

TOWN AND COUNTRY PLANNING ACT 1990
YORKSHIRE DALES NATIONAL PARK AUTHORITY
(Local Planning Authority)

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:
PERMISSION TO CARRY OUT DEVELOPMENT**

To: Mr L Harper
Taylor Design Architects Limited

Decision No: C/02/37H

The above named Authority being the Local Planning Authority for the purposes of your application received on 29/06/2015 for variation of Condition 2 of full planning permission C/02/37G in relation to the approved front porch and existing kitchen extension at Ainhams, Appletreewick, SE046602 have considered the said application and have GRANTED permission for the proposal subject to the following Conditions:

1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of the planning permission approval reference C/02/37G.
2. The development shall be carried out in accordance with the details indicated in the following drawings/documents:-
Location Plan drawing No.L001 received 24 September 2012,
Existing Floor Plans/Elevations and Site Plan drawing No.L207 received 24 September 2012,
Proposed Floor Plans/Elevations and Site Plan drawing No.L212 amendment no. 3 received 29 June 2015,
Proposed Garage drawing No.209 received 24 September 2012,
Tree Survey and Replacement Planting Proposals drawing No.665.1 received 16 November 2012.
3. The materials to be used in the construction of the conservatory and porch extensions shall be built up in local natural stone laid and pointed to match in type, style and colour the external walls of the existing building Ainhams, Appletreewick as at the date of this permission.
4. The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set and shall be retained as such thereafter.
5. Notwithstanding the provisions of Classes A, C, D & H of Part 1 and Class C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking, re-enacting or modifying that Order, no development of the description in these Classes shall be carried out on the site except in accordance with a planning permission granted by the Local Planning Authority.
6. The timber garage shall be constructed of natural tanalised timber and shall not be otherwise externally coloured by painting or staining without the express written consent of the Local Planning Authority.

ke.w
Date: 17 AUG 2015

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Designation

HEAD OF DEVELOPMENT MANAGEMENT

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

RIGHTS OF APPEAL

1. If an applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State for the Environment (The Planning Inspectorate) in accordance with Section 78 of the Town and Country Planning Act 1990, within 6 months of the date of this notice. **NB this reduces to within 12 weeks of the date of this notice if it is a refusal of a Householder or Minor Commercial application (this would be shown at the top of the notice).** The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (including reference to office and industrial development) to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring the Council to purchase their interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her. The circumstances in which such compensation is payable are set out in Part V of the Town and Country Planning Act 1990.

NOTE:

If you wish to exercise your right of appeal as mentioned above, you can do so online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> or on the appropriate form obtainable from:

The Planning Inspectorate
Customer Support Team
Room 3/13 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5000 Fax: 0117 372 8782

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

(approval/refusal)

7. Except where they have been identified for felling on a landscaping plan approved by the Local Planning Authority all the trees on site, or on land immediately adjoining it, shall be protected for the duration of works in the following ways:
- i) no demolition, site clearance or building operations shall commence until Chestnut paling fencing (or other type of fencing approved by the Local Planning Authority) of a height not less than 1.3 metres has been erected around each tree or group of trees, on or overhanging the site, at a radius from the trunk of 5 metres or around the crownsread, whichever is the greater. Such fencing shall be maintained until development is complete;
 - ii) no trenches, including any trench for services or drains shall encroach within the crown-spread of any trees which are on or overhang the site;
 - iii) any excavations necessary within the crown spread of any trees which are on or overhanging the site shall be restricted to foundation trenches. Such excavations shall be carried out by hand;
 - iiii) the burning of materials, including any obtained by site clearance or demolition, shall not take place within 6 metres of the furthest extent of a canopy of any tree or group of trees on or overhanging the site. No tree felling, lopping or removal of branches from trees to be retained shall be carried out without the approval in writing of the Local Planning Authority. No topsoil or other spoil from excavations shall be disposed on site if such soil shall lie within the crown spread of trees which are on or overhang the site.
8. The approved landscaping plan shall be completed in accordance with the following:
- i) All hard and soft landscaping shall be completed in accordance with the approved scheme, within the first planting season following the completion of the development hereby approved, prior to first occupation, or in accordance with a programme agreed with the local planning authority;
 - ii) All trees shrubs and hedge plants supplied shall comply with the standards of British Standard 3936 - Specification for Nursery Stock. All pre-planting site preparation, planting and post-planting maintenance shall be carried out in accordance with the requirements of British Standard 4428 (1989) Code of Practice for General Landscape Operations;
 - iii) All new tree plantings shall be positioned in accordance with the requirements of Table 2 of British Standard 5837 A Guide for Trees in Relation to Construction;
 - iv) Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of like size and species to those originally required to be planted.
9. The materials to be used as the exterior roof covering of the front porch and side extension hereby permitted shall be of the same kind, dimensions and colour as those on Ainhams, Appletreewick at the date of this notice and shall be retained as such thereafter.

Reason(s):

- 1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990 (as amended).
- 2. To define the plans/details to which this permission relates.
- 3. To ensure that the external appearance of the building/structure is acceptable, having regard to saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).
- 4, 6. In the interests of preserving the character of the building in accordance with saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).

5. In the interests of visual and neighbouring amenity with regard to extension and alteration of dwellinghouses in accordance with saved policies GP2 and B14 of the adopted Yorkshire Dales Local Plan (2006).
7. To ensure the continued well-being of trees, in accordance with saved policies NE9 and NE10 of the adopted Yorkshire Dales Local Plan (2006).
8. To ensure appropriate landscaping to the site having in accordance with saved policies GP2, NE9 and NE10 of the adopted Yorkshire Dales Local Plan (2006).
9. In the interests of visual amenity in accordance with saved policies GP2 and B14 of the adopted Yorkshire Dales Local Plan (2006).

