

Planning statement in respect of an application to vary condition 14 of planning permission 18/03678/PLF and 20/01655/VAR

1 Summary of proposed development

The planning application seeks permission for the variation of condition 14 (approved plans) of planning permission 18/03678/PLF notice of decision dated 16 October 2019 as varied by a notice of decision dated 27 November 2020 in respect of planning application number 20/01655/VAR to substitute the house types on plots 11 and 12 and the site plan. The proposed development does not change the overall approved number of dwellings or housing mix i.e. two number two bedroom two-storey dwellings are to be replaced by two number single-storey two bedroom dwellings in order to improve the visual amenity when seen from the on-site public open space and the adjoining public open space.

2 Principle of residential development

The principle of residential development was established by application 18/03678/PLF which granted permission for 36 dwellings on a site allocated for residential development in the ERLP – site NAFF B.

3 Site description

The whole site measures some 1.29ha and has existing housing development to the north, north-west, north-east, east and south-east. On site residential development is continuing apace in accordance with the planning approvals.

4 Most relevant planning policies to the overall development

East Riding Local Plan Strategy Document (ERLP SD) (April 2016)

Policy A3 Driffield & Wolds sub area

Policy S1 Presumption in favour of sustainable development

Policy S3 Focusing development

Policy S5 Delivering housing development

Policy H1 Providing a mix of housing and meeting needs

Policy H2 Providing affordable housing

Policy H4 Making the most efficient use of land

Policy EC4 Enhancing sustainable transport

Policy ENV1 Integrating high quality design

Policy ENV2 Promoting a high-quality landscape

Policy ENV4 Conserving and enhancing biodiversity and geodiversity

Policy ENV6 Managing environmental hazards

Policy C3 Open space, sport and recreation

East Riding Local Plan Allocations Document (ERLP AD) (July 2016) – NAFF-B

National Planning Policy Framework (NPPF) (2019)

5 Planning history

Approved 18/03678/PLF Erection of 34 dwellings with associated garages, access and works.

Approved 20/01655/VAR variation of condition, 14

6 Summary

The principle of residential development was established by planning application 18/03678/PLF as varied by planning application 20/01655/VAR. The overall scheme including housing mix, affordable housing, open space, highway safety, its impact on the character of the area and residential amenity, flood risk and drainage, nature conservation, trees and landscaping and archaeology was deemed acceptable by the approval given in respect of planning application 18/03678/PLF. The proposed development will achieve improved visual amenity without changing the number or mix of dwellings i.e. by replacing two number two story two bedroom dwellings with two number single-storey two bedroom dwellings.