

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: **Mrs S Hatfield**

Decision No: S/03/646

The above named Authority being the Local Planning Authority for the purposes of your application received on 06/02/2018 for full planning permission for erection of single storey rear extension at 19 Maple Close, Sedbergh, SD654921 have considered the said application and have GRANTED permission for the proposal 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 form,
Location plan.
Received 6th February 2018.
Amended Site plan, floor plan, elevations plan.
Received 23rd February 2018.
3. The materials to be used in the construction of all external surfaces of the development hereby permitted shall match those of No 19 Maple Close as at the date of this permission.
4. The side elevation of the extension hereby approved shall be constructed in stone to match the existing gable elevation.

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 and details that relate to this permission.
- 3, 4. To ensure that the external appearance of the building/structure is acceptable, having regard to policy SP4 of the adopted Yorkshire Dales Local Plan (2015-2030).

Notes to Applicant:

This Authority has acted positively and proactively in dealing with this application by suggesting amendments to address issues of concern raised by the proposal and the application has been determined in accordance with local plan policies and the presumption in favour of sustainable development set out in the National Planning Policy Framework.

Date:

02 MAR 2018

Redacted by YDNPA

Designation

HEAD OF DEVELOPMENT MANAGEMENT

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

PM.

RIGHTS OF APPEAL

1. If an applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State for the Environment (The Planning Inspectorate) in accordance with Section 78 of the Town and Country Planning Act 1990, within 6 months of the date of this notice. **NB this reduces to within 12 weeks of the date of this notice if it is a refusal of a Householder or Minor Commercial application (this would be shown at the top of the notice).** The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (including reference to office and industrial development) to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring the Council to purchase their interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her. The circumstances in which such compensation is payable are set out in Part V of the Town and Country Planning Act 1990.

NOTE:

If you wish to exercise your right of appeal as mentioned above, you can do so online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

(approval/refusal)

Continuation Sheet 1

S/03/646

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

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Application No:	S/03/646	
District:	South Lakeland	
Parish:	Sedbergh	
Applicant's Name:	Mrs S Hatfield,	
Grid Ref:	SD65429211	
Received by YDNP:	06/02/2018	Officer: Kerry White

PROPOSAL: full planning permission for erection of single storey rear extension

LOCATION: 19 Maple Close, Sedbergh

CONSULTEES

Sedbergh PC	No objections.
Highways, Cumbria County Council	No objections.
Trees & Woodlands	No comments received.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets
W3(15) - Protecting trees, hedgerows and walls
SP4(15) - Development Quality

OFFICERS' OBSERVATIONS

Procedural

The application has been publicised by: site notice date 2/02/18 neighbours were consulted (see file)

The proposal has been amended from the original to reduce the length by 0.5 metres.

Key Issues

(a)Principle of development:

The application relates to 19 Maple Close and forms one of a pair of semi-detached dwellings, set in the corner of this modern development approved and built in the early 2000's. The property is constructed in coursed stone to the front and side with a rendered rear elevation, the windows and doors are timber and the roof is constructed in slate. The proposal is for the erection of a single storey rear extension to be built in matching materials to the host property. The neighbouring property (No.20) has a conservatory which measure 3 metres from the rear elevation and sits a long side the boundary fence. No 19 is situated on the south side of its neighbour and there where some concerns that the proposed extension of 3.5 metres would have a negative impact with regards to restricting daylight to the ground floor windows of No.20. The proposed size of the extension would also appear dominant in comparison to the original small dwelling. The applicants have agreed to reduce the length of the extension to 3 metres and this is considered acceptable, lessening any impact on the neighbouring property and reducing the overall massing of the development. [Policy SP4]

(b)Impact on conservation area.

The property sits within Sedbergh's conservation area. The rear of the property is not seen in any

public views and the extension has been designed to match the main property. The proposed development would not have a negative impact on the conservation area. [Policy L1]

(c) Impact on trees.

A wooded area is situated to the rear of the property which contains a tree preservation order. The proposed extension would be sited 12 metres from the rear boundary. A single evergreen tree is sited on the south side of the property's boundary (a stone wall). It is considered that the proposal would not have a negative impact on the trees. The Trees and Woodland Team have not commented. [Policy W3]

Parish Council Comments

The Parish Council have no objections to the application.

Analysis of Material Considerations

The proposed single storey extension is considered acceptable respecting the character of the existing property and without negative impact on the surrounding conservation area, neighbour amenity and trees in accordance with policies L1, SP4 and W3 of the adopted Local Plan 2015-2030.

RECOMMENDATION

It is recommended that permission is granted subject to conditions.

Determination of this application is within powers delegated to Officers by virtue of the Authority's Scheme of Delegation and Committee Terms of Reference January 2015 (section C7).

Redacted by YDNPA

Signed by Case Officer

Date 1/3/18

Redacted by YDNPA

Principal Planning Officer

Date 2.3.18