



Decision No ZG2025/0535/HEN

NOTICE OF DECISION

NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION  
FOR  
PERMISSION TO CARRY OUT DEVELOPMENT UNDER CLASS A OF THE  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED  
DEVELOPMENT) (ENGLAND) ORDER 2015 SCHEDULE PART 1  
DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE  
CLASS A

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This decision does not constitute approval under the Building Regulations

Mr Lee Taylor  
c/o Mr Scott Savage  
Enhanced Building Plans  
95 Church Villas  
South Kirkby  
Pontefract  
WF9 3QR

The above named council being the Local Planning Authority for the purposes of your application dated 27 May 2025 in respect of the following:

Proposal: House extension notification for a single storey extension extending 6 metres to rear, 3.99 metres to ridge and 2.70 metres to eaves

Location: 49 Fairfax Avenue, Selby, YO8 4AZ

have considered your application and have determined that

The Household Extension Notification for a proposed development which consists of a single storey rear extension which would extend 6 metres from the rear wall of the original house, 2.7 metres to the eaves and a maximum height of 3.99 metres is considered to be permitted development under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in accordance with the submitted application form and plans received on 27th May 2025.

Prior approval is required and granted under Class A subject to the works being carried out in accordance with the following condition:

01. The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Reference	Description
0238-EBP-PL-003	Proposed Elevations
0238-EBP-PL-001	Location Plan, Site Plan, Exist & Prop Floor



Martin Grainger  
Head of Development Management

**DATE** 27/06/2025

**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.

YOUR RIGHTS OF APPEAL ARE AVAILABLE AT [www.northyorks.gov.uk/planning](http://www.northyorks.gov.uk/planning)

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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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.uk](https://www.gov.uk).