

Item Number: 10
Application No: 19/00109/FUL
Parish: Sinnington Parish Council
Appn. Type: Full Application
Applicant: Taylorbuilt Developments Ltd
Proposal: Erection of 2no. three bedroom semi-detached dwellings with single detached garage
Location: Land Adj Church Lane Cottage Church Lane Sinnington Pickering

Registration Date: 5 February 2019
8/13 Wk Expiry Date: 2 April 2019
Overall Expiry Date: 6 August 2019
Case Officer: Alan Goforth **Ext:** 43332

CONSULTATIONS:

Initial consultation

NYM National Park	No objections
Building Conservation Officer	Objection
Public Rights Of Way	Recommend informative
Highways North Yorkshire	No objections but conditions
Sinnington Parish Council	No response received
Yorkshire Water Land Use Planning	No response received

Re-consultation (revised plans and Heritage Statement)

NYM National Park	No objections
Building Conservation Officer	No objections
Public Rights Of Way	No response received
Highways North Yorkshire	No objections previously recommended conditions apply
Sinnington Parish Council	No objection
Yorkshire Water Land Use Planning	No response received

Neighbour responses: Mrs Alina Clark, Ms Melanie Underwood, Mr And Mrs Richardson, Mr Vincent Clark, P Hunter, Mrs Margaret Simpson, G Auton, Sister Barratt-Atkin,

SITE:

The application site is land at the northern end of the village of Sinnington which is located on the southern boundary of the North York Moors National Park. The village is linear in form and situated north of the A170, five miles west of Pickering and four miles east of Kirkbymoorside. The application site amounts to approximately 0.06 hectares and the western part that fronts the road is within the village development limits. The eastern part is outside of development limits, within the open countryside and also the locally designated Fringe of the Moors Area of High Landscape Value (AHLV).

The site is relatively flat and is currently overgrown rough ground. The site is wholly within the village Conservation Area. Properties within the village are constructed from a mixture of limestone, sandstone and brick and a number of newer, detached dwellings have been constructed on infill plots on the western side of the Main Street. The Grade II listed Church Lane Cottage stands immediately to the

north of the site and the 12th century Grade II* listed All Saints Church is 150m to the north east.

The River Seven runs on the western side of the village. The site is less than 1 hectare in size and within Flood Zone 1 with a low probability of flooding. A row of terraced cottages (no's 1-4 Victoria Gardens) stand to the south of the site. The detached properties of Seven Winds and Corner House stand opposite on the western side of the lane. Public footpath number 25.86/2/1 runs north-south parallel to the eastern boundary of the site and public bridleway number 25.86/4/1 runs west-east along Church Lane.

PROPOSAL:

Planning permission is sought for the erection of 2no. three bedroom semi-detached dwellings with single detached garage.

The semi-detached dwellings would take the form of a 'T' shaped building in plan form with the head of the 'T facing' the road. The central wing would extend out from the rear, east facing elevation and be split between the two dwellings.

The dwellings would be orientated to face west onto the road with each dwelling having a frontage width of 5.5 metres. The side gable would have a depth of 6.2 metres and rear projection of the central wing would extend a further 4.8 metres. The ridgeline would run north-south with side gables. Each dwelling would stand 4.8 metres to the eaves and 7.2 metres to the apex of the pitched roof. The ridgeline of the central wing off the rear elevation would be stepped down from the principal apex by 400mm. The single detached garage would have a footprint of 19.5m² and would stand 3.4 metres to the apex of the pitched roof.

The dwellings and garage would be constructed in coursed natural stone under a red clay pantile roof with painted timber doors and windows. The buildings would incorporate stone heads, sills and ridge tiles.

At ground floor level each dwelling would comprise a front entrance porch, living room, dining/kitchen area and utility room and WC. There would be three bedrooms and a bathroom at first floor level.

The principal windows would be in the front, west facing and rear, east facing elevations. Patio doors in the north and south elevations would provide access to the rear garden from the kitchen/dining area. There would be small, secondary side windows in the north and south facing elevations at the first floor level to serve the master bedrooms. The rear garden for each dwelling amounts to approximately 130m². The boundary at the front would remain as a dry stone wall and the rear gardens would be enclosed by a timber fence.

Access would be gained via two openings in the stone wall, one on each side of the building to serve the two dwellings. The northernmost dwelling (plot 1) would have a driveway, turning area with a parking bay and single detached garage at the northern end of the plot and the southernmost dwelling (plot 2) would have a driveway and two parking bays. The works to form the driveway for plot 1 would require the removal of two small trees. The driveways and turning areas would be constructed using permeable gravel surfaces. It is proposed that foul water is disposed via the mains sewer and surface water to soakaway.

