

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 Irwin
Harris Irwin Associates Ltd

Decision No: R/05/182C

The above named Authority being the Local Planning Authority for the purposes of your application received on 16/01/2013 for full planning permission for creation of garden room accessed via a glazed link corridor at Gorton Lodge, Low Row, SD980977 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:-
 - Application forms received on 16 January 2013;
 - Design and Access Statement by Harris Irwin Associates Ltd received on 16 January 2013;
 - Schedule of Works by Harris Irwin Associates Ltd received on 16 January 2013;
 - Tree Survey received on 16 January 2013;
 - OS Plan received on 16 January 2013;
 - Proposed G. A. Plans and Roof Plan, drawing number PL 20 Rev C, received on 16 January 2013;
 - Proposed Sections and Elevations, drawing number PL 21 Rev C, received on 16 January 2013;
3. No development shall take place until details and samples of all the external facing, roofing, rainwater, pipe work, door and window materials to be used in the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Date: 13 MAR 2013

HEAD OF DEV.

FOR NOTES AND RIGHTS OF APPEAL SEE



YORKSHIRE DALES
National Park Authority

CERTIFIED COPY

4. Except where they have been identified for felling on a landscaping plan approved by the Local 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) any excavations necessary within the crown spread of any trees which are on or overhanging the site shall be restricted to foundation trenches. Such excavations shall be carried out by hand; iv) 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.
5. No external lighting is to be installed on the extension and link building hereby approved.

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/details to which this permission relates.
3. To ensure that the external appearance of the building/structure is acceptable, having regard to saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).
4. To ensure the continued well-being of trees, in accordance with saved policies NE9 and NE10 of the adopted Yorkshire Dales Local Plan (2006).
5. In the interests of amenity to protect the qualities of the landscape in accordance with saved policy GP2 of the adopted Yorkshire Dales Local Plan (2006).

Notes to Applicant:

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 listed building, conservation area and residential amenity. As such the proposal complies with saved policies B14, B13, B8 and GP2 of the Yorkshire Dales Local Plan (2006) and guidance contained within the National Planning Policy Framework.

This Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and previous planning history, including the recent appeal decision and any representations that may have been received and subsequently granting permission to vary the condition, subject to the conditions listed above, and the guidance as set out within 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.

DCPermitRpt

13 MAR 2013

Page 3 of 3