

Planning Service
Yorkshire Dales National Park Authority
Yoredale
Bainbridge, Leyburn
North Yorkshire DL8 3EL

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Yorkshire Dales National Park Authority
05 AUG 2008



YORKSHIRE DALES
National Park Authority

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title: <input type="text" value="MR & MRS"/>	First name: <input type="text" value="MICHAEL"/>	Title: <input type="text" value="MR"/>	First name: <input type="text" value="ROGER"/>
Last name: <input type="text" value="MCKENZIE"/>		Last name: <input type="text" value="BECK"/>	
Company (optional): <input type="text"/>		Company (optional): <input type="text" value="DAVID HILL PROPERTY CONSULTANTS"/>	
Unit: <input type="text"/>	House number: <input type="text"/>	House suffix: <input type="text"/>	
House name: <input type="text" value="ROSE COTTAGE"/>		House name: <input type="text" value="THE NEW SHIP"/>	
Address 1: <input type="text"/>		Address 1: <input type="text" value="MILL BRIDGE"/>	
Address 2: <input type="text"/>		Address 2: <input type="text"/>	
Address 3: <input type="text" value="ARNcliffe"/>		Address 3: <input type="text"/>	
Town: <input type="text" value="SKIPTON"/>		Town: <input type="text" value="SKIPTON"/>	
County: <input type="text" value="NORTH YORKSHIRE"/>		County: <input type="text" value="NORTH YORKSHIRE"/>	
Country: <input type="text" value="ENGLAND"/>		Country: <input type="text" value="ENGLAND"/>	
Postcode: <input type="text" value="BD23 5QD"/>		Postcode: <input type="text" value="BD23 1NJ"/>	

3. Description of Proposed Works

Please describe the proposed works:

ERECTION OF BUILDING TO INCORPORATE OFFICE AND STORE WITHIN THE REAR GARDEN OF THE DWELLING

3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

SEE SITE PLAN ON SUBMITTED DRAWING AND TREE SURVEY QUESTIONNAIRE REGARDING THE SYCAMORE

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		NATURAL STONE	<input type="checkbox"/>	<input type="checkbox"/>	P1142/001A
Roof		GREYS ARTSTONE "NATURAL WEATHERED"	<input type="checkbox"/>	<input type="checkbox"/>	P1142/001A
Windows		TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	P1142/001A
Doors		TIMBER	<input type="checkbox"/>	<input type="checkbox"/>	P1142/001A
Boundary treatments (e.g. fences, walls)		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)		N/A	<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DESIGN AND ACCESS STATEMENT SUBMITTED WITH
THE PLANNING APPLICATION.

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

PROPERTY CONSULTANTS 02/08/2008

B) I have/ The applicant has given the requisite notice to every person other than the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | |
|--|--|--|
| 3 copies of a completed and dated application form: <input checked="" type="checkbox"/> | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/> <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | The correct fee: <input checked="" type="checkbox"/> |
| 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> | | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

02/08/2008 (date cannot be pre-application)

Design & Access Statement

Full planning permission for erection of building to incorporate office and store within the rear garden, Rose Cottage, Arncliffe.

Site Analysis

- The existing timber shed with a pitch felted roof is located in the rear garden of Rose Cottage at Arncliffe.
- The shed abuts the northern garden boundary wall.
- There is a mature sycamore to the west.

Design Principles

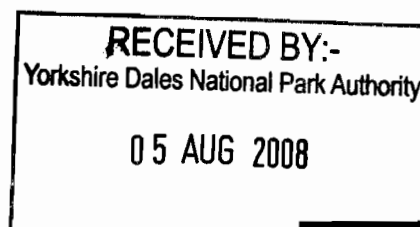
- The new building should be a simple traditional design which does not detract from the dwelling or the visual amenities of the area.
- It should also not be detrimental to the sycamore.

Design Solutions

- The Design Solution is as a result of the Site Analysis and Design Principles.
- The new building is modest in scale and a simple form and traditional design. The external walls are clad in natural stone and the pitched roof clad in Greys Artstone 'Natural Weathered'.
- It is considered that the proposed building, incorporating an office and store, will not detract from the dwelling or the visual amenities of the area.
- The foundations of the new building will be hand-dug so that they will not be detrimental to the sycamore, in accordance with the advice received from the Yorkshire Dales National Park Trees & Woodlands Officer.
- It is considered that the proposed development satisfies Policies B7 and B8 of the Yorkshire Dales Local Plan 2006.

Access

- The existing vehicular access to the dwelling (Rose Cottage) is directly off the county road at Arncliffe.
- The existing access is level for disabled persons.
- There is adequate access to the site for emergency services.



DAVID HILL