative route has been provided and confirmed under an Order made under the Town & Country Planning Act 1990.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 872374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

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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ADVICE FOR APPLICANTS WHEN THE COUNCIL REFUSES PLANNING PERMISSION OR GRANTS IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State for the Environment, Transport & the Regions

If you are unhappy with the decision of the Council to refuse permission or consent for the proposed development or to grant it subject to conditions that you do not agree with, then you can appeal to the Secretary of State for the Environment, Transport & the Regions under Section 78 of the Town & Country Planning Act 1990.

If you want to appeal, then you must do so within **12 weeks** of the date of this decision notice, using a form which you can obtain by e-mail from enquiries@pins.gsi.gov.uk or in writing to The Planning Inspectorate, Room 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN.

Telephone: 0117 372 6372
Fax: 0117 372 8624

You will also find useful guidance on the Planning Inspectorate website: www.gov.uk/appeal-planning-inspectorate

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