

**Item Number:** 7  
**Application No:** 13/00728/FUL  
**Parish:** Welburn (Malton) Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr Paul Spencer  
**Proposal:** Erection of 3 no. 4 bedroom dwellings and 1 no. detached garage following demolition of existing dwelling, and formation of vehicular access.  
**Location:** The Croft Main Street Welburn Malton YO60 7EQ

**Registration Date:**  
**8/13 Wk Expiry Date:** 28 August 2013  
**Overall Expiry Date:** 8 April 2014  
**Case Officer:** Rachel Smith **Ext:** 323

#### CONSULTATIONS:

<b>Parish Council</b>	No objection
<b>Highways North Yorkshire</b>	Recommend condition
<b>Yorkshire Water Services</b>	No comments required
<b>Howardian Hills AONB JC</b>	Object

**Neighbour responses:** Mrs Jayne O'Ehley, Mrs E Gathercole, Mrs F Foster, Mrs J Hopkins, P And L Benham, Mr And Mrs A C P Manging, Allan And Maureen Hewitt, Mr Jeff Mowbray, Mr David Tildesley, Mr Malcolm Fox, Mr And Mrs D And P Tildesley, Mrs Louise Lewis, Dr M Connor, Mr Jeff Mowbray, Mr Anthony Manging,

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#### SITE:

The site is situated on the southern side of Chanting Hill Close at the eastern edge of the village of Welburn. It is within the Howardian Hills Area of Outstanding Natural Beauty, and is adjacent to, but outside of Welburn Conservation Area. It is currently occupied by a detached 1960's dwelling which lies at right angles to the Main Street and which sits within a spacious garden. It is bounded to the front by a mature hedge. There are two storey dwellings to either side, with a row of small single storey dwellings to the north, and a cul de sac of bungalows to the rear. The site is within the saved development limits for Welburn.

#### PROPOSAL:

Permission is sought for the replacement of the existing 1960's dwelling with 2No. two storey detached dwellings and 1No. three storey dwelling. All the dwellings will be constructed from stone under a pantiled roof with traditional sliding sash or casement windows. The application has generated a number of objections from neighbouring occupiers. Officers were also concerned that the development would result in a uniform development that failed to preserve or enhance the character of the conservation area and the Howardian Hills Area of Outstanding Natural Beauty. Revised plans have subsequently been submitted by the applicant to address the concerns raised. Re-consultation has been carried out on the basis of the revised plans.

Plot 1 - This dwelling will provide six bedroom accommodation and is on three floors. It has a footprint of approximately 9.4m by 8.7m with a ridge height to the main dwelling of 8.2m. A two storey rear extension has a footprint of 4.8m by 4.8m with a ridge height of 6.7m. The dwelling will be sited 16m from the rear boundary. A detached garage will be sited at the rear of the site, with a turning area to the front. A hedge will be retained to the frontage.

Plot 2 - This dwelling will provide four bedroom accommodation, and incorporates an attached garage to the side. The dwelling has a footprint of 8.2m by 8.8m with a ridge height of approximately 7.1m. The dwelling will incorporate a two storey rear extension which has a footprint of 2.8m by 5m with a ridge height of 6.5m, together with a single storey extension with a footprint of 5m by 1.8m. There is a distance of 14m from the single storey element of the dwelling to the rear boundary.

Plot 3 - This dwelling will provide four bedroom accommodation. The footprint measures 9.5m by 8.7m, with a rear single storey extension having a footprint measuring 4.5m by 5m. The ridge height is 7.0m. A turning area and garage will be located to the front of the dwelling.

## **HISTOREY**

98/00640/FUL: September 1998 permission granted for erection of extensions to south and east of dwelling

## **POLICY**

### National Policy Guidance

National Planning Policy Framework 2012  
National Planning Policy Guidance

### Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy  
Policy SP2 - Delivery and Distribution of New Housing  
Policy SP4 - Type and mix of New Housing  
Policy SP11 - Community Facilities and Services  
Policy SP12 - Heritage  
Policy SP16 - Design  
Policy SP19 - Presumption in favour of sustainable development  
Policy SP 20 - Generic Development Management Issues  
Policy SP21 - Occupancy Restrictions  
Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

## **APPRAISAL**

The main considerations in relation to this application are:

- Principle of the development
- Siting, Scale and design of the proposed development
- Impact of the development on the character of the setting of the conservation area
- Impact of the development on the Howardian Hills Area of Outstanding Natural Beauty
- Level of residential amenity for future occupiers
- Impact of development on the existing amenities of neighbouring occupiers
- Highway implications
- Drainage

In addition, Members will note that in relation to the revised plans, the Parish Council has raised no objections.

