

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 Kirkbride
Hanson Marston Mellor Ltd

Decision No: C/68/26L

The above named Authority being the Local Planning Authority for the purposes of your application received on 17/02/2010 for full planning permission for erection of single storey extension to existing bungalow and replacement of windows and doors at Westhouse Nursery, Westhouse, SD669742 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 permitted shall be carried out in accordance with the details of the application as amended and by plans received on 9 April 2010, except as may be varied by written agreement with the Local Planning Authority.
3. The materials to be used as the exterior roof covering of the building(s)/extension(s) hereby permitted shall be of the same kind, dimensions and colour as those existing on the existing bungalow at Westhouse Nursery at the date of this notice and shall be retained as such in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.
4. The external walls of the building(s), shall be built up in local natural stone laid and pointed to match in type, style and colour the external walls of the existing dwelling at Westhouse Nursery.
5. Window frames shall be made of timber (and shall be painted in a colour which has first been agreed in writing by the Local Planning Authority), and shall be retained as such in perpetuity.
6. The works hereby approved shall be carried out in accordance with the mitigation measures set out in the bat survey report reference BAT/10/693 completed by Envirotech.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990.
2. To ensure that development does not detract from the character and appearance of the original building or its setting.
- 3, 4. In the interests of preserving the existing character and appearance of the surrounding area.

Date:

12 APR 2010



YORKSHIRE DALES
National Park Authority

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5. To match the material of which these components have, traditionally, been made and which contribute to the appearance and character of settlements in the National Park. Also to avoid an inappropriate colour.
6. To ensure that due regard is paid to protected species.

Notes to Applicant:

N.B. This site may be home to nesting birds and/or roosting bats. These are protected by the Wildlife & Countryside Act 1981. You should reassure yourself that protected species are not present before work commences. If protected species are present it may be possible to establish measures to accommodate any building work. If you are concerned that protected species might be present you should contact the National Park Authority's Wildlife Conservation Officer on 0870 1 666333, or English Nature at Thornborough Hall, Leyburn, North Yorkshire. DL8 5AB.

Reason for approval:

The proposed extension would be acceptable in terms of its design, visual impact and highway safety. It is also considered that the scheme as amended for a modest extension to the dwelling would not undermine the Authority's overall housing strategy. The proposals would not have a detrimental impact on any protected species at the site. The proposals are therefore deemed to adequately comply with the provisions of Policies GP2, B14, TA12, TA14, NE7 and H4.

The applicant's are reminded of the continuing requirements of the conditions attached to planning permission reference YD/5/26J dated 24 April 1990.

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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