

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 B Foxley

Decision No: C/43/58B

The above named Authority being the Local Planning Authority for the purposes of your application received on 04/12/2008 for full planning permission for variation of conditions under planning permission C/43/58, minor amendment revision to windows, relocation of garage and amendment to site entrance 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 1st July 2009.
2. The development hereby permitted shall be carried out in accordance with the details of the application as amended and augmented in respect of proposed drawings titled 'Location Plan' received on the 4th December 2008 and drawing no.s CF62-01 Rev. J and CF62-02 Rev. J received on the 9th February 2009, except as may be varied by written agreement with the Local Planning Authority.
3. Notwithstanding the provisions of Classes A, C, D & H of Part 1 and Class C 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 enlargements, improvements, alterations shall be made, attachments added or painting of the exterior walls carried out to the building(s) the subject of this permission, including attached garages, porches, dormer windows, or satellite antennae, without the express grant of planning permission by the Local Planning Authority.
4. Notwithstanding the provisions of Class E of Part 1 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 within the site the subject of this permission except with the express grant of planning permission by the Local Planning Authority.
5. Notwithstanding the provisions of Part 1 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 northern elevation of the dwelling, except as shown on the approved plans.
6. The windows in northern elevation shall be fixed (i.e. non opening) and opaque glazed and shall be retained as such at all times thereafter.
7. 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.

Date: 11 3 FEB 2009

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8. No development shall commence until a sample of the roof slates to be used has been approved in writing by the Local Planning Authority.
9. No development shall commence until a sample of the window surrounds to be used has been approved in writing by the Local Planning Authority.
10. Window frames and external doors shall be made of timber and retained as such in perpetuity.
11. The window frames shall be recessed by a minimum of 100 mm from the external face of the wall in which they are set.
12. 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.
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:-
 - (ic) 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;
 - (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. Prior to the commencement of the development hereby permitted visibility splays providing clear visibility of 2m x 70m 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.
15. Prior to the first use of the dwelling hereby permitted, detailed drawing/s of the screen wall indicated on drawing no. CF62-01 Rev J received on the 9th February 2009, shall be submitted to and shall have been approved in writing by the Local Planning Authority. These details shall include the materials to be used, the style of construction (including any coursing, pointing and coping stones) and height of the wall. The screen wall shall be constructed in strict accordance with the details thereby approved prior to the first use of the dwelling and shall be retained as approved thereafter unless a variation is first agreed to in writing by the Local Planning Authority.

16. Prior to the creation of the access, parking, turning, patio and other hard surfaced areas, details of the surfacing materials to be used, to include permeable surfacing materials, shall have been submitted to and shall have been agreed in writing by the Local Planning Authority. All hard surfaced areas shall be carried out in strict accordance with the details thereby approved and shall be retained as approved thereafter unless a variation is first agreed to in writing 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. 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.
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.
- 5, 6. To protect the amenities, in particular the privacy, of neighbours.
- 7, 11. To ensure that development does not detract from the character and appearance of the original building or its setting.
- 8, 9. In the interest of preserving the existing character and appearance of the surrounding area.
10. 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.
12. To match the colour which these components have had, traditionally, in the interests of the appearance and character of the locality.
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. Prior to the commencement of any other part of the development hereby permitted, access(es) to site shall be
14. In the interests of road safety to provide drivers of vehicles using the access and pedestrians with adequate inter-visibility.
15. In order to protect the amenity of neighbours from overlooking.

Continuation Sheet 3

C/43/58B

16. In the interest of preserving the existing character and appearance of the surrounding area and to ensure a sustainable means of surface water drainage.

Notes to Applicant:

Reason/s for Approval:

The Local Planning Authority considers that the proposed amendments to the already approved scheme are relatively minor. It is also considered that, following the receipt of amended plans showing the main patio area set at the existing ground level and the erection of a high wall to screen the patio area, there will be no additional loss of amenity as a result of this amendment. It is therefore considered that the proposed development is acceptable in accordance with Policies GP2, B6 and B7 of the Local Plan.

INFORMATIVE

Condition 1 reflects the fact that this permission relates to a variation of a condition on a planning permission (C/43/58) granted on the 1st July 2004 which was subject to a five year time limit.

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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