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**CASE NUMBER: 04/01770/FUL**  
**GRID REF: EAST 439014 NORTH 448154**

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**APPLICATION NO.:** 6.122.238.C.FUL

**LOCATION:**

Sheepfold Sicklinghall Road Sicklinghall Wetherby North Yorkshire LS22 6AA

**PROPOSAL:**

Erection of 1 no replacement detached dwelling (site area 0.93ha)

**APPLICANT:** Mr & Mrs I Mortimer

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.06.2009
- 2 CC03 DEV IN ACCORD WITH DRAWINGS/CONDITIONS
- 3 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 4 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 264/07/08 Site plan 1:200 and as amended by condition 4]. Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
- 5 CI02Y PD REST,NO EXTNS,GRGS&ROOF/DORMER WINDS

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CC03R TO SECURE SATISFACTORY IMPLEMENTATION
- 3 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 4 HW17R ROAD SAFETY REQUIREMENTS
- 5 CI02YR PROTECT VISUAL AMENITY

**JUSTIFICATION FOR GRANTING CONSENT:**

In granting permission for this development the local planning authority has taken into account all relevant policies in national Planning Policy Guidance Notes or other statements of Government Policy, Regional Planning Guidance, the local Development Plan, emerging policy and Supplementary Planning Guidance and Documents approved by the Borough Council for development control purposes, and all other material planning considerations, including those arising from the observations of any statutory

or non-statutory consultee and representations from the Parish, Town or City Council and the public about the application. On balance, the local planning authority considers the development would not give rise to any unacceptable consequences for sustainable development and economic development; social inclusion; protection of the environment; and prudent use of resources or other public interests of acknowledged importance.