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# EAST RIDING OF YORKSHIRE COUNCIL

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Application No: DC/12/04216/PLF/WESTWW  
PP-02230112

Case Officer: Miss Hannah Coldwell

*Hannah Coldwell*  
*@ eastriding.gov.uk*

## NOTICE OF DECISION

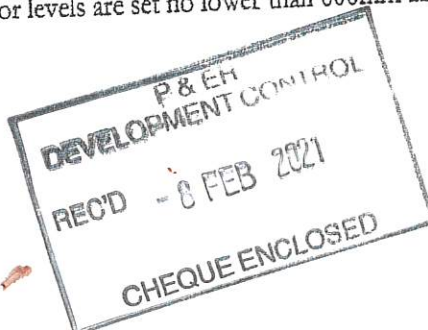
### TOWN AND COUNTRY PLANNING ACT 1990

Application Type: Full Planning Permission

Proposal: Erection of a replacement dwelling and garage  
Location: Mafeking View 6 Wallingfen Lane Newport East Riding Of Yorkshire HU15 2RF  
Applicant: Mr David Twiddle

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. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

This condition is imposed because the submitted application did not specify the materials to be used in the proposed development or the specified materials were not considered acceptable. It is considered that the use of inappropriate materials could be harmful to the appearance of the area and that the Council therefore needs to retain a measure of control.

Note: The developer's attention is drawn to the fact that development cannot commence until the facing materials have been agreed. A period of at least 10 working days should be allowed for the submission and approval process. Developers are, however, advised that whilst the Council expects to be able to respond within 10 working days, the lack of a response within that time should not be taken as a deemed approval.

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

<u>Drawing Number</u>	<u>Description</u>	<u>Date Received</u>
AD (00) 111 Rev A	Proposed site plan	05.10.12
AD (00) 112 ✓	Proposed floor plan	05.10.12
AD (00) 113 ✓	Proposed roof plan	05.10.12
AD (00) 114	Proposed elevations	05.10.12
AD (00) 117 ✓	Proposed streetscene	05.10.12
AD (00) 118 ✓	Proposed garage/bin store/fence	05.10.12

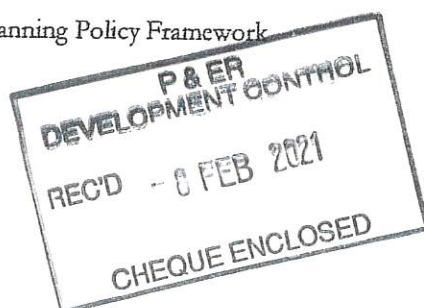
This condition is imposed for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

#### **Relevant Planning Policies**

Boothferry Borough Local Plan

EN10 Criteria for allowing replacement dwellings in the open countryside.

National Planning Policy Framework



**Reason for Decision**

The proposal is for a replacement dwelling that would enhance the appearance of the dwelling in the streetscene and comply with Local Plan policy EN10. There would be no adverse impact on residential amenity, and the proposal would be acceptable in terms of access, drainage and flood risk. The proposal complies with policy and is recommended for approval.

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

Signed .....

Date : 11 December 2012

Alan Menzies, Director of Planning and Economic Regeneration.