A letter of objection has also been received from the Howardian Hills Area of Outstanding Natural Beauty Manager.

12 letters of objection have been received from neighbouring occupiers in relation to the application, and one letter of support. Some of the letters are from the same neighbouring occupiers. Whilst there is acknowledgement in some of the letters that the revised plans are an improvement on those originally submitted, six letters of objection have been sent in relation to the revised plans. The full letters of response are available to view on the Council website. The following are, however, the main points raised by objectors

1. Overdevelopment, density greater than that of surrounding area
2. Impact on neighbouring amenity
3. Overshadowing of neighbouring properties/gardens
4. Retention of existing dwelling with the erection of *one* new build property would be more sustainable and have less impact on the Howardian Hills Area of Outstanding Natural Beauty
5. The land to the rear of the site is on rising land, and there are queries regarding the accuracy of the submitted plans
6. Concerns regarding increased vehicular access and highway safety
7. Concern regarding drainage from the additional properties
8. The proposals include the reduction of the existing 4m high hedge to the rear of the site, to 3m.
9. The development is not infill
10. A three storey dwelling is not typical of the locality
11. Local Needs Occupancy should apply to all the dwellings.

#### Principle of development

The Ryedale Plan - Local Plan Strategy is the key development plan document, and directs most development to the market towns and service villages. Welburn is not designated as a service village. Nevertheless, Policy SP2 does support infill development (small open sites in an otherwise continuously built up frontage) subject to restricted to Local Needs Occupancy. Replacement dwellings are also supported.

Taking account the size of the development in relation to that of the village as a whole, it is considered that the development of the site does accord with the definition of infill. The site would only result in two additional dwellings, and there is continuous residential development to either side and on the opposite side of the road. Policy SP21 includes the necessary criteria for Local Needs Occupancy.

- *Have permanently resided in the Parish, or an adjoining parish for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or*
- *Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving military service; or*
- *Are taking up full time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or*
- *Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.*

It is considered that the occupancy condition would only relate to two of the new dwellings. Nevertheless the condition will restrict the number of would be purchasers. As such additional information has been sought from the applicant to demonstrate that there is a need for such accommodation.

#### Siting, scale and design of proposed development

National and local policy provides strong support for good design that reflects local distinctiveness. This is reiterated in the recently published National Planning Policy Guidance. The traditional centre of Welburn is characterised by stone cottages and dwellings of varying heights and design. The use of stone, pantiles and predominantly timber windows together with relatively narrow depth to the dwellings and traditional verge details provides the cohesion that forms the character of the area.

The approach to the village from the A64 direction is however of a different character, with more recent development. This includes a row of small scale single storey cottages to the south, and large scale detached dwellings to the north. The existing 1960's dwelling which occupies the site, is at right angles to the road, and whilst it has some charm, is at odds with the surrounding properties.

After concerns were raised by officers in respect of the original scheme, a revised scheme has been submitted with a view to address both officer and neighbour concerns. The submitted plans include the following changes:

- Front and rear elevations revised to provide more variation in house type, together with changes in the spacings between the dwellings.
- Depth of dwellings reduced to create a more traditional span and move dwellings further from the rear boundary
- Ridge height of plot 3 reduced by 0.5m
- Two storey extension to rear of plot 3 deleted and replaced by single storey extension
- Plot 2, two storey extension reduced in length by 2m

Officers considered that the original plans resulted in a development that was too uniform in both design and spacing between the dwellings. As such it failed to respect the local distinctiveness of the village. The revised design is set back from the road in a staggered row that relates better to existing development to either side the development, and broadly reflects the character and design in this part of the village. The variety is achieved by incorporating a two storey dwelling with dormers at roof level, a traditional two storey dwelling and the low eaves height to the third property with first floor windows that bisect the eaves. Nevertheless cohesion is achieved by the materials and traditional fenestration. The variation in the spacing between the dwellings which ranges from 1m to just over 3m also creates a traditional appearance. Whilst the dwellings are large, it is considered that their rear gardens are acceptable and will provide an appropriate level of private amenity space. It is also considered that the parking and turning for each dwelling is acceptable.

