

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: 17/01442/HOUSE
Proposal: Erection of an attached garage
at: Stablemans Cottage West Lund Kirkbymoorside North Yorkshire YO62 6AW
for: Mr R Corps
Decision Date: 5 February 2018

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 4th February 2021.

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

02 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason:- In accordance with policy # and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

Mr R Corps
C/O Mr Paul Elm
Crabmill Lane
Easingwold
York
YO61 3DE

- 03 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Proposed Plans – Drawing Number: R2307 01
Site Location Plan – Date Validated 13/12/17
Site Layout Plan – Date validated 13/12/17

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

INFORMATIVE(S)

- 01 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

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 R Corps
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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 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

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