The initial proposal was for two semi-detached dwellings designed with a large rectangular footprint that resulted in a substantial side gable depth of 9.2 metres. In light of concerns raised by the Building Conservation Officer the form of the building was redesigned to that described above which significantly reduced the gable span. The ridge and eaves heights have also been reduced from the initial proposal by 1200mm and 200mm respectively (previously 8.4m & 5m). In addition the applicant has agreed to amend the plans to replace the black steel chimney flues with traditional style chimney stacks. The initial, now superseded drawings are attached to this report to allow for comparison.

POLICIES

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The Development Plan for the determination of this particular application comprises the following:

- The Ryedale Plan- Local Plan Strategy (2013)

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP21 Occupancy Restrictions

Local Plan Strategy - Policy SP22- Planning Obligations, Developer Contributions and the Community Infrastructure Levy

Material Considerations

National Planning Policy Framework 2019 (NPPF)

National Planning Practice Guidance 2014 (PPG)

REPRESENTATIONS:

The Authority received eight objections from the occupants of the following properties in Sinnington: Church Lane Cottage; Corner House, Church Lane; 1 Riverside Cottages; Rosewood, The Green; and numbers 1, 3 and 4 Victoria Gardens.

In summary the objections relate to the following:-

- Overdevelopment of the site
- Impact on the setting of, and views towards the Grade II listed cottage
- Loss of privacy/overlooking
- Overshadowing of cottage
- Scale and size inconsistent with neighbouring properties/higher and wider than terraced properties at Victoria Gardens
- Parking provision on site/on street parking
- Position of access in relation to Church Lane
- Increased vehicle movements along lane and pedestrian safety
- The dwellings should be permanent residences and not holiday homes or second homes

APPRAISAL:

The main considerations in the determination of this application are:

- Principle of the development;
- Design, form and impact on designated heritage assets ;
- Impact on residential amenity;
- Impact on highway safety;
- Local Occupancy; and
- Community Infrastructure Levy

Principle of the development

The western part of the application site that fronts the road is where the dwellings would be situated and this land falls within the village development limits. The eastern side of the plot beyond the development limit is considered open countryside and also falls within the Fringe of the Moors AHLV. The submitted details do not show any built development in this area and this land would form the domestic curtilage (rear gardens) of the proposed dwellings with no adverse impact on the locally valued landscape. Development Limits for settlements define the boundary within which development in principle will be generally acceptable. Sinnington is identified in the Local Plan as an 'Other Village' where the role is the "*Consolidation of new development within current development limits, with the expansion of settlements for housing, justified only in exceptional circumstances*".

Policy SP2 (Delivery and Distribution of New Housing) establishes the amount of new housing to be delivered in Ryedale to 2027. It sets out how this is to be distributed across the settlement hierarchy (Policy SP1) and identifies the amount of new housing which will be provided at each of the different towns and some villages. Ryedale has a five year supply of deliverable housing land set out in the recently adopted Local Plan Sites document.

Policy SP2 identifies that sources of new housing in 'Other Villages' such as Sinnington includes (*inter alia*) infill development (small open sites in an otherwise continually built up frontage) restricted to Local Needs Occupancy (LNO - Policy SP21). The planning application has been brought forward on the basis that the occupants would fulfil the local occupancy requirements. If permission is granted an LNO condition as set out in Policy SP21(a) would be imposed on both dwellings.

The proposal represents a form of residential development supported in principle by Policies SP1 and SP2 however the site is sensitive in terms of planning constraints and this is discussed below.

Design, form and impact on designated heritage assets

The site is wholly within the village Conservation Area. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities to ensure that special attention is paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area. There is also a statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings.

The Grade II* listed church, which is 150 metres to the north east of the site, is a significant building of architectural and historic interest within the village. However, due to the separation distance, topography and intervening planting it is concluded that the proposed infill, road side development would not impact upon the setting of All Saints Church.

The application site is currently an undeveloped area of rough ground on the northern edge of the settlement. It currently provides a stand-off that contributes positively towards the setting of the adjacent Grade II listed cottage. Church Lane Cottage is a small, single storey dwelling built of rubble sandstone. The objections from local residents raise concern that the proposed dwellings would have an adverse impact on the setting of, and views towards the listed cottage.

The Building Conservation Officer initially objected to the proposed development, noting that the application was not accompanied by a Heritage Statement to assess how the development will affect the identified heritage assets and their settings. The Building Conservation Officer also objected to the proposed gable width of 9.2 metres which was considered to be too wide and did not reflect the vernacular architecture of the village.

