

RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

FULL 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: 18/00647/FUL

Proposal: Alteration and extension of existing detached outbuilding to form a one bedroom self-contained residential annex

at: Coney Cottage Main Street Westow Malton North Yorkshire YO60 7NE

for: Ms Susan Coates

Decision Date: 12 September 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 SP21 Occupancy Restrictions
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP16 Design
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 11th September 2021.
- 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:
- 18061.01.A
18061.03.A
- Reason: For the avoidance of doubt and in the interests of proper planning.

Ms Susan Coates
C/O Mr Mike Swinglehurst
The Stables
Wheldrake Lane
Crockey Hill
York
YO19 4SQ

- 03 The development hereby permitted shall be used only insofar as it forms an annexe/extension to the dwelling currently known as Coney Cottage, and shall at no time be occupied as a separate or self-contained dwelling unit.

Reason:- The site is considered unsuitable for the establishment of a separate self-contained dwelling unit because of the degree of detriment to the amenities of surrounding residential properties that would arise.

INFORMATIVE(S)

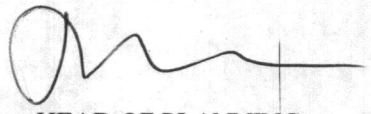
- 01 No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development.

Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8727374 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

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