

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 S Craven
Stephen Craven Building Design Ltd

Decision No: C/44/204D

The above named Authority being the Local Planning Authority for the purposes of your application received on 23/05/2011 for full planning permission for erection of single storey rear extension at Church Cottage, Horton-in-Ribblesdale, SD810721 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 shall be carried out in accordance with the details indicated in the following drawings/documents:-
Drawing no. 02 titled 'Detailed Design', received on the 23rd May 2011.
3. The external walls of the extension, shall be built up in local natural stone laid and pointed to match in type, style and colour the external walls of the existing building.
4. Window frames and doors shall be made of timber and shall be retained as such in thereafter
5. The materials to be used as the exterior roof covering of the extension hereby approved shall be of the same kind, dimensions and colour as those on the existing building at the date of this notice and shall be retained thereafter.
6. 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 and shall be retained as such in perpetuity
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 and shall be retained as such in perpetuity.
8. The materials, dimensions and profile of external heads, sills, jambs of all doors and windows, and all window frames, shall match those in the existing building at the date of this notice.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
2. To define the plans that relate to this permission.

Date: 19 JUL 2011

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FOR NOTES AND RIGHTS OF APPEAL SEE



YORKSHIRE DALES
National Park Authority

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Continuation Sheet 1

C/44/204D

- 3, 4, 5, 8. In the interests of visual amenity in accordance with saved policies GP2 and B14 of the adopted Yorkshire Dales Local Plan (2006).
6. To match the colour which these components have had, traditionally, in the interests of the appearance and character of the locality.
7. To ensure that development does not detract from the character and appearance of the original building or its setting.

Notes to Applicant:

Reason/s for Approval:

The Local Planning Authority considers that the proposed extension to the property would respect the character and appearance of the existing building within the surrounding area and would not have a significantly adverse impact on residential amenity, in accordance with saved 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.

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