

**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 AB Howcroft

Decision No: C/33/257B

**The above named Authority being the Local Planning Authority for the purposes of your application received on 05/02/2007 for full planning permission for erection of detached dwelling at 19 Station Road, Grassington, SD999638 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 5 February 2007, except as may be varied by written agreement with the Local Planning Authority.
3. No development shall commence until a sample of the roofing material to be used has been approved in writing by the Local Planning Authority.
4. 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 a sample panel of stonework measuring not less than 1 metre x 2 metres, and including a corner, which shall have been built up on the site and which shall have been inspected on behalf of and approved in writing by the Local Planning Authority.
5. Mortar for pointing shall be brought flush with the external face(s) of the stonework (blockwork) and brushed or bagged off to a rough even finish.
6. Rainwater goods and other external pipework etc shall be coloured black or such other colour as may be agreed in writing by the Local Planning Authority.
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.
8. Window frames shall be made of timber (and shall be painted/stained dark brown, or such other colour as may be agreed in writing by the Local Planning Authority).
9. Notwithstanding the provisions of Parts 1 and 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 or any Order revoking and re-enacting that Order, no enlargements, improvements or alterations shall be made, attachments added or painting of the exterior walls carried out to the building the subject of this permission, including attached porches, dormer windows, or satellite antennae, nor shall any development take place within the curtilage of the building such as the erection of an outbuilding, greenhouse, wall or fence, or the laying out of a hardstanding or access, without the express grant of planning permission by the Local Planning Authority.

Date: 02 APR 2007

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10. Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 45m measured down the centre line of the access road and the nearside channel line of the major road shall be provided at the junction of the access road with the county highway. Once created these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
11. Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing site plan dated Jan 2007. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
12. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, or any subsequent Order, the garage(s) shall not be converted into a habitable room(s) without the express written approval of the Local Planning Authority.
13. Prior to the commencement of any other part of the development hereby permitted, the access(es) to the site shall be laid out and constructed in accordance with the following requirements:-
  - (i) the crossing of the highway verge and/or footpath shall be constructed in accordance with the approved details and/or the specification of the Highway Authority;
  - (ii) any gates, barriers or other means of enclosure shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall open into the site;
  - (iii) that part of the access(es) extending 6 metres into the site from the carriageway of the existing shall be at a gradient not exceeding 1 in 10;
  - (iv) that part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be made up and surfaced in accordance with the approved details and/or the specification of the Highway Authority;
  - (v) provision shall be made to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details and/or the specification of the Highway Authority.
14. Notwithstanding the details hereby approved, the existing hedges on the boundary of the application site shall be reduced in height to a height of no more than 2.00 metres when measured from the ground level adjacent the base of the hedge. The hedge and any replacement or new boundary hedge shall be maintained at a height no greater than 2.00 metres unless otherwise agreed in writing by the Local planning Authority.

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**Reasons:**

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 interest of preserving the existing character and appearance of the surrounding area.

- 4, 6, 7. To ensure that development does not detract from the character and appearance of the original building or its setting.
5. The visual effect achieved is considered appropriate in the context of the site and necessary for the conservation of the appearance/character of the locality.
8. To match the material of which these components have, traditionally, been made and which contribute to the appearance and character of settlements in the National Park. Also to avoid an inappropriate colour.
9. 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.
10. In the interests of road safety to provide for drivers of vehicles using the access road to the site and the public highway with a standard of inter-visibility commensurate with the vehicular traffic flows and road conditions.
11. To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.
12. To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.
13. To ensure a satisfactory means of access to the site from the public highway, in the interests of vehicle and pedestrian safety and convenience.
14. to protect the amenities of neighbours and the visual amenities of the area.

**Notes to Applicant:**

Reasons for approval: Complies with Policies H1 (New housing in the Key Service Centres), B7 (Building Design), GP2 (General Design Policy). No significant detriment to the amenity of neighbours or the area. The proposal respects the architectural integrity and character of the surrounding development and its setting within the area.

**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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