The revised application is accompanied by a Heritage Statement that assesses the significance of the heritage assets and their settings and the impacts of the proposed development upon them. The Heritage Statement confirms that the application site does contribute to the significance of the listed cottage by providing views towards it from Netherby Lane and those views also contribute towards the character of the Conservation Area.

The Heritage Statement highlights that historical maps show that the western side (road frontage) of the application site was once occupied by a linear structure which at one stage formed four cottages. In the early 1900s the row of cottages were amalgamated to form two dwellings. The exact date is not known but the cottages were demolished at some point between 1930 and 1952. Therefore, although several decades ago, the heritage assessment has established that the site has previously had a domestic use comprising cottages and gardens/garth.

The Heritage Statement concludes that the harm caused to the identified heritage assets would be ‘less than substantial’. Paragraph 196 of the NPPF states *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*

The proposed development would not involve built development along the entire frontage and as a result there would be views available from the lane towards the listed cottage. The siting of the proposed development allows the dry stone wall and grass verge to remain as the site boundary on the street frontage and the land forming the rear gardens of the new dwellings would ensure that land on the southern side of the listed cottage remains open and undeveloped. These features make a positive contribution to the character and appearance of the Conservation Area. A condition shall be imposed to remove permitted development rights for ancillary buildings within the curtilages of the proposed dwellings to ensure that additional built development does not encroach upon the listed cottage.

The proposed dwellings are appropriately scaled and incorporate materials and detailing sympathetic to the character of the area. The proposed development would reinstate a residential use on this previously domestic plot which will better reveal the heritage significance of the site. The development of this site for two dwellings represents the optimal viable use for the derelict and neglected land that would contribute towards housing provision in the District and it is considered that this outweighs the identified harm to the heritage assets.

The Building Conservation Officer has reviewed the revised plans and the Heritage Statement and acknowledges that there have previously been structures on this parcel of land. The Building Conservation Officer concurs with the findings of the Heritage Statement and has no objection to the revised scheme.

To accord with Policy SP16 (Design) and reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings.

Newer housing in the village has taken the form of infill development along the street frontage. On the western side of the lane the land is less densely developed with relatively modern bungalows set back from the road with generous curtilages. The eastern side of the lane is characterised by street edge development and long rear gardens. It is considered that the new dwellings in the proposed location would alter the existing appearance of the streetscene but would not significantly depart from the form and arrangement of built development in this part of the village.

The dwellings would be orientated to face west and would sit behind the front building line of the row of four terraced properties comprising Victoria Gardens to the south. The level of the land falls away in a generally southward direction and as a result the terraced properties of Victoria Gardens are lower and the eaves and ridge heights of the proposed dwellings are above those of the neighbouring properties. This is illustrated by the street elevation drawing included in the submitted plans. As part of the revised details the ridge and eaves heights have been reduced and the scale and massing would not have an overbearing presence on the streetscene or the setting of the adjacent cottage.

The reduced gable span is in keeping with vernacular proportions and the adjacent dwellings of Victoria Gardens to the south which are approximately 6.5 metres in depth. In addition the frontage widths of the dwellings, whilst larger, do not significantly depart from the size of the adjacent terraced properties. The new dwellings would be constructed from traditional materials sympathetic to the local vernacular

(natural stone and red clay pantiles).

The Heritage Statement also confirms that the dry stone wall along the site frontage is not curtilage listed and Listed Building Consent is not required for the alterations to create the vehicular access points. The dry stone wall is partly overgrown and in relatively poor condition. The Heritage Statement highlights that the wall has been built in a 'hap-hazard manner' and clear vertical breaks in the wall suggests poor repairs and former openings. As part of the development openings would be created for vehicular access but the majority of the wall (and the grass verge) would be retained and where necessary repaired and rebuilt using the existing stone and traditional construction methods.

It is considered that the scale, proportions and external construction materials for the development would be sympathetic to the site, streetscene and character of the area. The siting, layout and orientation of the semi-detached dwellings does not depart from the grain of the settlement. The proposed development can be accommodated within the plot without overdeveloping the land and whilst there would be a change in the character and appearance of the site it would not result in harm to the designated heritage assets or their setting. Overall, the proposed development would not be detrimental to the character and appearance of the Conservation Area or the adjacent listed building including its setting and would not conflict with the aims of the NPPF or Policies SP12, SP16 and SP20.

Impact on residential amenity

The objections raised by neighbours include concerns in relation to loss of privacy/overlooking and overshadowing of the adjacent listed cottage.

