

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 C Beck**

Decision No: **C/26/726**

The above named Authority being the Local Planning Authority for the purposes of your application received on 29/06/2007 for full planning permission for the erection of a single storey extension at 50 Millholme Rise, Emsay, SE003536 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 29th June 2007, except as may be varied by written agreement with the Local Planning Authority.
3. 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 50 Millholme Rise at the date of this notice, unless otherwise agreed in writing by the Local Planning Authority.
4. The external walls of the extension, shall be rendered to match in type, style and colour the external walls of the existing building, 50 Millholme Rise.

**YDNPA
CERTIFIED COPY**

Date: **20 AUG 2007**

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Designation
HEAD OF PLANNING

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

Continuation Sheet 1

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5. 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.
6. Notwithstanding the provisions of Part I to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no windows or doors shall be inserted in the southern elevation of the extension, except as shown on the approved plans.

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. In the interest of preserving the existing character and appearance of the surrounding area.
5. To protect the trees on and near the site.
6. To protect the amenities, in particular the privacy, of neighbours.

Notes to Applicant:

20 AUG 2007

Reason/s for Approval:

The Local Planning Authority considers that the proposed extension is of an appropriate scale and design and will not have an adverse impact on residential amenity or on trees. As such the proposed development is considered to be acceptable in accordance with Policies GP2 and B14 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