Notes to Applicant:

This Authority has acted positively and proactively in dealing with this application by suggesting amendments to address issues of concern raised by the proposal and the application has been determined in accordance with Local Plan (2006) policies and the presumption in favour of sustainable development set out in the National Planning Policy Framework (2012).

ADVISORY NOTE TO APPLICANT

No disturbance to any part of the roof structure, or external or internal wall surface adjacent to it, shall take place if protected species (bats & birds) are found to be present. In the event of bats and birds being present then the owner should contact Natural England or the National Park Authority for further advice.

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

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YORKSHIRE DALES NATIONAL PARK AUTHORITY

Application No:	C/02/37H	
District:	Craven	
Parish:	Appletreewick	
Applicant's Name:	Mrs G Hinchcliffe,	
Grid Ref:	SE04666021	
Received by YDNP:	29/06/2015	Officer: Adam Perry

PROPOSAL: variation of Condition 2 of full planning permission C/02/37G in relation to the approved front porch porch and existing kitchen extension

LOCATION: Ainhams, Appletreewick

CONSULTEES

Appletreewick PC No response received.

PUBLIC RESPONSES

No response received.

RELEVANT PLANNING POLICIES

B14(06) - Extensions and Alterations to Buildings

GP1(06) - National Park Purposes

GP2(06) - General Design Policy

OFFICERS' OBSERVATIONS

APPLICATION SITE

The application relates to a dwelling at Masons Campsite, Appletreewick. The dwelling, known as Ainhams, is to the west of the village of Appletreewick in Wharfedale. Ainhams is a two storey building which is attached to the single storey washrooms and other facilities serving the caravan site. There is a service yard within the angle formed by the two buildings. The access is through the caravan park which is separated by a stone boundary wall and gateway.

PROPOSAL

The proposal is a variation of condition 2 of the earlier planning approval C/02/37G, which related to the use of the building as a single dwelling and extensions to form a porch and orangery extension. The variations sought relate to alterations to the approved porch, to increase its size and provide stone walls to the approved open sided structure, and the minor extension of an existing kitchen. There would be minor alterations to the floor plans, relating to the position of a staircase that would be moved to allow for an alternative kitchen layout.

The approved front porch is essentially a roof over the door with open sides. The proposal is to increase its footprint by 1 x 3 metres and provide a stone infill to match the remainder of the property. This would involve raising the roof abutment and moving an existing stairway window.

The extension to the kitchen would increase the footprint by 1.5 metres, retaining the existing width. The extension would be within an enclosed area between the side wall of the dwelling and the campsite ablution block. The proposal is to replace a flat roof with a dual pitched roof, covered to match the remainder of the dwelling.

RELEVANT PLANNING HISTORY

- YD5/2/37 conversion of store to toilet block for tent and caravan site. Approved – Conditional 19/03/1979.
- C/02/37A Full planning permission for alterations and erection of extension to provide disabled facilities and store. Approved – Conditional November 1999.
- C/02/37B Full planning permission for subdivision of dwelling to form two dwellings with ground floor garden room extension, creation of residential curtilages and car parking provision. Approved – Conditional, December 2002.
- C/02/37F Full planning permission for reconfiguration of existing WC/shower room block. Approved – Conditional, November 2010
- C/02/37G Full planning permission for conversion of 2 no. apartments to form 1 no. dwelling house with single storey extension and double garage to replace existing outbuildings. Approved – conditional, November 2012.

KEY ISSUES:

- Assessment of variation of conditions
- Impact upon neighbours
- Analysis and materials considerations

ASSESSMENT OF VARIATION OF CONDITION

The proposed variation would require the alteration of a single condition, as other details such as roofing material, walling stone and recessed timber doors would be consistent with conditions to the existing permission.

The alterations to the front porch would increase its approved footprint, to include an area covered by an existing low stone wall. The porch would project further out from the building and would be a more conspicuous addition. The use of natural stone for walling and vertically boarded timber doors to match the dwelling, as well as its overall simple form, mean that the alterations would not have any significant impact on the appearance of the building. Ainhams is set back from the road and there would be minimal impact upon the street scene.

The rear kitchen extension would allow the replacement of a flat roof and modest increase in the footprint of the existing single storey structure. The position of the extension is not visible from public views, other than at a considerable distance. The form of the projection would be improved and because of its modest size and position would not affect impact in any significant way public views of Ainhams. The materials proposed would preserve the existing character of the building, which although relatively modern is constructed in a traditional style.

IMPACT UPON NEIGHBOURS

Ainhams is a detached property that has an extensive curtilage and the adjoining campsite separates it from other neighbouring properties on the approach into Appletreewick. The proposed alterations would not impact upon the amenity of neighbouring properties in any way.

ANALYSIS OF MATERIAL CONSIDERATIONS

The alterations to the approved scheme are acceptable and would satisfactorily respect the architectural integrity of the existing building and its setting. The proposal would not have any significant adverse impact on the appearance and character of the area, in consideration of the set back of the property from the road and the modest scale of the proposals. Conditions of the original approval would ensure the extensions are built in a style that would respect the traditional character of the building and its setting on the approach into Appletreewick. The proposed variations are minor and considered to be acceptable in accordance with saved planning policies GP1, GP2 and B14 and the National Planning Policy Framework (2012).

RECOMMENDATION

Grant the variation of condition, subject to conditions.

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Signed by Case Officer

Date

14/8/2015

Redacted by YDNPA

Principal Planning Officer

Date

17/8/15