

**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 K Watmuff

Decision No: C/43/58A

**The above named Authority being the Local Planning Authority for the purposes of your application received on 12/07/2007 for full planning permission for the change of use of agricultural land to garden and construction of dry stone wall at Land at Sycamore Bank, Hetton, SD962588 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 as amended in respect of proposed extent of garden curtilage by drawing number 1064 - 2A received on the 27th July 2007, except as may be varied by written agreement with the Local Planning Authority.
3. Prior to the commencement of the use hereby approved a traditional, natural stone, dry stone wall shall be erected in the position shown on drawing no. 1064-2A to the specification submitted with the application as shown on drawing titled 'Elevation proposed walling' and 'Section' and as shown in the photographs submitted with the application titled 'Existing walling, gate and track photographs'. Thereafter the wall shall be so retained in accordance with the approved details.
4. Notwithstanding the provisions of Classes E, F and G of Part 1 and Classes A and B of Part 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 building or enclosure, shall be built, improved or altered or any pool constructed, no hard surface laid, oil tank erected, wall, gate, fence or other means of enclosure erected or access created within the site the subject of this permission except with 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.

Date: 20 AUG 2007

YDNPA  
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**FOR NOTES AND RIGHTS OF APPEAL SEE**

Continuation Sheet 1

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3. In the interest of preserving the existing character and appearance of the surrounding area.
4. To ensure that the development does not detract from the character or appearance of the building group or its setting within the local landscape.

Notes to Applicant:

Reason/s for Approval:

The Local Planning Authority considers that the proposed garden extension would be modest in scale and would not have an adverse impact on the character of the area or on residential amenity. The proposal is therefore considered to be acceptable in accordance with Policy B17 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.*

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