

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 IT SHOULD BE APPROVED SUBJECT TO THE CONDITIONS STATED BELOW:

Application No: 99/00709/FUL

Proposal: Change of use and alterations to school to form dwelling (Revised details to Approval No 98/00770/FUL)

at: Former School Cropton Pickering North Yorkshire

for: Mr & Mrs Monkman

Decision Date: 2 September 1999

CONDITIONS AND ASSOCIATED REASONS

- 01 The development hereby permitted shall be begun on or before 1 September 2004.
- Reason:- To ensure compliance with Sections 91 to 95 and Section 56 of the Town & Country Planning Act 1990.
- 02 Before the development hereby permitted is commenced, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.
- Reason:- To ensure a satisfactory external appearance.
- 03 The following materials forming part of the existing building shall be carefully taken down and stored for use in the development hereby permitted:-
- Tiles, guttering and downpipes
- Reason:- The use of reclaimed materials will enable the new development to blend in with its surroundings in a satisfactory manner.

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- 04 All new windows and doors shall be constructed from timber, set in reveals of 50mm (2 ins) and finished and maintained in a paint finish to be agreed in writing with the Local Planning Authority.

Reason:- To ensure an appropriate appearance.

- 05 Notwithstanding the provisions of Schedule 2, Part I 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 appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s).

- 06 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modifications), no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse other than as shown on the approved plans, or as may be approved by the Local Planning Authority following specific application in that respect.

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

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07 The wall adjacent to the footpath on the west boundary of the site shall be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason:- The walls forms an important visual feature in the streetscene.

08 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any off-site works, have been submitted to and approved in writing by the Local Planning Authority.

Reason:- To ensure that the development can be properly drained.

09 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason:- To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

10 Prior to the first use of the development the vehicular access, parking and turning facilities shall be formed in accordance with the submitted drawing (Reference 260 698P2 Amendment B0799). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- To provide for appropriate on-site vehicle parking facilities with associated access and manoeuvring areas, in the interests of highway safety and the general amenity of the development.

11 Any access gates shall be made to open inwards only.

Reason:- In the interests of safety and convenience of users of the highway and of the free flow of traffic thereon.

12 The approved windows on the north elevation shall remain fixed and obscure glazed unless otherwise agreed in writing with the Local Planning Authority following specific application in that respect.

Reason:- In the interests of residential amenity of neighbouring properties.

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