

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: 20/00223/HOUSE
Proposal: Erection of single storey side extension
at: Westow Grange Cottage Westow YO60 7LU
for: Mr & Mrs Norton-Cole
Decision Date: 20 April 2020

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 on or before 19th April 2023.
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(s):
Site Location and Block Plan, drwg. No. 004 (received by the Local Authority on the 04/03/2020)
Proposed Floor and Elevation Plans, drwg No. 002 Rev C (received by the Local Authority on the 04/03/2020)

Mr & Mrs Norton-Cole
C/O Mr Paul Butler (Paul Butler Architects Ltd)
Unit 1
Westfield House
Millfield Lane
Nether Poppleton
York
YO26 6GA

Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

- 03 Prior to works of above ground construction, details and samples of the brick and roof tile to be used on the exterior of the extension 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 Local Plan Strategy

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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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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