

**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 S Rye**

Decision No: **R/07/307**

**The above named Authority being the Local Planning Authority for the purposes of your application received on 06/09/2011 for full planning permission for erection of rear two storey extension to existing dwelling at Frear House, Anvil Square, Reeth, SE037991 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 approved shall be carried out in complete accordance with the approved plans which are detailed as follows: 1:1250 site location plan, existing ground floor plan, proposed first floor plan, general section A-A plan, detailed section plans (all received 06 September) and amended proposed ground floor plan, amended existing and proposed elevation plan and existing and amended proposed rear elevation plan (all amended plans received 01 November 2011).
3. No development shall commence until a sample of the concrete rooftiles to be used in the construction of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and retained as such thereafter.
4. The stonework to be used in construction the elevations of the development hereby approved shall be local natural stone to match the size, type and texture of the existing stone elevations at Frear House, Reeth.
5. The timber window and door frames of the development hereby approved shall be painted white and retained as such thereafter.
6. All new lintels, sills and jambs shall match those surviving original examples within the existing building on the date of this notice, in terms of type of natural stone, colour, dimensions (including extent of lateral projection beyond the sides of the opening and forward projection from the wall surface), surface texture and tooling to the external finish. The development shall be retained as such thereafter.
7. Rainwater goods including fixings shall be coloured black and fixed directly to the masonry of the building using rise and fall brackets and shall be retained thereafter.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.

Date: **- 1 NOV 2011**

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**HEAD OF DEVE**  
**FOR NOTES AND RIGHTS OF APPEAL SEE (**



**YORKSHIRE DALES**  
National Park Authority

**CERTIFIED COPY**

*MR.*

Continuation Sheet 1

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2. To ensure that the development is carried out in accordance with the approved details
- 3, 4, 5, To ensure that the development reflects the character of the host property and the
- 6, 7. Conservation Area, in accordance with saved policies B8 and GP2 Of the adopted Yorkshire Dales Local Plan and PPS5

Notes to Applicant:

Reason for granting planning permission:

It is considered that the proposed extension reflects the character of the host property and would not be of a scale or design that would be detrimental to the amenity of the surrounding area or the residential amenity of neighbouring properties. The revised scheme is therefore considered to accord with saved policies GP2, B8 and B14 of the adopted Yorkshire Dales Local Plan and national PPS5.

**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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