

**TOWN AND COUNTRY PLANNING ACT, 1990
PLANNING AND COMPULSORY PURCHASE ACT 2004**

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION
FOR PERMISSION TO CARRY OUT DEVELOPMENT**

To : **Mr P Earle
c/o Mr Ben Farrer
Farrer Designs (Yorkshire) Ltd
14 Keats Walk
Harrogate
HG1 3LN**

The above named Council being the Planning Authority for the purposes of your application received on 17 October 2018, in respect of proposed development for the purposes of:

**Proposal : Full Planning Permission for Two Storey Rear Extension to Replace
Single Storey Lean To**
**Location : Punchbowl House
Preston Under Scar
Leyburn
North Yorkshire
DL8 4AJ**

have considered your said application and have **GRANTED** permission for the proposed Development subject to the general condition (to ensure compliance with Sections 91 to 94 of the Town and Country Planning Act, 1990) that :

The development hereby permitted shall be begun on or before 14th January 2022.

and subject to the following conditions :-

1. The development hereby permitted shall be carried out precisely in accordance with the approved drawings and particulars as set out below, together with any conditions attached to this approval which may require any variation thereof :
 - a) Application, forms and certificates;
 - b) Location plan;
 - c) Existing plans (ref. 415.001);
 - d) Proposed plans (ref. 415.02);
 - e) Planning statement.

Reason for Condition

To ensure that the development is carried out in accordance with the approved particulars and plans.

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason for Condition

In the interests of the appearance of the proposed development.

NOTE TO APPLICANT :

In determining this application for planning permission and in imposing the above conditions the Local Planning Authority has had regard to relevant policies of the Development Plan and to all relevant material considerations including the National Planning Policy Framework. The following spatial principles and policies of the Development Plan are relevant to this decision :

Richmondshire Local Plan 2012/2028 Core Strategy

CP1 : Planning Positively

CP3 : Achieving Sustainable Development

CP12 : Conserving and Enhancing Environmental and Historic Assets

CP13 : Promoting High Quality Design

REASONS FOR DECISION :

The proposal is acceptable in terms of design and appearance and will preserve the character and appearance of this part of the Preston Under Scar Conservation Area. The proposal will have no significant adverse impact on the amenities or privacy of neighbours and will provide sufficient on-site parking provision to accommodate the needs of the extended property. The proposal meets the requirements and expectations of the Development Plan, the National Planning Policy Framework and the National Planning Practice Guidance.

INFORMATIVE NOTE - AMENDMENTS TO APPROVED SCHEME

Please note that there are formal processes that need to be completed in order to seek/obtain approval for any amendments to this approval. A fee is payable for dealing with any such proposal. Further guidance is available at : <http://www.communities.gov.uk/publications/planningandbuilding/greaterflexibilityguidance> or you can discuss this with Caroline Walton; as the Case Officer who dealt with this application.

Footnote :

In dealing with and determining this application, the Local Planning Authority have sought to take a positive approach to foster the delivery of sustainable development in accordance with the requirements of the National Planning Policy Framework. As such, the Local Authority has taken steps to work proactively with the applicant to seek solutions to problems that may have arisen in dealing with this application with a view to improving local economic,

social and environmental conditions.

A handwritten signature in black ink, appearing to read 'B Milburn', with a long horizontal stroke extending to the right.

Bart Milburn
Planning and Community Development
Manager

Date : 15 January 2019

Note:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the Council in whose area the site of the proposed development is situated; or of obtaining approval under any other Bye-Laws, local Acts, order, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

RIGHTS OF APPEAL

Appeal to the Secretary of State

- * If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- * If you want to appeal, then unless the application is for a "householder development" in which case any appeal must be submitted within 28 days, you must do so within six months of the date of this notice. However, if an enforcement notice has been served in the last two years regarding this development, then the time limit for submitting an appeal is reduced to 28 days. An appeal can be made using a form which you can get from The Planning Inspectorate at Room 325, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- * The Secretary of State can allow a longer period of giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- * The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- * In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notes

- * If either the local planning authority or the Secretary of State for the Environment refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- * In these circumstances, the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- * In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- * These circumstances are set out in Part IV and V and related provisions of the Town and Country Planning Act 1990.