



**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: ZE23/06757/HOUSE

Proposal: Erection of single storey rear/side extension to form a one bedroom family annexe following demolition of existing outbuildings and conservatory

at: Dunkirk Vivers Place Kirkbymoorside North Yorkshire YO62 6EA

for: Mrs J Hammond

Decision Date: 21 December 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 within three years of the date of this permission.

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 14 November 2023)
Proposed Elevations and Floor Plans (Drawing No. 23/ERM/EH/001)
Proposed Side Elevations (Drawing No. 23/ERM/EH/001)
Proposed Block Plan (Revised) (scanned to file 20 December 2023)

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

- 03 The colour, type and texture of the brick, and its coursing and pointing used for the external walls of the development hereby approved shall match that of the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 04 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no new openings (doors, windows) shall be created within the northern elevation of the extension hereby approved.

Reason: To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 05 The crossing of the highway verge must be constructed in accordance with the approved details and the following requirements.

- o Any gates or barriers must be erected a minimum distance of 1 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- o Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance with plans approved in writing by the LPA prior to construction and maintained thereafter to prevent such discharges.
- o The final surfacing of any private access within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- o Measures to enable vehicles to enter and leave the site in a forward gear.
- o All works must accord with the approved details.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

Informatives

MHi-C: New and altered Private Access or Verge Crossing - (MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire Council as the Local Highway Authority, is available to download from the Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf .

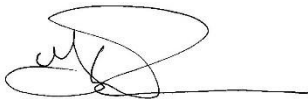
- 06 The family annexe must not be occupied until the related parking facilities as shown on 'Revised - Proposed Block Plan' dated 20.12.2023 have been constructed in accordance with the details approved in writing by the Local Planning Authority. Once created these

areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

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 Planning 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 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: 21st December 2023

Mrs J Hammond
C/O Cheryl Farrow (Cheryl Ward Planning)
24 Westfield Mews
Kirkbymoorside
York
YO62 6BA

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