

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 RW Murphy
Gunnarside Estate Office

Decision No: R/06/218

The above named Authority being the Local Planning Authority for the purposes of your application received on 8/18/2008 for full planning permission for re-occupation of former dwelling and associated external alterations at West Calverts Farm, Gunnarside, SD925980 have considered the said application and have REFUSED permission for the proposed development for the following reasons:-

1. The proposed residential unit to the former agricultural building, by reason of its location would result in the creation of a new residential unit in the open countryside contrary to policies contained within the Yorkshire Dales Local Plan 2006, including H3. This additional unit cannot be considered under Policy B16 (re occupation of former dwellings) as there is no evidence to suggest that this building was ever used as a dwelling.
2. The proposed external alterations, by reason of their detailed design, shape, and appearance would fail to conserve and enhance the natural beauty of the National Park, achieve a satisfactorily high standard of design, and would harm the setting of nearby listed buildings. As such, the proposal would fail to comply with policies within the Yorkshire Dales Local Plan 2006, including GP1, GP2, B7, B13, B14, and B15, and guidance contained within the Authority's design guide.

DCRefuseRpt

Date: 13 OCT 2008

**YDNPA
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Designation
HEAD OF PLANNING

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF