



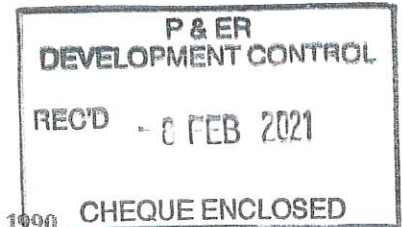
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Stephen Hunt Head of Planning and Development Management

Mr T W G Litten  
30 West End Road  
Cottingham  
East Riding Of Yorkshire  
HU16 5PN

Application No:  
DC/15/03725/VAR/WESTWW

Case Officer: Miss Catherine Dixon



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application Type: Variation of Condition(s)

Proposal: Variation of Condition 3 (Materials) and Condition 4 (Approved Plans) of planning permission 12/04216/PLF - Erection of a replacement dwelling - Amended scheme to provide for additional accommodation in the roofspace  
Location: Mafeking View 6 Wallingfen Lane Newport East Riding Of Yorkshire HU15 2RF  
Applicant: Mr And Mrs Tony Curtis

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been APPROVED, in accordance with the terms and details as submitted, 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 development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) September 2012/800/214/ARP Associates and the following mitigation measures detailed within the Flood Risk Assessment:

- 1. Limiting the surface water run-off generated by the development so that it will not exceed the run-off from the existing site and not increase the risk of flooding off-site.

- 2. Identification and provision of a place of safety a minimum of 5m AOD.

- 3. Flood proofing measures are a minimum of 300mm above the finished floor level. The mitigation measures as outlined in Section 6.25 must be incorporated into the development.

- 4. Finished floor levels are set no lower than 600mm above the existing ground level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

This condition is imposed to prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to reduce the reliance on the emergency services in the event of a flood, to reduce the impact of flooding to the proposed development and future occupants and to reduce the risk of flooding to the proposed development and future occupants.

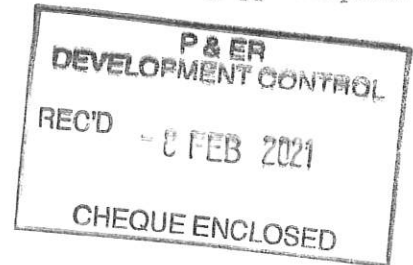
3. The materials to be used in the construction of the external surfaces of the proposed dwelling hereby permitted shall be Hansons clumber red mix for the bricks and Redland plain red concrete pantiles.

This condition is imposed in the interests of visual amenity.

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

Drawing Numbers

Location Plan received 25.11.2015  
Site Plan received 25.11.2015  
L428/1- Proposed floor plans and elevations received 25.11.2015  
L428/2 - Proposed elevations received 25.11.2015  
L428/3 - Roof heights - received 25.11.2015  
AD (00) 118 - Proposed garage/bin store/fence received 05.10.12



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.

Note to Applicant

Relevant Planning Policies

Joint Structure Plan  
SP5 Development proposals to achieve high standard of design

Boothferry Borough Local Plan  
EN2 - General development criteria  
EN10 - Replacement dwellings

East Riding Local Plan Submission Strategy Document and Associated Schedule of Modifications (March 2015)  
S4 Supporting Development in villages and the countryside  
ENV1 Integrating high quality design

National Planning Policy Framework

Reason for Decision

In summary the increase in roof height and rear dormer would have an acceptable effect on the street scene of Wallingfen Lane. The proposal is considered to comply with policies S4 and ENV1 of the submitted ERLP and EN2 and EN10 of the BBLP.

In making this decision the Council has followed the requirements in paragraphs 186 and 187 of the National Planning Policy Framework.

Signed ..... *Alan Menzies* .....

Date : 20 January 2016

Alan Menzies, Director of Planning and Economic Regeneration.