



Pre-application Enquiry/Do I Need Planning Permission?

If you wish to confirm whether or not planning permission is required before starting any works, or would like advice on the acceptability of a proposed development, please fill in the details below and send to the above address where the Authority will provide you with written advice. There is a charge for this service (see attached fee sheet) and cheques should be made payable to 'North York Moors National Park Authority'. It makes good sense to do this, rather than rely only on verbal advice:- for your own peace of mind; for record purposes when selling your property; to show anyone who may question your right to build; or to gain a view on the likely outcome of a planning application.

Your permitted development enquiry will be assessed against the criteria set out in The Town and Country Planning (General Permitted Development)(England) Order 2015. Please note that **additional restrictions** apply to development within the National Park and Conservation Areas.

Guidance

- Submit only one copy of the completed form to the address above. We aim to provide a written response within ten working days, however please note that on occasions the Officer dealing with your enquiry may require longer to respond due to many contributing factors including the complexity of the development/site history or the need to undertake a site visit (*you will normally be advised of this in advance as an additional fee will be required*).
- A grid is provided on page six. The Authority asks that you sketch your existing dwelling/buildings and your proposal as accurately as possible including metric measurements.
- Please read the form carefully and complete all relevant sections as accurately as possible. Definitions and diagrams can be found on page seven to aid you in answering the questions contained within this form. The more detail you are able to provide, the easier it is for the Officer dealing with your enquiry to provide you with a quick and accurate response.
- **If you are seeking pre-application advice** it may be that many of the questions are not applicable (particularly if it doesn't relate to householder development). You may wish instead to submit a covering letter outlining your proposals along with a location plan and any other plans or details which would assist the Planning Officer in assessing your proposals.

Your Name and Address	Agent's Name and Address (if applicable)
Title:.....First Name:.....	Title:.....First Name:.....
Surname:.....	Surname:.....
Address:.....	Address:.....
.....
.....Postcode:.....Postcode:.....
Telephone Number:.....	Telephone Number:.....
Mobile Number:.....	Mobile Number:.....
Email:.....	Email:.....

Development Address	Description of the Proposed Development
Address:.....Postcode:..... Are you the owner or intended owner of the above address?..... Is the existing building: (please circle) Detached Terraced Semi Detached Flat Other.....	Please describe the proposed development/works proposed/use of any buildings to be erected (e.g. conservatory, garden room, garage etc)

Is the property within a Conservation Area?

Yes/No/Do Not Know

Is the property within an area covered by an Article 4 Direction?

Yes/No/Do Not Know

Is the property or any building on the site a Listed Building?

Yes/No/Do Not Know

Would your proposal affect any trees which are either protected by a Tree Preservation Order or are within a Conservation Area?

Yes/No/Do Not Know

Positioning of Proposed Development

Will the development be within the existing curtilage of the dwelling? (curtilage means the enclosed land around your property, normally the garden)

Yes/No

Would the total area covered by buildings within the curtilage exceed 50% of the total ground area of the curtilage? (excluding the original dwelling)

Yes/No

Would the proposal extend beyond a wall which forms the principal or side elevation or fronts a highway?

Yes/No

Would any detached outbuilding have an external floor area of more than 10 square metres and be more than 20 metres from any wall of the dwelling?

Yes/No

In none of the above are applicable, please show details on sketch plan.

Height of Proposed Development and Roof Structures (in the case of varying heights please refer to the highest part of the of the existing dwelling)

Is the eaves height of the proposed extension higher than the eaves height of the existing dwelling?

Yes/No

Is the ridge height of the extension higher than the ridge height?

Yes/No

Is the proposal more than one storey in height?

Yes/No

If the proposal is single storey, would it extend beyond the rear wall of the dwelling by 4 metres (detached house) or 3 metres (any other type of house) or exceed 4 metres in height?

Yes/No/Na

Is the proposed development within 2 metres of the boundary of the curtilage **and** would the eaves exceed 3 metres in height?

Yes/No

Would any side facing windows above ground floor (including roof lights) be obscure glazed and any part of a window which will be below 1.7m above the room/floor level be fixed closed?

Yes/No

What will the size (in metres) of the proposed building be?

Depth (externally)		Width (externally)		Height (to Highest Part of Roof)	
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Materials

What materials are to be used?

	Existing	Proposed
Walls		
Roof		
Floor		
Doors		
Windows		

Would the proposal include the cladding of any part of the exterior of the dwelling stone/artificial stone, pebble dash, render, timber, plastic or tiles?

Yes/No

Is it intended that the new materials will match the existing materials?

