



## **NOTICE OF DECISION**

**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:** ZE25/00486/HOUSE

**Proposal:** Erection of double-storey extension to the rear of the existing dwelling, erection of 1no dormer window to the front elevation and erection of a single storey extension of the side elevation, following the demolition of the garage and conservatory to the side and rear, respectively.

**at:** 36 Keld Head Orchard Kirkbymoorside North Yorkshire YO62 6EF

**for:** C Hobbs

**Decision Date:** 10 July 2025

### **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 documents/plan(s):

- Proposal Elevations - Drawing number 0108-SA-XX-XX-DR-A-1302-P02 - Dated 20/06/2025
- Proposed Floor Plans - Drawing number 0108-SA-XX-XX-DR-A-1201-S4-P02 - Dated 20/06/2025
- Proposed Block and Location Plan - Drawing number 0108-SA-XX-XX-DR-A-1101-S4-P02 - Dated 20/06/2025
- Proposed Indicative Hard and Soft Landscaping Plan - Drawing number - 0108-SA-XX-XX-DR-A-1102-S4-P02 - Dated 20/06/2025

Reason: For the avoidance of doubt and in the interests of proper planning, in accordance with Policies SP16 and SP20 in accordance with the adopted Ryedale Plan - Local Plan Strategy.

- 03 Before the commencement of aboveground construction work details and samples of the materials to be used on the exterior of the buildings the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy

- 04 Before the commencement of aboveground construction works details and samples of the colour of render to be used on the exterior of the building the subject of this permission shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 05 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 further windows or any other openings shall be created within the northern and southern elevations of the two storey extension hereby approved at first floor level.

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

- 06 The first floor north west facing bathroom window shall be permanently side hung with a restrictor bar and obscure glazed with glass of Pilkington Level 5 obscuration or equivalent. The restrictor bar on this window shall remain in place at all times, unless the window is in use as an emergency escape route. The obscure glazing and agreed means of opening shall be retained for the lifetime of the development.

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

*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.*

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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.



Martin Grainger  
Head of Development Management

**Date: 10 July 2025**

C Hobbs  
C/O Mr Tom Pinder (Studio Acri Ltd)  
89 Town Street  
Old Malton  
YO17 7HD

#### **NOTES**

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

#### **YOUR RIGHTS OF APPEAL**

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.uk.