

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 C Beeston**

Decision No: R/07/280

Tring Lodge

Reeth

YO24 1JH

North Yorkshire

The above named Authority being the Local Planning Authority for the purposes of your application received on 05/06/2006 for outline planning permission for demolition of existing garage and cottage for erection of house and garage at Garden opposite The Laurels, Reeth, SE039991 have considered the said application and have REFUSED permission for the proposed development for the following reasons:-

1. The existing access, by which vehicles associated with this proposal would leave and rejoin the County Highway is unsatisfactory since the required visibility cannot be achieved at the junction with the County Highway. Therefore, in the opinion of the Planning Authority, any intensification of use which would result from the proposed development is unacceptable in terms of highway safety. Displacement of the existing car parking on the application site, associated with the applicant's property 'The Laurels', onto land outside the applicant's ownership or control, is considered harmful to the amenity of the locality, due to the level of parking required for a property the size of 'The Laurels'. Development of the site for housing as submitted in this application is therefore contrary to Policy GP3 (accessibility and safety) of the adopted Yorkshire Dales Local Plan (2006).

DCRefuseRpt

YDNPA
CERTIFIED COPY

Date: 31 JUL 2006

Designation
HEAD OF PLANNING

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF