

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: 19/01178/FUL

Proposal: Change of use of shop (Use Class A1) to form an extension of the existing residential dwelling (Use Class C3) including alterations to shop front

at: 7 West End Kirkbymoorside North Yorkshire YO62 6AD

for: Mr & Mrs A Sleightholme

Decision Date: 29 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 SP7 Town Centres and Retailing

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

CONDITIONS AND ASSOCIATED REASONS

01 The development hereby permitted shall be begun on or before 28th 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):

Site Location Plan, dated October 2019

Existing and proposed details ref. R2372, dated August 2019

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

Mr & Mrs A Sleightholme
C/O Mr Paul Elm
15 Crabmill Lane
Easingwold
York
YO61 3DE

- 03 Unless otherwise agreed in writing by the Local Planning Authority opening windows on the former shopfront should be inward opening 'hopper' style windows.

Reason: In the interest of visual amenity and to preserve the character of the Conservation Area.

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

Mr & Mrs A Sleightholme
C/O Mr Paul Elm
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