It is noted that plot 3 includes a garage to the front of the dwelling, which is at right angles to the road. Whilst this is not typical of other properties in this part of the village, the adjacent dwellings have a substantial boundary wall to the front their properties which is a dominant feature. It is also noted that in the centre of the village, many properties are set close to the edge of the footway. The built form is therefore dominant as opposed to a softer frontage to dwellings that occurs in some villages.

Accordingly, in view of the broad compliance with policy, it is considered that the design respects the character of this part of the village.

#### Impact of development on the setting of Welburn Conservation Area

The site lies just outside the boundary with the conservation area. The Planning (Listed Buildings and Conservation Areas) Act states that special attention shall be paid to the desirability of *preserving or enhancing* the character of a Conservation Area. The setting is part of that character, and defined as the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The site lies in an area of relatively continuous development, and whilst the site comprises a dwelling with a large curtilage, the approach to the conservation area is one of 'built' development. The proposed dwellings will preserve that appearance. It is also noted that the existing dwelling on the site is at right angles to the streetscene which is at odds with the traditional form of ridge lines lying parallel to the street. The garage to the front of the property on Plot 3 is not typical. Nevertheless, there are stone walls to the frontage of the properties to the immediate east of the application site. Accordingly it is considered that the proposed development preserves the character of the conservation area.

## Impact of development on the natural beauty of the Howardian Hills Area of Outstanding Natural Beauty

The landscape of the Howardian Hills has been recognised by the government as being of national importance by its designation as an Area of Outstanding Natural Beauty. The primary objective of designation is the conservation and enhancement of its natural beauty, which includes protecting flora, fauna and geological as well as landscape features. The character of traditional villages within the AONB can harm that character, and an objection to the development has been received from the manager of the Joint Advisory Committee (JAC) for the Howardian Hills Area of Outstanding Natural Beauty:

*Having examined the revised plans and correspondence it is clear that both the original application and the revised plans have attracted significant negative comments with regard to density and 'neighbour' issues.*

*Whilst I had some concerns about the density proposed in the original application, I didn't feel that this was an issue that would have a significant impact in AONB terms. The proposed houses were designed to match adjacent modern houses of a similar type, and the layout of components reflected the local street scene.*

*The revised plans however, in attempting to appease neighbour concerns (unsuccessfully it appears), have now placed the garage of Plot 3 in the front garden. Having looked at the other adjacent properties, none of them have ancillary buildings adjacent to the front boundary and hence I feel that this aspect would mar the street scene of the village and be out of keeping with the local vernacular. New development clearly needs to be acceptable in all aspects before it can be approved, particularly in an AONB. The original plans attracted significant adverse comments from neighbours and the consequent revisions have now resulted in a proposal that I feel would have a negative impact on the visual amenity of the AONB. The revisions clearly also have not ameliorated the neighbours' concerns either.*

*In the light of this it appears that the site is not able to satisfactorily accommodate the proposed density of development without being detrimental to either the neighbours or the AONB, and hence I feel that it should be refused.*

It is noted that whilst the JAC manager raised concerns regarding the density of the development he didn't consider that this was an issue that would have significant impact in Area of Outstanding Natural Beauty terms. His objection relates to the garage which is situated within the front curtilage of plot 3. His objection is based on the lack of other ancillary buildings adjacent to front boundaries. As such he feels that this aspect would mar the street scene and be out of keeping with the local vernacular. Whilst there may not be a precedent for ancillary buildings to the front of dwellings, as detailed above it is not considered that this type of development in itself is unacceptable given the strong built form created by walls and dwellings close to the edge of the footway. The character of the approach to the village is therefore one of built development as opposed to a more open landscape setting.

It is also considered that views of the development from and to the Area of Outstanding Natural Beauty will be against the backdrop of surrounding properties. This is not an extension to the built form, and as such officers do not consider that the development will result in any material harm the natural beauty of the Area of Outstanding Natural Beauty.

## Impact of development on the existing amenities of neighbouring occupiers

The site is in a residential area with two storey dwellings to either side. There are single storey dwellings to the rear which are located on higher ground and smaller single storey dwellings across the road to the north. The initial application resulted in a significant number of objections from surrounding occupiers.

