

HOUSEHOLDER APPLICATION
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 A Durham

Decision No: C/51/44B

The above named Authority being the Local Planning Authority for the purposes of your application received on 01/11/2012 for full planning permission for erection of first floor extension over existing single storey at No. 1 Brearlands House, Litton, SD914736 have considered the said application and have REFUSED permission for the proposed development for the following reasons:-

1. The Local Planning Authority considers that the proposed rear extension would be visually harmful to the appearance of the building, detracting from its simple character and obscuring the original footprint of the barn by way of its overall size and scale, resulting in a detrimental visual impact upon the wider Conservation Area as seen from important public views. It would therefore be contrary to the provisions of Policies GP1, GP2, B8, B11 and B14 of the adopted Yorkshire Dales Local Plan (2006) and advice contained in the Authority's adopted Design Guide (2002). The proposal also fails to meet the statutory purposes of conservation and enhancement of the cultural heritage of the National Park as required under Section 61 Environment Act (1995).
2. The Local Planning Authority considers that the proposed rear extension would result in an unacceptable loss of amenity for the occupants of the neighbouring property by way of its dominant and overbearing size, the increased amount of overlooking and impact upon available light. The proposal would therefore be contrary to the provisions of Policy GP1, GP2 and B14 of the adopted Yorkshire Dales Local Plan (2006).

Notes to Applicant:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues raised are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

DCRefuseRpt

Date: 19 DEC 2012

EH



YORKSHIRE DALES
National Park Authority

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