

Dr Gemma Stephenson
27 White Gap Road
Little Weighton
East Riding of Yorkshire
HU20 3XE

15th March 2021

Dear Sir/Madam,

I am writing this letter to accompany the Prior Approval Planning Application Submission I am making, dated 15th March 2021. The submission will be for the erection of a single-storey rear extension, projecting to 4.0m, with a flat roof form giving a maximum eaves height of 3.0m. This development would allow for an increase in living space for a family of 4 and most importantly allows for additional hygiene and toilet facilities.

This submission follows a previous application (reference number: 21/10083/HHNOT) which was refused by the East Riding of Yorkshire Council on the grounds of overshadowing and dominance over a neighbouring property. Constructive feedback was sought and obtained (in writing) by the planning department and therefore changes have been made to the proposed development.

I would hereby like to draw attention to changes that have been made to the proposal to mitigate the issue highlighted in the case offer decision report:

- The proposal will now extend to 4.0m, instead of 4.3m.
- The proposal will be situated away from the shared boundary with 29 White Gap Road by a distance of 500 mm.

These changes now ensure the development would be in accordance with the provisions of policy ENV1 of the East Riding Local Plan Strategy Document and paragraph 127 of the NPPF, thus mitigating the impact to the amenity of neighbouring properties.

The supporting documents accompanying the proposal now show the distance from the boundary line. If you have any further queries regarding the submission then please do not hesitate to contact me using the details given at the letterhead.

Yours Sincerely,
Gemma Stephenson