

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 R Beck
David Hill

Decision No: C/03/39D

The above named Authority being the Local Planning Authority for the purposes of your application received on 05/08/2008 for full planning permission for erection of building to incorporate office and store in rear garden at Rose Cottage, Arncliffe, SD931718 have considered the said application and have GRANTED permission for the proposed Development 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 this permission.
2. The development hereby permitted shall be carried out in accordance with the details of the application received at the National Park Office on the 5th August 2008, except as may be varied by written agreement with the Local Planning Authority.
3. The external walls of the building(s), 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 at Rose Cottage.
4. The materials to be used as the exterior roof covering of the building(s)/extension(s) hereby permitted shall be of the same kind, dimensions and colour as those existing on Rose Cottage at the date of this notice or shall be Greys Artstone 'Natural Weathered' as specified in drawing no. P1142/001A, unless otherwise agreed in writing by the Local Planning Authority.
5. All external doors and window frames shall be made of timber and shall be retained as such in perpetuity.
6. All rainwater goods and other external pipework, including fixings, shall be coloured black or such other colour as may be agreed in writing by the Local Planning Authority and shall be fixed direct to the masonry of the building using rise and fall brackets or equivalent fixings.
7. The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set.

*YDNPA
CERTIFIED COPY*

Date: 26 SEP 2008

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Designation
HEAD OF PLANNING

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

8. Except where they have been identified for felling on a landscaping plan approved by the 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 crown spread, whichever is the greater. Such fencing shall be maintained until development is complete;
 - ii) no trenches 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;
 - iv) 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.
 - v) no materials or machinery shall be stored or used within the crown spread of any trees which are on or overhanging the site.
9. The office/store hereby permitted shall be used only for the domestic purposes ancillary to the occupation of the dwellinghouse known as Rose Cottage.
10. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 and Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 or any Order revoking and re-enacting those Orders, no rooflights, antennas, external lighting, solar panels or other alterations or attachments shall be added to the building the subject of this permission, without the express grant of planning permission by the Local Planning Authority.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
2. To prohibit the development being carried out in a way that, in the absence of Local Planning Authority assessment and approval, may prove unacceptable and contrary to the public interest.
3. In the interests of preserving the existing character and appearance of the surrounding area.
- 4, 5. In the interest of preserving the existing character and appearance of the

surrounding area.

6. To match the colour which these components have had, traditionally, in the interests of the appearance and character of the locality.
7. To ensure that development does not detract from the character and appearance of the original building or its setting.
8. To protect the trees on and near the site.
9. To prevent the office/store being used for purposes that may adversely affect the character of the area in general and the amenities of local residents in particular.
10. It is considered that pursuant to its duty to preserve and enhance the landscape of the National Park, the Local Planning Authority is warranted in reserving the right to control development of this kind in this case.

Notes to Applicant:

Reason/s for Approval;

The Local Planning Authority considers that the proposed office/store building will respect the traditional style, form and materials of similar ancillary buildings in the locality and will not be prominent within the Conservation Area. Subject to conditions, the building should have no adverse impact on the overhanging tree. The proposed development therefore accords with Policies GP2, B7, B8 and NE10 of the Local Plan.

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.

DCPermitRpt