The proposed dwellings would be orientated to face west towards an open, undeveloped plot of land and neighbouring bungalow (Seven Winds). As required by Policy SP20 the development should respect the character of the area without having a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community. The application site is on the edge of the settlement in a rural setting adjacent to agricultural land and residential properties.

The principal windows on the dwellings face west and east (front and back) and there are no windows or door openings in the side gables. There are no windows that would directly face into habitable rooms of any neighbouring dwellings. Church Lane Cottage is a small single storey dwelling immediately to the north east. There would be a small, secondary side window in the north facing elevation of plot 1 (northernmost dwelling) at first floor level to serve the master bedroom. Due to the siting of the proposed development and the orientation of the new dwellings in relation to the adjacent cottage any views towards the side, west facing elevation of the cottage would be at an oblique angle. The west, gable end elevation of the cottage contains a single attic window. The first floor window of the dwelling in plot 1 would directly face past the cottage towards the sheds at the side of the property. Furthermore, the window openings would not give rise to any overlooking of the principal garden of the cottage which is on the eastern side of the site. The existing boundary treatment on the northern boundary with the adjacent cottage is a timber stock fence that provides limited screening. To address this the applicant has agreed to the inclusion of natural screen planting along part of the northern boundary opposite the double doors from the kitchen to provide additional screening/privacy from Church Lane Cottage. The detail shall be secured as part of the recommended boundary treatment and landscaping conditions.

The semi-detached dwellings would be to the south west of Church Lane Cottage and at its closest point would be approximately 10 metres from the cottage. The amendments to the proposal have reduced the overall bulk and size of the dwellings. The two storey, rear projection would have a ridge height of 6.8 metres. Church Lane Cottage is a small, single storey dwelling and whilst the new dwellings would be larger than the cottage it is considered that the scale, spacing, layout and orientation would not give rise to an overbearing presence or cause unacceptable loss of light to the neighbouring dwelling.

It is not anticipated that the new dwellings would give rise to any pollution, disturbance or visual intrusion for any of the nearby residential receptors. Taking account of the sites proximity to existing

residential properties to the west, north and south it is considered prudent to limit the hours of excavation and construction work by condition in the interests of residential amenity.

The proposed dwellings, by virtue of their siting, scale and orientation, would not give rise to an unacceptable loss of amenity to occupants of properties adjacent to the site in terms of overlooking/loss of privacy or overshadowing or overbearing impact. It is considered that the development would not give rise to any unacceptable impacts on local amenity and would comply with Policy SP20.

Notwithstanding the impact on the neighbours the proposed semi-detached dwellings have been designed to provide adequate private, individual amenity space for the occupants. The gardens to the rear of the dwellings would be of a size commensurate to the type of dwelling proposed and sufficient off-street parking would be available within the site as required by Policies SP4 and SP20.

Impact on highway safety

Policy SP20 requires that access to and movement within the site by vehicles, cycles and pedestrians should not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists.

The objections made by neighbours include concerns in relation to inadequate parking provision and that, as a result, visitors are likely to park on the road outside of the site. In addition there is concern that the two dwellings will result in an increase in traffic along the lane and the new access positioned near to the corner of Church Lane is unsafe.

Access would be gained via two openings in the dry stone wall (western boundary), one on each side of the building and each would lead to driveways to serve the two dwellings. The northernmost dwelling (plot 1) would have a driveway, turning area with a parking bay and single detached garage at the northern end of the plot and the southernmost dwelling (plot 2) would have a driveway and two parking bays. This would provide off street parking for a minimum of two cars per dwelling which complies with the minimum parking standards for these types of dwelling in this rural location.

The LHA have confirmed that the required visibility splays will be achieved and have no objections subject to the inclusion of conditions to cover: surface water discharge; the highway verge crossing; creation and retention of proposed parking areas; restrict the conversion of the single garage into domestic accommodation; on-site parking and material storage clear of the highway; and an informative in relation to precautions to prevent mud and debris on the highway.

The proposed development incorporates suitable access, turning and on-site parking provision. Any associated increase in vehicle movements would be limited and are not considered to give rise to a materially detrimental impact on users of the existing public highway including the adjacent public footpath and bridleway. The road to the front of the application site is not subject to heavy traffic as both Dark Lane and Church Lane are cul de sacs which lead to a handful of dwellings, a farm and the village church at the northern end of the village. It is considered that the traffic generated by the additional dwellings would not have any significant impact upon highway safety, congestion or parking provision and complies with the requirements of Policy SP20.

Local Occupancy

An objection from a local resident requests that the new dwellings are only allowed as permanent residences and not holiday homes or second homes.

