

RYEDALE DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

FULL APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT

RYEDALE DISTRICT COUNCIL, THE LOCAL PLANNING AUTHORITY, HAS CONSIDERED THIS APPLICATION AND HAS DECIDED THAT IT SHOULD BE REFUSED FOR THE REASON(S) GIVEN BELOW:

Application No: 18/01334/FUL

Proposal: Temporary change of use (2 years) from residential to mixed use as a dwellinghouse and holiday let (retrospective)

at: St Hildas House Main Street Cawton Helmsley YO62 4LW

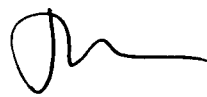
for: Mrs S Wharton

Decision Date: 11 March 2019

REASON(S)

- 01 It is not considered that the proposed continuation of the mixed use development (specifically the short term holiday let with a maximum capacity for 15 people and no on site manager) respects the character and context of the immediate locality in relation to the existing closely adjoining residential properties, in a village within the Howardian Hills Area of Outstanding Natural Beauty (AONB) with low ambient noise levels. The proposal is considered to be contrary to the requirements of Policies SP13 and SP20 of the adopted Ryedale Plan, Local Plan Strategy and objectives of the AONB Management Plan to conserve the special qualities and tranquillity of the AONB.
- 02 The short term holiday let use has been proven to result in significant harm to the residential amenity of the occupiers of the closely adjoining neighbouring residential properties, by virtue of unacceptable noise and disturbance. This proposal is therefore considered to be contrary to the requirements of Policy SP20 of the Ryedale Plan, Local Plan Strategy.

Mrs S Wharton
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HEAD OF PLANNING