Yes/No

Surfacing materials	N/A
Does the proposal include hard surfacing or re-surfacing of land?	Yes/No
Will the new ground surfacing be permeable to allow water to drain into the ground?	Yes/No/Na
Will the new hard surface exceed 5 square metres and be laid with a gradient so that water will flow on to ground to the side of the dwelling where there is space for it to soakaway?	Yes/No/Na
Will the new hard surfacing exceed 5 square metres and allow water to flow on to the footpath, highway or highway verge?	Yes/No
Does the proposal involve the formation of a new vehicular access over a footpath or verge?	Yes/No
If yes, on to which road.....	

Other Structures	N/A
Does the proposal include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?	Yes/No
Does the height exceed the highest part of the roof by 1 metre or more? (if yes, please show the location on the sketch plan)	Yes/No
Does the proposal include the siting of a microwave antenna (satellite dish)? If yes, please show the location of the new antenna on the sketch plan and indicate the dimensions together with the positioning and size of any existing antenna to be retained)	Yes/No
Would the satellite dish be visible from a highway?	Yes/No
Does the proposal include a veranda, balcony or other raised platform? (if yes, please show the location and dimensions on the sketch plan including the overall height above ground level)	Yes/No

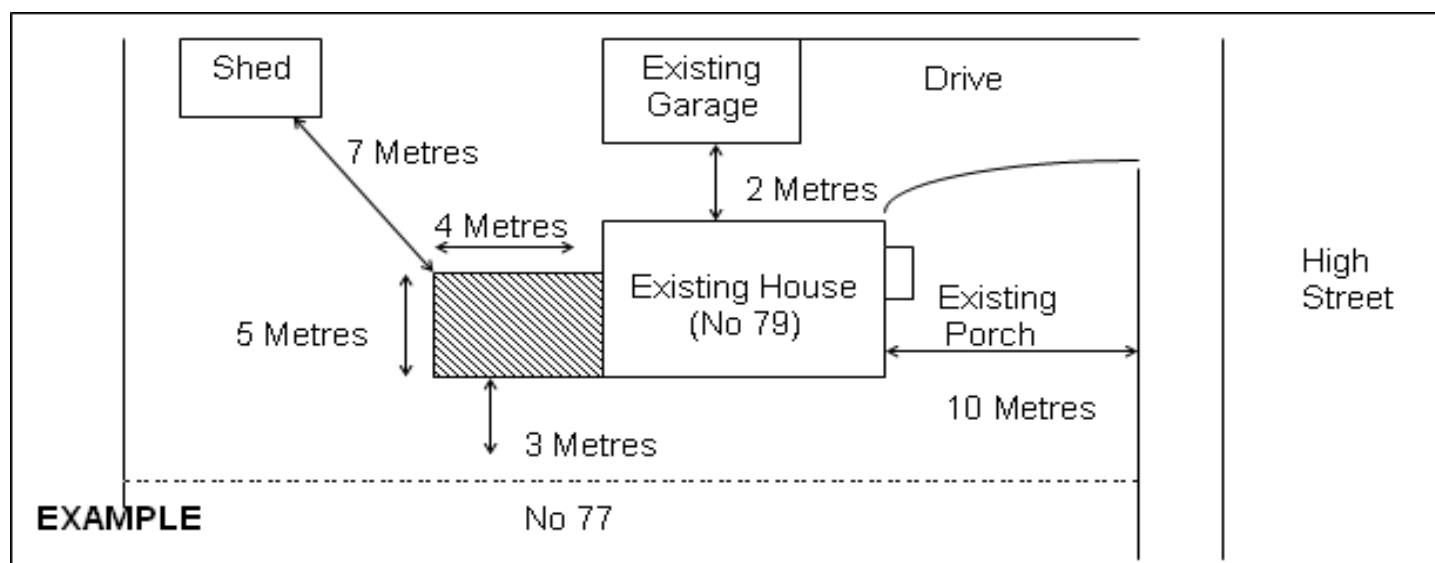
Other Alterations	N/A
Are any other alterations proposed for the existing dwelling? (e.g. replacement windows/doors, re-roofing, structural openings, changes to ground levels)	Yes/No
<div style="border: 1px solid black; padding: 5px;"> <p>If yes, please give details below</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> </div>	

Other Alterations (Continued)	
Will there be any demolition of walls/buildings?	Yes/No
If yes, please give a brief description below.	
Floor Area (square metres)..... Height of Building (metres).....	