Policy SP21(a), in relation to local needs occupancy, states *“To meet local housing need in the non-service villages the occupancy of new market housing will be subject to a local needs occupancy condition where this accords with Policy SP2, and will be limited to people 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 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 proposed that the occupants of the new dwellings would comply with the Local Needs Occupancy condition set out in Policy SP21(a). It should be noted that the parishes that adjoin Sinnington are Kirkbymoorside, Appleton-Le-Moors, Cropton, Wrelton, Middleton, Normanby, Marton and Edstone. In terms of the existing housing stock, at the time of writing this report, there are no properties for sale in the village Sinnington. It is acknowledged that there are limited sources of housing in non-service villages and the proposed development would make two new dwellings available to meet the needs of local people in Sinnington and the immediately adjoining parishes.

Community Infrastructure Levy (CIL)

The Council’s CIL charges apply to private market houses (Policy SP22), and there would be a charge of £85.00 per square metre for this type of development.

Conclusion

The proposal is for frontage, infill residential development within the village development limits. The principle of the development aligns with local policies SP1 and SP2 subject to being restricted to local occupancy. In light of the above, it is considered that the site is capable of being developed for two semi-detached dwellings and meets the relevant policy criteria outlined above and would not have an unacceptable impact on residential amenity or highway safety. The semi-detached dwellings would not have an overbearing or adverse impact on the setting of the adjacent listed cottage and would preserve and enhance the character and appearance of this part of the Conservation Area. The ‘less than substantial harm’ to the significance of the heritage assets would be offset by the benefits of the development of the site and securing its viable use. The new dwellings can be accommodated without having an unacceptable impact on the appearance of the street frontage, the wider locally valued landscape or the character and form of the settlement.

It is considered that the proposal is acceptable and complies with Policies SP1, SP2, SP4, SP12, SP13, SP16, SP19, SP20 and SP21 of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The recommendation to Members is one of conditional 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan
 Floor and site plans ref. 190 426/01/-
 Elevations ref. 190 426/02/A
 Garage and street elevation ref. 190 426/03/A

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

- 3 Prior to the construction of any walling associated with the buildings hereby approved details and samples of the materials to be used on the exterior of the buildings 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 Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 4 Prior to the construction of any walling associated with the buildings hereby approved, 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 Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 5 Prior to their installation, 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.

- 6 There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.

Reason: In the interests of highway safety

- 7 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number DC/E9A, to cater for construction and delivery traffic during the construction phase and subsequent domestic and visitor traffic following occupation of the dwellings. The surface course may be omitted until construction traffic ceases in order to preserve the finished material providing any vertical edges are provided and maintained with temporary ramping material in the intervening period.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 8 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 190 426/01/-. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: To provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason: To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

- 10 Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

- a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
- b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
- c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

Reason: To provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

- 11 Prior to the occupation of any part of the development hereby approved details of the boundary treatment of the site (location, type, material & height) shall be submitted to and approved in writing by the Local Planning Authority. The approved boundary scheme shall be carried out in its entirety within 6 months of the approval of the details or such longer period as may be agreed in writing with the Local Planning Authority.

Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality.

- 12 Prior to the laying of any driveways or turning areas within the site details of the ground surfacing materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance.

- 13 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015 (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 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

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

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s).

- 14 Any excavation or construction work associated with the development hereby approved shall be carried out only between the hours of:-

0800 -1800 hours Mondays to Fridays

0800 -1300 hours Saturdays

and at no time on Sundays and Bank (or Public) Holidays.

Reason: To protect local amenity during construction.

- 15 Before the end of the first planting season (November – March inclusive) following the commencement of development or such longer period as may be agreed in writing with the Local Planning Authority, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or 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.

- 16 The dwellings hereby approved shall only be occupied by a person(s) together with his/her spouse and dependents, or a widow/widower of such a person, 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 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

Reason: To satisfy the requirements of Policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

INFORMATIVES

- i. Condition 7- You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed

constructional specification referred to in this condition.

- ii. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way adjacent to the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of team at County Hall, Northallerton via paths@northyorks.gov.uk to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.
- iii. In respect of the construction period for the proposed development, you are advised to take appropriate precautions to prevent the deposit of mud, grit and dirt on the public highways by vehicles travelling to and from the site and on-site facilities such as a wheel wash / power jet wash to avoid such deposits should be made available before any excavation or depositing of material in connection with construction commencing and be kept available and in full working order until such time as construction traffic ceases. North Yorkshire County Council, the highway authority, draws your attention to Sections 148 and 149 of the Highways Act 1980 in respect of unlawful deposits on a highway and requires anything so deposited which constitutes a nuisance to be removed forthwith.