



County Hall Beverley East Riding of Yorkshire HU17 9BA Telephone (01482) 887700

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Stephen Hunt Head of Planning and Development Management

Mrs J Roberts
Clerk To Woodmansey Parish Council
Juniper Cottage,
Millington,
East Riding Of Yorkshire,
YO42 1TX

Date: 10 January 2017
Our Ref: 16/03685/PLF
Your Ref: PP-05514466
Case Officer: Mr Tim Williams
Telephone: (01482) 393731

Dear Mrs J Roberts

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Erection of extension
Location:	Parklands Lodge Long Lane Woodmansey East Riding Of Yorkshire HU17 0RN
Applicant:	Mrs Kelly Stow

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 annexe hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Parklands Lodge Long Lane Woodmansey, East Riding Of Yorkshire, HU17 0RN.

This condition is imposed because, whilst the Council has sympathy with the personal circumstances put forward in this case, it considers that the occupation of the development needs to be restricted as its occupation as a separate dwelling would be contrary to the requirements relating to new dwellings in the open countryside which are otherwise only allowed under special circumstances within the Development Plan and National Planning Policy Framework, none of which would apply in this instance.

3. The extension hereby permitted shall not be first occupied until the internal link to the existing dwelling at ground floor level as shown on the approved plans has been provided, and this link shall thereafter be retained.

This condition is imposed as the development has been allowed as it is to form an ancillary annexe to the existing dwelling. It is considered that the internal links to the existing dwelling form a key part of the development in establishing its ancillary nature to the existing dwelling and therefore need to be undertaken within the development and thereafter retained. This is in order to ensure that the occupation of the development would not be as a separate dwelling which would otherwise be contrary to the requirements relating to new dwellings in the open countryside which are only allowed under special circumstances within the Development Plan and National Planning Policy Framework, none of which would apply in this instance.

4. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

This pre-commencement condition for a programme of observation, investigation and recording (watching brief) has been requested because the application site lies in an archaeological landscape that contains evidence of Iron Age and Romano-British activity, in addition a programme of archaeological work undertaken on the same site has identified a ditch that is thought to be medieval in date, however, this may actually be earlier due to its alignment being the same as the crop-marks identified in the surrounding landscape.

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

This condition is imposed to ensure that the external surfaces of the extension will consist of materials which match those of the existing building, so the development would not detract from the appearance of the area.

6. Floor levels of the proposed extension shall be set no lower than the floor levels within the existing dwelling, and flood-proofing measures shall be incorporated within the development where appropriate.

This condition is imposed to reduce the risk from flooding to the extension and future occupants.

7. The development hereby approved shall not be commenced until details of the works for the disposal of foul and surface water have been submitted to and approved in writing by the Local Planning Authority. The development shall then not be first occupied until these works have been carried out in accordance with these approved details.

This condition is imposed in order to ensure that foul and surface water drainage can be disposed of in a manner which does not cause risks of pollution or injury to public health, or increase the risk of flooding to the surrounding area.

8. No development or other operations shall commence on site until protection measures (hereinafter called the "Tree Protection Scheme") which provide for the retention and protection of trees, shrubs and hedges growing along the eastern and northern borders of the site adjacent to the extension hereby permitted, have been provided in accordance with the guidance set out in BS5837.2012 "Trees in relation to design, demolition and construction - recommendations" or such other equivalent or higher standard as in force at the time of their provision.

The approved protection works shall remain in place throughout the development of the site and until all temporary buildings, plant, machinery and surplus construction materials have been removed from the site.

Protective fencing or any other approved protective measures installed pursuant to the "Tree Protection Scheme" shall be retained intact throughout the period referred to above and shall not be breached, removed or repositioned without the prior written approval of the Local Planning Authority.

No excavations for services, storage of materials, plant or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of waste or surplus construction materials or liquids, shall take place within any area designated as being fenced off or otherwise protected pursuant to the "Tree Protection Scheme".

NB: For the purposes of this Condition "other operations" means any site preparation works, demolition, clearance of the site, soil moving, temporary access construction, widening or alterations to any existing access, delivery to the site of materials, plant or machinery, erection of hoarding or screening on or around the site, use of motorised vehicles, plant or machinery, installation of temporary buildings in connection with the development, felling, pruning or removal of any tree, shrub or hedge.

This condition is imposed because the Council is under a statutory obligation when considering planning applications to consider whether it is necessary to take steps to preserve existing trees and hedgerows. There are existing trees and hedgerows within or in the vicinity of the site and these contribute to the character and appearance of the area and provide screening of the development. It is important that they are protected from damage before, during and after construction works.

9. The development hereby permitted shall be carried out in accordance with the following approved plans received 02.11.2016:

Drawing Numbers

001 - Location plan

002 - Site plan as existing

003 - Floor plans, elevations and sections as existing

101 - Site plan as proposed

102 - Floor and roof plans as proposed

103 - Elevations and sections as proposed

104 - Visualisations as proposed

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

A handwritten signature in black ink, appearing to read "Stephen Hunt". The signature is written in a cursive style with a large initial 'S'.

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>