



**TOWN & COUNTRY PLANNING ACT 1990
HOUSEHOLDER APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT**

**NORTH YORKSHIRE COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED
THIS APPLICATION AND HAS DECIDED IT SHOULD BE APPROVED SUBJECT TO THE
CONDITIONS STATED BELOW:**

Application No: 23/00141/HOUSE

Proposal: Erection of a part single storey/part two storey rear extension and the formation of a new entrance to the west elevation

at: Blenheim West Fields Kirkbymoorside YO62 6AG

for: Mr Stephen Hall

Decision Date: 19 April 2023

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 18th April 2026.

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 documents/plan(s):

- o Proposed Elevations - scanned into file 02.03.2023
- o Floor Plans - scanned into file 02.03.2023
- o Site Location Plan - Title Number NYK94299

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

- 03 Unless otherwise agreed in writing by the Local Planning Authority, the render hereby approved for use shall be of a white colour finish.

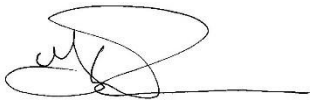
Reason: In the interests of good design and visual cohesiveness, in compliance with Policies SP16 and SP20 of the Ryedale Plan- Local Plan Strategy and the NPPF.

- 04 Unless otherwise agreed in writing by the Local Planning Authority, the brick and roof tiles on the development hereby approved, shall match the form and colour finish of the existing brick and roof tiles within the host dwelling.

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

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.



Trevor Watson
Assistant Director – Planning

Date: 19th April 2023

Mr Stephen Hall
Blenheim
West Fields
Kirkbymoorside
YO62 6AG

NOTES

This is an approval under the Town and Country Planning Act only.

YOUR RIGHTS OF APPEAL ARE AVAILABLE AT www.northyorks.gov.uk/planning