

Mr Frankie Dryden-Fay,
LARK Architects
Unit 10
Riparian Court
The Crossings
Cross Hills
Keighley
West Yorkshire
BD20 7BW

REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER)

Town and Country Planning Act 1990

Application No.	C/26/821
Date Received	28 May 2025
Applicant	Mr & Mrs M & V Williams
Proposal	Householder planning permission for erection of two storey side extension, single storey rear extension and external works to parking and garden areas to existing detached dwelling, together with installation of solar panels to the south elevation
Location	21 Little Nunwell, Kirk Lane, Eastby, Skipton, North Yorkshire, BD23 6SF
Decision date	31 July 2025

The Yorkshire Dales National Park Authority hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **Planning Permission has been refused** for the carrying out of the development referred to above, for the following reason(s):

1. In the opinion of the Local Planning Authority, it is considered that the two storey side extension would be a large and dominant feature on the building and of poor design, and would not be visually subservient to the host property, resulting in the loss of the distinctive and attractive architectural style of the original 1930s dwelling and the contribution it currently makes to the wider street scene. The proposed development would therefore be contrary to policies SP1, SP2, SP4, L1 and L3 of the Local Plan, the Yorkshire Dales National Park Design Guide, and the National Planning Policy Framework 2024.

Note(s) to Applicant:



YORKSHIRE DALES
National Park Authority

1 Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.

2 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Agent. However, the issues raised are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

REDACTED BY YDNPA

Richard Graham BA (Hons) MRTPI

Head of Development Management

Date: 31 July 2025



Yoredale, Bainbridge,
Leyburn, North Yorkshire, DL8 3EL
Tel: 0300 456 0030 or 01969 652300
Fax: 01969 652399
Website: www.yorkshiredales.org.uk
E-mail: info@yorkshiredales.org.uk

Chief Executive: David Butterworth



TOWN AND COUNTRY PLANNING ACT 1990

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. You must do so **within 6 months of the date of this notice**, however, if this is a decision to refuse planning permission for a **HOUSEHOLDER APPLICATION OR FOR A MINOR COMMERCIAL APPLICATION** you must do so **within 12 weeks of the date of this notice**.
- If 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**, issued within the two years before the date of the planning application, 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**. If the Enforcement Notice issued on the appeal site in question was not issued within the two years before the date of a Full Planning Permission then the period to submit the appeal would be **six months from the date of the LPA refusal decision notice**. The Planning Inspectorate's Procedural Guide sets it out on page 8 at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/937642/Procedural_Guide_Planning_appeals_version_11_-_Final_1_.pdf
- 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.
- Appeals can be made online at: <https://www.gov.uk/appeal-householder-planning-decision> If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form 0303 444 5000.
- 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 at least 10 days before submitting the appeal**. Further details are available on <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>
- If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice



YORKSHIRE DALES
National Park Authority

requiring the Council to purchase their interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her. The circumstances in which such compensation is payable are set out in Part V of the Town and Country Planning Act 1990.

NOTE:

The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.