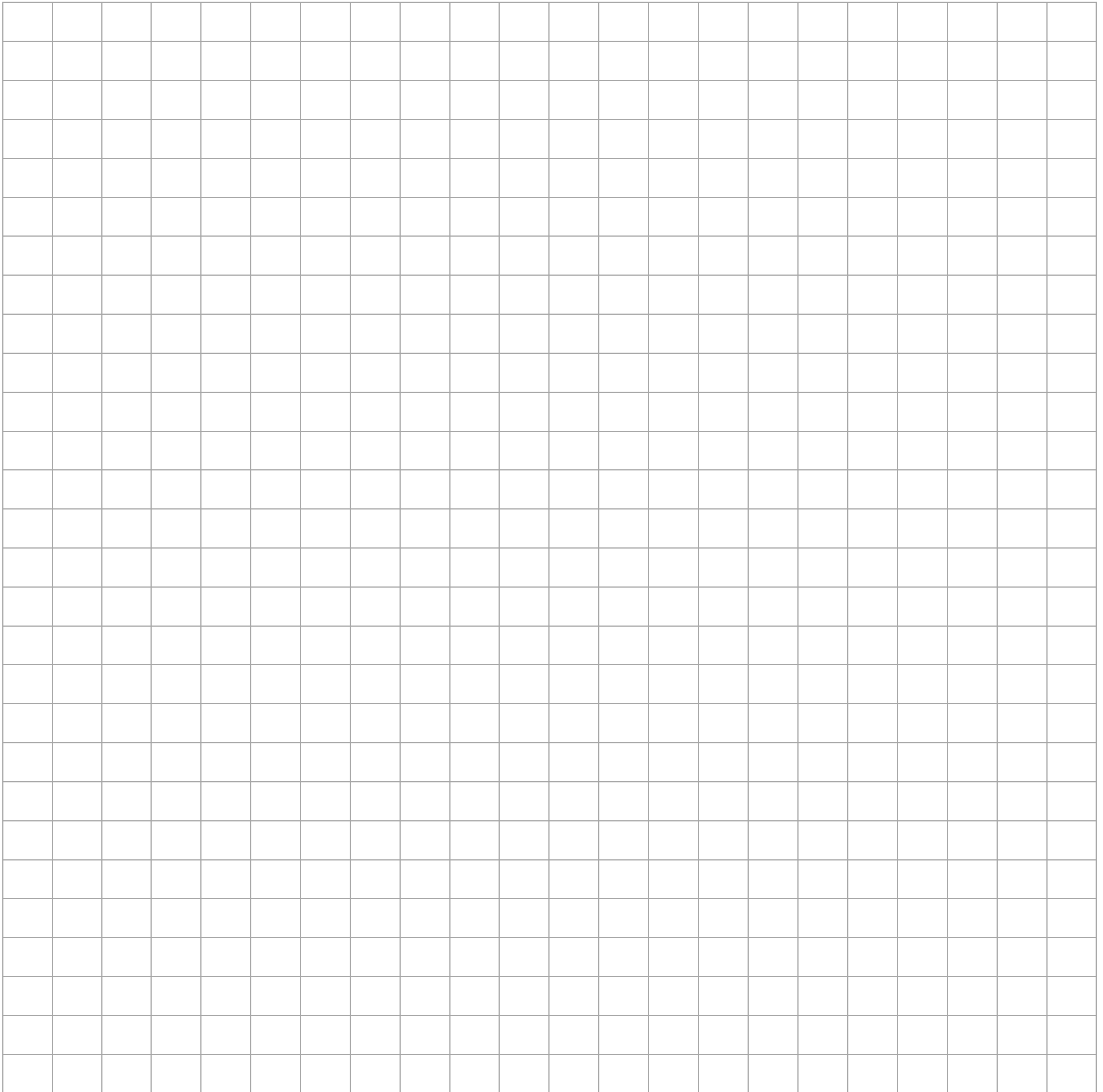
Renewable Energy - within the curtilage of a dwelling	N/A
Does the proposal include the addition of solar panels or other structures (eg flues) in or on the roof or wall of a dwelling or domestic outbuilding? (if yes please show on sketch plan, including how far panels etc would protrude beyond the plane of the roof or wall).	Yes/No
Does the proposal include the addition of stand alone solar panels within the curtilage of a dwelling? (if yes please show details of height, surface area and distance from boundaries on sketch plan)	Yes/No
Does the proposal include the installation of an air source heat pump? (if yes please show location and dimensions on sketch plan)	Yes/No

Renewable Energy - outside the curtilage of a dwelling	N/A
Does the proposal include the addition of either solar panels on a building or stand alone panels? (if yes please show location and dimensions on the sketch plan, including how far panels would protrude beyond the plane of the roof or wall, and distances from edge of roof or wall).	Yes/No
Does the proposal involve the addition of any other form of renewable energy, ie ground or air source heat pumps (if yes, please show details on the sketch plan).	Yes/No
NB Wind turbines always require planning permission within the National Park	

Use the grid on the following page to sketch the plan of your existing dwelling and your proposed development. Please indicate all dimensions (in metric form).



