

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 D Donkin**

Decision No: C/07/11B

The above named Authority being the Local Planning Authority for the purposes of your application received on 01/08/2017 for full planning permission for erection of domestic garage at Resphill Cottage, Beamsley, SE082524 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 this permission.
2. The development shall be carried out in accordance with the details indicated in the following drawings/documents:-

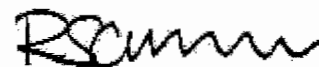
Location Plan,
Block/Site Plan,
Layout Plan,
Elevations 1 (front and side elevations),
Elevations 2 (rear and side elevations),
Section A-A,
Section B-B,
Trees and hedges survey,
all received on the 1st August 2017.
3. The external walls of the garage, shall be built up in local natural stone laid and pointed to match in type, style and colour the external natural stone walls of the existing building, Resphill Cottage.
4. The materials to be used as the exterior roof covering of the garage hereby permitted shall be Greys Artstone reproduction stone slate or such alternative that shall have first been submitted to and agreed in writing by the Local Planning Authority. The approved roofing slate shall be retained as approved 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.

Date:

26 SEP 2017



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: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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)

Continuation Sheet 1

C/07/11B

- 3, 4. To ensure that the external appearance of the building is acceptable, having regard to policy SP4 of the adopted Yorkshire Dales Local Plan (2015-2030).

Notes to Applicant:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently granting planning permission, subject to the conditions listed above, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Application No:	C/07/11B	
District:	Craven	
Parish:	Beamsley	
Applicant's Name:	Mr D Donkin,	
Grid Ref:	SE08225245	
Received by YDNP:	01/08/2017	Officer: Katherine Wood

PROPOSAL: full planning permission for erection of domestic garage

LOCATION: ResPhill Cottage, Beamsley

CONSULTEES

Beamsley PM	None received.
Trees & Woodlands	None received.
Chatsworth Settlement Trustees	None received.
The Ramblers Association	No comment.
Area Ranger (Wharfedale & Littondale)	Proposed development does not affect the PROW.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICERS' OBSERVATIONS

PROCEDURAL

The application has been publicised by: site notice dated 10th August 2017 and neighbours were consulted (see list on file). The proposal was not amended from the original.

KEY ISSUES

(a) Impact on the character and appearance of the area

This application seeks planning permission for a double garage within the garden of ResPhill Cottage. The garage would be set within the lower section of the rising hillside adjacent to existing traditional outbuildings serving the house. The site is well screened from the surrounding public views, with only glimpsed views from a public right of the way to the south. The proposed garage would be modest in scale and constructed from stone and artificial roof slates to match the surrounding properties. It is therefore considered that the proposed garage would have an acceptable impact on the character and appearance of the surrounding landscape. [Policy SP4 of the Local Plan].

(b) Impact on residential amenity of neighbours:

ResPhill Cottage is attached to ResPhill House, sited to the north-west of the site and separated by

ResPhill Cottage and existing outbuildings. The garage will not be directly visible from ResPhill House or its garden and as such there will be no adverse impact on the amenity of the neighbouring residents. [Policy SP4 of the Local Plan].

PARISH COUNCIL COMMENTS

None received.

ANALYSIS OF MATERIAL CONSIDERATIONS

The proposed garage will be of a simple design in traditional materials to match the surrounding buildings at the site. The site is not readily visible from public views. There will be no adverse impact on the amenity of neighbouring residents. The proposed development would therefore be acceptable in accordance with policies SP2 and SP4 of the Local Plan (2015-2030).

RECOMMENDATION

Recommendation

It is recommended that permission is granted subject to conditions.

Determination of this application is within powers delegated to Officers by virtue of the Authority's Scheme of Delegation and Committee Terms of Reference January 2015 (section C7).

K.S. Wood
Signed by Case Officer

Date 25th Sept. 2017

[Signature]
Principal Planning Officer

Date 26.9.17.