The revised plans have addressed the objections from the neighbouring occupier to the immediate west of the site that relate to the impact of the development on their amenities. The reduction to the depth of plot one will slightly reduce the impact to the dwelling to the east. It is not considered that the small increase in the ridge height of plot one will have a significant impact on their amenities.

There will be some impact on the bungalows that are situated across the road to the north of the site. Nevertheless, it is considered that because the proposed dwellings will be set back from the street frontage, the impact will not be sufficient to warrant refusing the application.

The main neighbour impact is considered to relate to Endfield, the single storey dwelling which is situated directly to the south of the site, and shares a boundary with the application site. There is a 4m high Leylandii hedge between the two properties which affords some screening of the site. There is however a significant gap in the hedge which gives clear views of the roof of the existing dwelling on the site. A number of objections have been received from the owner of Endfield, who is concerned in particular about the intensification created by three dwellings abutting her boundary as opposed to one dwelling, and the impact and overlooking that would result from the dwellings. It is accepted that additional dwellings will result in some impact by virtue of additional people occupying the site, and the comings and goings associated with it. Nevertheless all development causes some impact, and the site is in an established residential area. As such it is not considered that the increase from one house to three in itself is sufficient to warrant refusing the application. Nor is it considered that the single storey elements will have a significant adverse impact on the existing amenities of neighbouring occupiers. This is by virtue of the level of screening that will restrict any overlooking. The main impact therefore relates to overlooking and over dominance of the proposed development.

The revised plans have reduced the windows at first floor level that face towards Enfield.

Nevertheless there will still be two windows per dwelling. It is also noted that whilst the existing house on the site is closer to the boundary with Enfield, its design and orientation is such that there are no windows facing the rear. Space standards and distances between dwellings no longer apply. However it is commonly accepted that there should be a minimum of 22m living room to living room, 15m bedroom to bedroom. The rear of plot one is 16m from the boundary with Endfield and 30m from the first floor windows to the rear of Endfield. These distances are well in excess of recognised standards, and the relationship is such that it is not considered that there will be a significant adverse impact from plot one to Enfield.

The first floor element of plots 2 and 3 is also approximately 29 m from the first floor windows to the rear of Enfield. These distances are all in excess of commonly accepted distances. Nevertheless officers have viewed the site from the interior of Enfield and also from the commonly used private amenity space of that property, and consider that the orientation of the properties and the existing private nature of the site is such that the impact is likely to be greater than is perceived from the drawings and purely looking at the distances. It is proposed to fill in the gap in the existing hedge with leylandii, and it is noted that the proposed dwellings will be set further back than the existing dwelling on the site. The neighbour has pointed out that even if there is a condition restricting the removal of the hedge, future occupiers of the dwellings may still choose to remove or indeed lower the hedge. If this occurs, it would take some time for a replacement to be sufficiently established. It is considered that if Members resolve to approve the application, the condition should be worded to ensure that the hedge should be retained in perpetuity, and that if it dies is removed or damaged it should be replaced with a size and variety that must be agreed in writing with the Local Planning Authority, and furthermore in the short term the gap shall be supplemented by a 2.5m fence. In view of this it is considered by officers that, whilst the acceptability of the development is balanced, it lies in favour of the development.

#### Highway and drainage considerations

Some letters of objection have raised concerns regarding highway safety, and the impact of two additional accesses. It is also noted the site is situated within the 30 MPH limit of the village.

Furthermore each property will have room to enable a vehicle to enter and leave in a forward gear. In view of this it is not considered that a highway reason for refusal could be sustained.

In relation to drainage, concern has been expressed by neighbouring occupiers that the additional dwellings could cause both foul drainage problems, and also exacerbate problems with surface water running onto the main road and making it icy in winter. There are no objections from Yorkshire Water Services, and it is noted that one of the conditions recommended by the Highway Authority relates to the requirement to details measures to prevent surface water discharging onto the highway.

#### Open Space Requirements

Policy requires all new residential development to contribute to the provision of open space, recreation and leisure facilities. On sites below 15 houses it will be in the form of financial contributions.

#### Response to other neighbour objections

The report addresses many of the objections raised by neighbouring objectors. In relation to other comments, it has been suggested that the Local Needs Occupancy condition should relate to all the dwellings. The policy strategy seeks to limit housing in non service villages to the needs of local people. In this case, the existing dwelling on the site is not subject to an occupancy clause, and therefore it is considered that it should only apply to two of the dwellings as this represents the net increase of new dwellings on the site.

A further objection questions the accuracy of the levels shown on the submitted cross section. The applicant has confirmed that the existing site has been surveyed, and therefore the plans are accurate in relation to the site and location of the hedge. It is not possible to confirm the floor levels of the dwelling to the rear without entering the site. It is considered however that the plans are detailed enough to enable officers to assess the proposed development. It is also noted that officers have viewed the application site from the garden and dwelling of the neighbouring property.

#### Conclusion

It is considered that the principle of the development is in accordance with both National and Local policy. Indeed the recently published National Planning Policy Guidance states that rural housing is essential to ensure viable use of local facilities. It is also considered that the design of the development preserves the setting of the countryside, and the natural beauty of the Area of Outstanding Natural Beauty. There are no objections from any other statutory consultees.

The application generated a number of objections from neighbouring occupiers, and their views have been taken into account in the consideration of the application. It is considered that the acceptability of the development in relation to neighbouring occupiers is balanced. However taking account the distance between the proposed development and neighbouring occupiers, together with the requirement for additional screening, the recommendation is one of approval subject to a section 106 agreement in respect of Public Open Space contributions.

#### **RECOMMENDATION:                      Approval subject to S106 Agreement**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Prior to the commencement of any construction work on site and unless otherwise agreed in writing by the Local Planning Authority, a 2.5m fence shall be erected on the boundary of the site with Endfield where there is a gap in the existing hedge.

Reason:- In the interests of maintaining the amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Before the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 The proposals for the landscaping of the site shown on the Site plan, scale 1:200, Drawing 06 Jan 2014, shall be completed in the first planting season following the commencement of the development or such longer period as may be agreed in writing with the Local Planning Authority. Any trees/shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason:- To enhance the appearance of the development hereby approved.

- 5 Unless otherwise agreed in writing by the Local Planning Authority, the existing boundary hedge which forms the southern boundary of the site shall be retained in perpetuity to a height of a minimum of 3 metres. Any trees or shrubs which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation. Any gap which is formed due to such damage or disease shall be reinstated within a two week period by a 2.5m fence until the replacement hedging reaches that height.

Reason:- To maintain the amenities of neighbouring occupiers, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Unless otherwise agreed in writing by the Local Planning Authority and notwithstanding the submitted details, the site shall be developed with separate systems of drainage for foul and surface water.

Reason:- In the interests of satisfactory drainage, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse



Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the character of the area and the amenities of neighbouring occupiers are not adversely affected by inappropriate development, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order revoking, re-enacting or amending that Order), no windows, other than those shown on the plans hereby approved, shall be formed in the walls or roof of the extension(s) hereby permitted without the prior written consent of the Local Planning Authority following a specific application in that respect.

Reason:- To ensure that the character of the area and the amenities of neighbouring occupiers are not adversely affected by inappropriate development, and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 9 The external walls of the dwelling hereby permitted shall be constructed from natural stone, coursed and jointed in the local tradition, and the roof covered with red natural clay pantiles.

Reason:- To preserve the setting of the Conservation Area, and to satisfy the requirements of Policies SP12 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 10 The occupation of two of the dwellings hereby approved shall be limited to people and their dependants who:

- Have permanently resided in the parish, or an adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved in the past three years, or service men and women returning to the parish after leaving military service; or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

Reason:- To satisfy the requirements of Policy SP21 of the Ryedale Plan - Local Plan Strategy.

- 11 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed

Reason:- To ensure a satisfactory external appearance, to preserve the character of the listed building and to satisfy the requirements of Policy SP12 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

- 12 The guttering to the development hereby permitted shall be fixed by means of gutter spikes and no fascia boarding shall be used unless agreed in writing by the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance, to preserve the character of the listed building and to satisfy the requirements of Policy SP12 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.

- 13 Prior to the commencement of the development, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP12 of the Ryedale Plan - Local Plan Strategy, and Section 12 of the National Planning Policy Framework.

- 14 The development hereby permitted shall be carried out in accordance with the following approved plan(s):.

Reason: For the avoidance of doubt and in the interests of proper planning.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
Regional Spatial Strategy  
National Planning Policy Framework  
Responses from consultees and interested parties