

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: 17/00768/HOUSE
Proposal: Erection of a two storey side extension
at: 4 Queens Way Kirkbymoorside North Yorkshire YO62 6EB
for: Mr D Ravis
Decision Date: 22 August 2017

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 SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework

CONDITIONS AND ASSOCIATED REASONS

- 01 The development hereby permitted shall be begun on or before 21st August 2020.
Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004
- 02 Before the development hereby permitted is commenced, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.
Reason:- To ensure a satisfactory external appearance.
- 03 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Mr D Ravis
4 Queens Way
Kirkbymoorside
North Yorkshire
YO62 6EB

Proposed Elevation - Date Validated 28-06-17
Proposed Floor Plans - Date Validated 28-06-17
Site Location Plan - Date Validated 28-06-17

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

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.

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.


HEAD OF PLANNING

Mr D Rivis
4 Queens Way
Kirkbymoorside
North Yorkshire
YO62 6EB