

Mr Tom Moorhouse
20 Hepworth Way
Skipton
BD23 2UH

Planning Decision Notice
Town and Country Planning Act 1990

Application No:	ZA25/26701/HH
Date Valid:	7th February 2025
Applicant:	Mr Joe Daggett
Proposal:	House holder permission for the construction of a double garage with room above
Location:	22 West Lane, Embsay, Skipton, BD23 6RL,

North Yorkshire Council (Craven) has considered this application under the Town and Country Planning Act 1990 (as amended) and **Grants Householder Planning Permission** for the development described above.

This permission is granted subject to the following Condition(s) and Reason(s) which are laid out in the order by which they must be complied with:-

Time Limit for Commencement

- 1 The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission.

Reason: In accordance with Section 91(1) of the Town and Country Planning Act 1990 as amended by the Planning Compulsory Purchase Act 2004.

Approved Plans

- 2 This permission relates to the following plans and documents:
 - o Drawing No. DR004: "LOCATION PLAN". Received 4th February 2025.
 - o Drawing No. DR006 REV A: "GARAGE PLANS". Received 21st May 2025.
 - o Document Name: "DAYLIGHT SUNLIGHT ASSESSMENT". Received 7th February 2025.
 - o Document Name: "SUSTAINABLE DESIGN AND CONSTRUCTION STATEMENT". Received 7th February 2025.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Craven Local Plan 2012-2032 and the National Planning Policy Framework.

During Building Works

- 3 The development hereby approved will be constructed in accordance with the materials detailed on the approved plans.

Reason: To ensure use of appropriate materials which are sympathetic to the character of surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Craven Local Plan Policy ENV3 and the National Planning Policy Framework.

- 4 Prior to any above ground works, details of biodiversity enhancements such as bird and bat boxes shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with Policy ENV4 and the NPPF.

Ongoing Conditions

- 5 The garage hereby approved shall only be utilised for purposes incidental to the enjoyment of the dwelling known as 22 West Lane, Embsay, Skipton, BD23 6RL and shall not be occupied independently of the main dwelling as a separate unit of residential accommodation, and no trade or business shall be carried out therefrom. In particular, it shall not be occupied, sold, disposed of or otherwise let as a separate dwelling.

Reason: For the avoidance of doubt, to ensure that the curtilage of the dwelling is not overdeveloped or subdivided inappropriately and because the application has been submitted (and determined) on this basis in accordance with the requirements of Craven Local Plan and the National Planning Policy Framework.

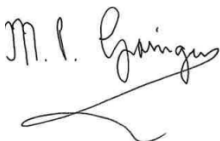
Informative(s)

- 1 Statement of Positive Engagement:

In dealing with this application North Yorkshire Council (Craven) has sought to approach the decision making process in a positive and creative way, in accordance with the requirements of paragraph 39 of the NPPF.

- 2 Hours of Construction

The hours of operation during the construction phase of development and delivery of construction materials or equipment to the site and associated with the construction of the development hereby permitted should be limited to 0730 hours to 1800 hours on Monday to Fridays and 0730 hours to 1300 hours on Saturday. No work should take place on Sundays or Bank/Public Holidays.



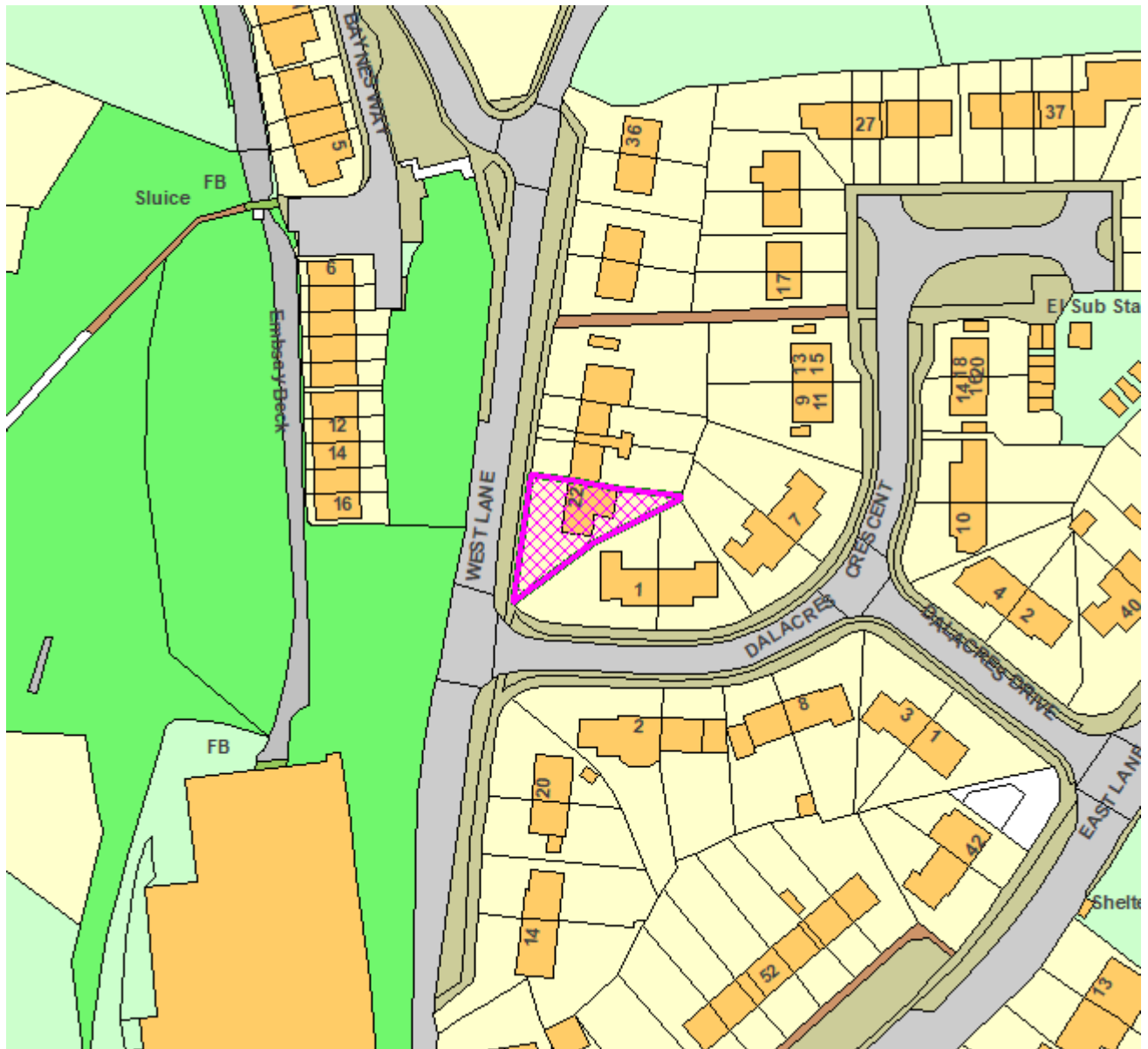
Martin Grainger
Head of Development Management

DATE 20 June 2025

NOTES

This is an approval under the Town and Country Planning Act only. It does not absolve the applicant from the necessity of obtaining Listed Building consent if necessary or approval under the Building Regulations, or of obtaining approval under any other Bye-laws, Local Acts, Orders,

Regulations and Statutory Provisions in force, and no part of the proposed development should be commenced until such further approval has been obtained.



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Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Where this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Otherwise, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission or prior approval for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

Otherwise, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.