

**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:** 21/01313/HOUSE

**Proposal:** Erection of a detached garden room in the rear garden following removal of existing summerhouse

**at:** 36 Piercy End Kirkbymoorside YO62 6DF

**for:** Mr Jon Russell

**Decision Date:** 8 November 2021

**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  
Local Plan Strategy - Policy SP12 Heritage

**CONDITIONS AND ASSOCIATED REASONS**

- 01 The development hereby permitted shall be begun on or before 7<sup>th</sup> November 2024.  
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 plans:  
Site Location Plan, scanned to file 01.10.2021  
Proposed Site Plan and Elevation A, drawing number 2251-D-20-002  
Reason: For the avoidance of doubt and in the interests of proper planning.

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03 Unless otherwise agreed in writing with the Local Planning Authority, the proposed timber cladding to be used on the exterior of the detached garden room hereby approved shall be a natural finish cedar vertical cladding.


Reason: In the interests of good design and in compliance with Policy SP16 and 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.*

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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.

PP. 

Jill Thompson  
Service Manager Planning and Development

Mr Jon Russell  
36 Piercy End  
Kirkbymoorside  
York  
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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](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: 0117 372 6372  
Fax: 0117 372 8624

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

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