Proposed Sketch Plan



Declaration

The information provided is to the best of my knowledge a **True** and **Accurate** statement. I accept that the decision of the Authority is based upon the information contained herein and should these details change or be shown to be inaccurate the decision of the Authority may no longer be valid.

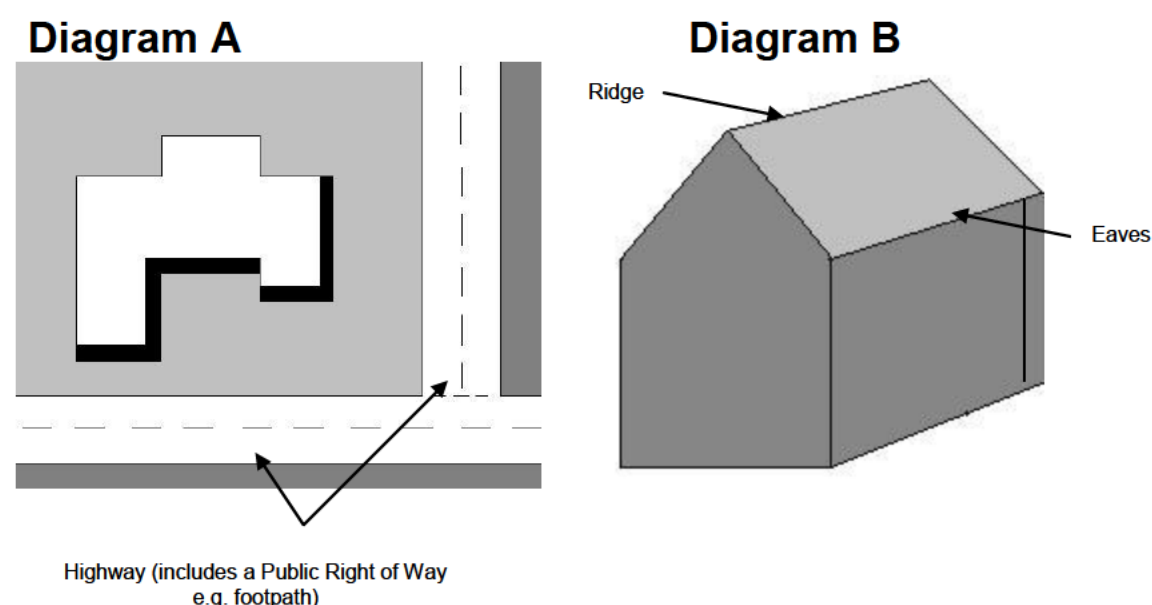
Signed:.....

Date:.....

Please Note: The information you provide will be held under the Data Protection Act 1998 and will not be used for any other purpose.

For Redcar and Cleveland Building Control (www.redcar-cleveland.gov.uk) matters please contact the relevant Local Planning Authority. If the site falls within Ryedale District, Hambleton District or Scarborough Borough Council areas please contact North Yorkshire Building Control (www.nybcp.org).

House Diagrams for Interpretation Purposes



Definitions

Ridge – Highest part of the roof (See Diagram B)

Eaves – Where the roof meets the wall (See Diagram B)

Elevation – External walls of the property

Principal Elevation – The main elevation of the dwelling visible from an adjacent highway which will usually but not always contain the front door to the property

Curtilage – Enclosed land associated with the dwellinghouse e.g. immediate garden (See Diagram A - area shaded light grey)

Highway – Public road or Public Right of Way accessible by vehicle or foot (See Diagram A)

Fronts a Highway – Any elevation which looks onto and is visible from a Public Highway (See Diagram A – area shaded black)

Conservation Area – An area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance

Article 4 Direction – Conservation Areas where some or all of the permitted development rights have been removed (planning permission is therefore required for development which would normally not require it). See the Authority's website to determine if your property is covered by an Article 4 Direction.

Please Note: The illustrations and definitions are for assistance purposes in the understanding of the questions. As such it should be noted that interpretations and definitions given are merely the informal opinion of Officers of the Authority at the time of publication. As guidance and case law develops, these opinions are likely to vary over time.