

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 RJ Parr
Crossway
Bentinck Drive
Kirkby Lonsdale
Via Carnforth
Lancs LA6 2DQ

Decision No: C/45/217

The above named Authority being the Local Planning Authority for the purposes of your application received on 27/11/2006 for full planning permission for erection of two storey side extension and single storey rear extension at Gearstones Farm, Blea Moor Road, Ingleton, SD779799 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 27 November 2006, except as may be varied by written agreement with the Local Planning Authority.
3. Prior to commencement of the development, revised elevations of the western gable shall be submitted to the Local Planning Authority for approval showing a reduction in size for the first floor windows and indicating single pane units.
4. Notwithstanding details on approved plans a sample of the roof material proposed shall have been provided on-site for inspection prior to commencement of the roof works. The roof shall be clad in accordance with specifications agreed by the Local Planning Authority following inspection of the sample.
5. The external walls of the extensions, 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 at Gearstones Farm, unless otherwise agreed in writing with the Local Planning Authority.
6. Within 6 months of commencement of the development the external walls of the extensions shall be painted white to match those of the house to which they will attach.
7. Notwithstanding the provisions of Part I 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 east elevation of the building, except as shown on the approved plans.

Date: 22 JAN 2007

YDNPA
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FOR NOTES AND RIGHTS OF APPEAL SEE (

8. Except where they have been identified for felling on a landscaping plan approved by the Planning Authority all the trees on site, or on land immediately adjoining it, shall be protected for the duration of works in the following ways:
- i) no demolition, site clearance or building operations shall commence until Chestnut paling fencing (or other type of fencing approved by the Local Planning Authority) of a height not less than 1.3 metres has been erected around each tree or group of trees, on or overhanging the site, at a radius from the trunk of 5 metres or around the crownspread, whichever is the greater. Such fencing shall be maintained until development is complete;
 - ii) no trenches, including any trench for services or drains shall encroach within the crown-spread of any trees which are on or overhang the site;
 - iii) the burning of materials, including any obtained by site clearance or demolition, shall not take place within 6 metres of the furthest extent of a canopy of any tree or group of trees on or overhanging the site. No tree felling, lopping or removal of branches from trees to be retained shall be carried out without the approval in writing of the Local Planning Authority. No topsoil or other spoil from excavations shall be disposed on site if such soil shall lie within the crown spread of trees which are on or overhang the site.

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 the character and appearance of the building.
- 4, 6. In the interest of preserving the existing character and appearance of the surrounding area.
5. In the interests of preserving the visual quality of the building and the locality.
7. To protect the amenities, in particular the privacy, of neighbours.
8. To protect the trees on and near the site.

Notes to Applicant:

REASONS FOR APPROVAL

The proposal complies with planning policies GP2 (general design), B7 (design) and B14 (extensions and alterations) as the scale, design, materials and form are all considered to be acceptable with no significant adverse effect on the amenity of neighbouring properties.

The addition of the extensions will not detract from the character and appearance of the property or the surrounding landscape.

PROTECTED SPECIES (BATS AND NESTING BIRDS)

It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant should ensure that any activity that they undertake on the application site complies with the appropriate wildlife legislation. If bats are found to be present and the work being carried out is likely to have an adverse effect on them, a European Protected Species Licence is required. Failure to comply with legislation may result in fines and, potentially, a custodial sentence.

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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