

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 M Smith
Martin Smith Designs

Decision No: C/43/58G

The above named Authority being the Local Planning Authority for the purposes of your application received on 21/06/2013 for full planning permission for erection of front porch and installation of solar panels at The Meadows, Fleet Lane, Hetton, SD962588 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 following plans and information:
 - Site location plan
 - Site plan
 - Proposed elevation (solar panels)
 - Proposed elevations and details (porch canopy)
 - Solar panels (manufacturer's specifications)date stamped received 21 June 2013
3. The solar panels shall be black, have a non-reflective coating, and the frames shall be coloured black.
4. When the solar panels, the subject of this permission, cease to be used for the purpose for they were installed, they shall be removed from the site, together with all ancillary equipment to leave the site cleared.
5. The materials to be used in the carrying out of the porch canopy hereby permitted shall be in strict accordance with those specified in the application.

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 and information that relate to this permission
3. In the interests of visual amenity and to accord with saved policies GP2 and U6 of the Yorkshire Dales Local Plan (2006).
4. To remove equipment and other features which have ceased to be used for renewable energy in the interests of visual amenity, in accordance with saved policy U6 of the Yorkshire Dales Local Plan (2006).



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National Park Authority

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5. To ensure that the external appearance of the building is acceptable, having regard to saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).

Notes to Applicant:

Town and Country Planning (Development Management Procedure) (England) Order 2010 Article 31 (1)(a)(i) and (ii):

Reason for grant of permission: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the special qualities of the National Park, the character and appearance of the dwelling and wider streetscene, neighbour amenity and species protection. As such the proposal complies with saved policies GP1, GP2, B14, U6 and NE7 of the Yorkshire Dales Local Plan 2006 and the guidance contained within the National Planning Policy Framework.

Development plan policies and proposals relevant to the decision to grant: Saved policy GP1 (setting out the statutory purposes of the National Park), saved policy GP2 (a general design policy setting out criteria against which built development should be assessed), saved policy B14 (criteria specifically relating to extensions and alterations to buildings), saved policy NE7 (requiring the protection of species) and saved policy U6 (criteria relating to the impacts of small-scale renewable energies) of the Yorkshire Dales Local Plan 2006.

This Authority has acted positively and proactively in dealing with this application by addressing issues of concern by the use of planning conditions and the application has been determined in accordance with local plan policy and the presumption in favour of sustainable development set out in 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.

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