

# 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 THAT IT SHOULD BE REFUSED FOR THE REASON(S) GIVEN BELOW:**

**Application No:** 21/00531/HOUSE

**Proposal:** Installation of 1no. uPVC window to front elevation and 1no. uPVC window to side elevation as replacement to existing timber windows

**at:** 4 Castlegate Kirkbymoorside North Yorkshire YO62 6BH

**for:** Mrs Anne Stevenson

**Decision Date:** 19 October 2021

#### **REASON(S)**

- 01 The proposed replacement windows by virtue of their design and material are considered to be inappropriate and harmful to the traditional character and appearance of the existing dwelling house. The development is therefore contrary to the requirements of Policies SP16 (Design) of the Ryedale Local Plan - Local Plan Strategy and Section 12 (Achieving Well-Designed Places) of the National Planning Policy Framework
- 02 The proposed replacement windows, by virtue of their design and material are considered to be unsympathetic to the traditional character and appearance of the existing dwelling, which will result in unacceptable harm to the Non Designated Heritage Asset and Kirkbymoorside Conservation Area. The application has been considered with regard to Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and is considered to neither enhance nor preserve the character of the designated conservation area. The proposal is therefore considered to be contrary to the requirements of Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy and contrary to Section 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework.
- 03 The proposed replacement windows by virtue of their opening onto the public highway will have an unacceptable impact on the amenity of the users of the public highway and be a hazard. The proposal will be contrary to Policy SP20 (Generic Development Management Issues) of the Ryedale Plan- Local Plan Strategy.

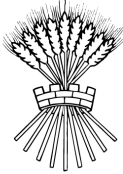
Mrs Anne Stevenson  
4 Castlegate  
Kirkbymoorside  
North Yorkshire  
YO62 6BH

*Positive and Proactive Statement*

*The Local Planning Authority has acted positively and proactively in determining the application. However the elements of the application identified in the decision notice above are considered to have a significant and adverse impact on the character and appearance of the dwelling and the scheme would be detrimental to the character and appearance of this part of the designated conservation area and harmful to public amenity. It has not been possible to identify a satisfactory solution to these elements of the application and due to the harm which has been clearly identified within the reasons for refusal, approval has not been possible for the 2 replacement windows.*

A handwritten signature in black ink, appearing to read "G. Hasden". The signature is written in a cursive, slightly slanted style.

HEAD OF PLANNING



**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](mailto: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: 0303 444 5000

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