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| Mrs J Roberts Clerk To Woodmansey Parish Council Juniper Cottage, Millington, East Riding Of Yorkshire, YO42 1TX | Date: 22 March 2016 Our Ref: 16/00296/PLF Your Ref: PP-04790418 Case Officer: Mrs Sarah Darley Telephone: (01482) 393733 |
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Dear Mrs J Roberts

Town & Country Planning Act 1990

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| Proposal: | Erection of two storey extension to side and rear, construction of porch to front including installation of new window, erection of detached double garage/workshop and new vehicular access |
| Location: | 460 Hull Road Woodmansey East Riding Of Yorkshire HU6 0AS |
| Applicant: | Mr And Mrs G And A Douglas |

You wrote to me about the above application, and I confirm that your views were taken into consideration when the application was discussed.

After taking all relevant issues into consideration, the Council has resolved to grant planning permission subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The materials to be used in the construction of the external surfaces of the extension and the detached garage building hereby permitted shall match those used in the existing building.

This condition is imposed because if the external surfaces of the extension and the garage building were to consist of materials which did not match the existing building the development would detract from the appearance of the area.

3. No vehicles should enter or leave the dwelling directly from Hull Road (A1174) until the vehicular access has been provided and space has been laid out within the curtilage of that dwelling for motor cars to be parked and the vehicle turning facility provided, in accordance with the details included within the submitted application, drawing number 254/2/P1 Rev A. The vehicle parking and turning facilities shall thereafter be retained.

This condition is imposed in order to ensure satisfactory vehicular access and that reasonable and adequate space is provided within residential curtilages or the site to meet normal parking demands and avoid the need for vehicles to park on the highway where they could adversely affect the safety of other highway users.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Numbers

254/2/B1 (received 28 January 2016)
254/2/E1 (received 28 January 2016)
254/2/E2 (received 28 January 2016)
254/2/E3 (received 28 January 2016)
254/2/L1 (received 4 February 2016)
254/2/P1 Rev.A (received 1 February 2016)
254/2/P2 (received 28 January 2016)
254/2/P3 (received 28 January 2016)
254/2/P4 (received 28 January 2016)
254/2/P5 (received 28 January 2016)
254/2/P6 (received 1 February 2016)

This condition is imposed for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

Please inform me if you require further details or an explanation of this decision.

Yours sincerely

Head of Planning and Development Management

Did you know?

There is an e-form facility for feeding back your experience as a customer relating to the service received from the local planning authority during the consideration of the above application. Please click on the link below if you wish to offer any feedback.

<http://www.eastriding.gov.uk/corp-survey/snapform/planning/survey.htm>