

Item Number: 7
Application No: 17/00356/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr James Johnson
Proposal: Erection of single storey extension to the north elevation (revised details to refusal 16/01414/FUL dated 15.11.2016)
Location: Masonic Hall Bridge Street Pickering North Yorkshire YO18 8DT
Registration Date: 30 March 2017 **8/13 Week Expiry Date:** 25 May 2017
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council No objection
Highways North Yorkshire No objections
Sustainable Places Team (Yorkshire Area) Comments received

Neighbour responses: Mr P Croot, Mrs Kathleen Grayston,

Overall Expiry Date: 30 May 2017

Members will recall that this application was deferred at the meeting on the 7th June 2017 for a site visit. This site visit took place on the 20th June 2017. Members should refer to the agenda pages from the 7th June 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 SP12, SP 16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 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 and to satisfy the requirements of Policies SP12, SP 16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Notwithstanding the submitted details, prior to the commencement of the development hereby permitted, details of all external joinery, including 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. These shall be shown on a 1:10 scale drawing.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any mechanical extraction or ventilation 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 Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the submitted details, prior to commencement of the development hereby permitted, the precise details of any external guttering 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 Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan - dated 30.03.2017.

Proposed Extension - Plans Drawing No 180 816 3

Proposed Extension - Elevations Drawing No 180816 4.

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