

**RYEDALE DISTRICT COUNCIL  
PLANNING COMMITTEE**

**SCHEDULE OF ITEMS TO BE DETERMINED BY THE COMMITTEE**

**PLANS WILL BE AVAILABLE FOR INSPECTION 30 MINUTES BEFORE THE MEETING**

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**Item Number:** 6  
**Application No:** 17/00191/HOUSE  
**Parish:** Malton Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mrs Elizabeth Parlett Rhodes  
**Proposal:** Erection of single storey rear extension  
**Location:** 55 Middlecave Road Malton North Yorkshire YO17 7NQ

**Registration Date:** 17 February 2017      **8/13 Week Expiry Date:** 14 April 2017  
**Case Officer:** Charlotte Cornforth      **Ext:** 325

**CONSULTATIONS:**

**Parish Council**      No objection in principle but request neighbours concerns are taken into account

**Neighbour responses:**      Mrs J Brown, Mrs Wendy Rushton, Mr & Mrs Inez & Alan Pratt,

**Overall Expiry Date:**      3 April 2017

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Members will recall that this application was deferred at the meeting on the 11th April 2017 for a site visit. This site visit took place on the 25th April 2017.

Members should refer to the agenda pages from the 11th April 2017 meeting for the application documents, including the Officer Report.

The recommendation is one of approval.

**RECOMMENDATION:      Approval**

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      Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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**PLANNING COMMITTEE**

9 May 2017

- 3 The proposed windows on the western and eastern elevation of the proposed extension shall be permanently glazed with frosted or opaque glass.

Reason:- To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan - NYK 140095 date stamped 17.02.2017.

Proposed Elevations and Floor Plan - Drawing Number ER201702-02 date stamped 17.02.2017.

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

**Background Papers:**

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties