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**CASE NUMBER: 04/01307/FUL**  
**GRID REF: EAST 436131 NORTH 468634**

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**APPLICATION NO.:** 6.46.53.B.FUL

**LOCATION:**

Oakfold Skelton On Ure Ripon North Yorkshire HG4 5AG

**PROPOSAL:**

Erection of 1no detached dwelling with annexe to form additional living accommodation and formation of new vehicular access. (Site area 0.12 ha).

**APPLICANT:** Mr Alan Speight

APPROVED subject to the following conditions:-

- 1 CA05 DEVELOPMENT SHALL BE BEGUN BEFORE ... 01.06.2009
- 2 CD03 SAMPLES OF MATERIALS TO BE APPROVED
- 3 CF06X DEVELOPMENT ANCILLARY TO DWELLING USE ... Oakfold
- 4 HW18 PROV'N OF APP'VD PARKING/MANOEUVR'G/TURN ... 3380/14 revA
- 5 HW23 GARAGE CONVERSION TO HABITABLE ROOM

Reasons for Conditions:-

- 1 CA05R TO COMPLY WITH SECTIONS 91-94
- 2 CD03R MATERIALS TO CONFORM TO AMENITY REQR'MTS
- 3 CF06XR SEPARATE RESIDENTIAL USE NOT ACCEPTABLE
- 4 HW18R ROAD SAFETY REQUIREMENTS
- 5 HW23R ROAD SAFETY REQUIREMENTS

**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.