

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: 18/01196/HOUSE
Proposal: Erection of single storey extension to front elevation
at: Chestnut House Main Street Westow Malton YO60 7NE
for: Mr & Mrs E H Ruddock
Decision Date: 12 December 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 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 December 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 plan:
18-1273-2
Reason: For the avoidance of doubt and in the interests of proper planning.

Mr & Mrs E H Ruddock
C/O Mike Punchard Plan Drawing Service (Mr Mike Punchard)
9 The Avenue
Norton
Malton
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- 03 Notwithstanding the approved drawing, precise details of the fascia design and materials shall be submitted and approved prior to the fixing of the fascia.

Reason: In order to ensure that appropriate material and construction methods are used and to comply with Policy SP16 of the Ryedale Plan.

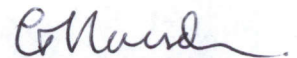
- 04 Prior to the commencement of the construction of the masonry walling, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building.

Reason: To ensure that appropriate materials are used and comply with Policy SP16 of the Ryedale Plan.

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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