

Mrs J Roberts Clerk To Woodmansey Parish Council Juniper Cottage, Millington, East Riding Of Yorkshire, YO42 1TX	Date: 22 June 2016 Our Ref: 16/01167/PLF Your Ref: PP-05030033 Case Officer: Miss Danielle Kearney Telephone: (01482) 393847
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Dear Mrs J Roberts

Town & Country Planning Act 1990

Proposal:	Erection of single storey extensions to sides following demolition of existing conservatory and bay windows and construction of dormer window to rear (Re-submission of 15/02080/PLF)
Location:	Thorndyke Farm Hull Road Woodmansey East Riding Of Yorkshire HU17 0TH
Applicant:	Mr And Mrs Hart

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 extensions hereby permitted shall only be occupied as living accommodation ancillary to the host dwelling known as Thorndyke Farm, Woodmansey and not as a separate or self-contained property.

This condition is imposed in order to ensure that the development does not result in the creation of a separate dwelling as this would be contrary to development plan policies relating to new residential development in the countryside and would introduce different issues that have not formed part of this application.

3. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.

This condition is imposed because details of the proposed materials are not included within the application. If the external surfaces of the extensions were to consist of materials, which did not match the existing building, the development would detract from the appearance of the area.

4. No part of the development hereby permitted shall be commenced until details of a

scheme for incorporating one bat brick, bat access tile or bat box such as Schwegler 2F, 1FQ or 1FW bat box, and one bird nesting brick or bird nesting box such as Schwegler 1FB bird box, 2H robin box, Schwegler bird house or sparrow terrace (or direct woodcrete equivalents of the above) into the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the type of bird nesting brick or bird nesting box, and bat brick, bat access tile or bat box, their locations and timing of works. The bird nesting and bat roosting features shall be installed within one month of the completion of the development and thereafter be retained in perpetuity.

This condition is imposed to comply with the National Planning Policy Framework (NPPF) and the Natural Environment and Rural Communities Act (NERC) 2006.

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

Drawing No.	Description	Date Received
14071 1	Existing Elevation & Floor Plans	28th April 2016
14071 2 Rev A	Proposed Elevation & Floor Plans	28th April 2016
14071 3	Existing & Proposed Block Plans	28th April 2016
	Location Plan	7th April 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>

