

East Riding of Yorkshire Council
Planning Dept
County Hall
Beverley
HU17 9BA

3 August 2021

Your ref:
Our Ref: AFP 412 Flamboro s73

Dear Sir / Madam

Proposal: S73 - Variation of Condition application – approved plans (con 1) and external materials (con 2)
Planning Application – 19/04297/REM – conditions 1 & 2
Site: Land North Of, Woodcock Rd, Flamborough, East Riding Of Yorkshire, YO15 1LJ,
Planning Portal Ref: PP-10098057

Introduction

On behalf of the applicant, Valant Homes Ltd, I hereby submit a planning application to vary conditions 1 and 2 of planning permission 19/04297/REM in relation to approved plans (con 1) and external surfacing materials (con 2).

The application is lodged following purchase of the site by the applicant and the desire to build their own house types.

The submitted plans show minor amends to the layout and the proposed revised housetypes. Details are also set out on the proposed layout dwg for external materials for surfacing within the site.

The Site

The site benefits from planning permission for residential development secured under the following consent dated 25 January 2021 (LPA ref 19/04297/REM)

Erection of 52 dwellings (including 10 Affordable Dwellings) and associated infrastructure following Outline Planning Permission 16/03307/OUT (Appearance, Landscaping, Layout and Scale to be considered)

Initial discussions between the applicant and Danielle Kearney have taken place to advise of the amends. An onsite meeting has also taken place to discuss the route of the PrOW.

The Proposal

As stated above, the submission of this condition variation application seeks to secure consent for revised layout and housetypes to suit the new developer for the site.

The proposed revisions relate to Plots 5, 6&7, 14, 15&16 and 17 – the number of units remains at 52. The revised housetypes include rooms in the roof.

The plan below shows comparison between approved layout (dwg 1592-101 N) and the proposed layout 1639-101B – Plots coloured red are those amended:



The key on the extract above is useful in identifying those plots unchanged, those plots with revised elevation details and minor amends to road layout.

Set out below is a summary of the Plot revisions proposed:

Plot Number	Valant Homes Housetype	Beds	Approved Housetype	Beds
5	Lv	4 (Rm in roof [RiR])	K	4 bed
6 (semi)	G	2 RiR	F (semi)	3
7 (semi)	G	2 RiR	E (semi)	2
14	L	4 (RiR)	K	4
15 (semi)	J	4 (RiR)	F (semi)	3
16 (semi)	J	4 (RiR)	F (semi)	3
17 (semi)	K	4 (RiR)	K	4

The proposed revisions results in loss of a unit across the site with slight change in mix resulting in replacement of a 3 bed semi with a 2 bed semi (Plot 6) and replacement of 3 bed semi with a 4 bed semi (Plots 15&16).

Assessment / Summary

With regards Development Plan Policies, Policy H1 seeks to ensure that new residential developments contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first time buyers, current demand and existing housing stock. In terms of design, Policy ENV1 seeks to ensure development proposals contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use. The policy advises that development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. Thereafter a number of criteria are set out relating to design that will be considered in order to achieve high quality design and sense of place.

The design and materials of the replacement housetypes is consistent with those approved (retained) on site whilst the increase in ridge height to enable rooms in the roof will deliver a varied roofscape without giving rise to any design or amenity concerns. The offer of rooms in the roof will deliver a broader mix of house types / styles for future residents which further enhances the attractiveness of this housing scheme. In terms of mix, whilst 3 3-bed units are replaced with a 2 bed semi and two 4-bed semis, the majority of units on site remain as 2 and 3-bed units maintaining an attractive, well balanced scheme of smaller and family houses.

Overall the proposed amends are considered to be consistent with the relevant Development Plan policies are there are no reasonable grounds to refuse the s73 application to vary approved plans.

With regards surfacing materials, these comprise a mix of tarmac, setts and concrete slabs to deliver a clear highway hierarchy within the site and create an attractive streetscene.

The proposal will not give rise to significant harm with regards design or living conditions and is therefore consistent with planning policy set out in the NPPF and relevant adopted Local Plan policies.

In the event officers have any queries or require further information we respectfully request they contact the agent or applicant to discuss in advance of making their decision.

I trust that you have all the information required to validate the application and would be grateful if you can please confirm safe receipt of the enclosed application. If you require anything further in the meantime, please do not hesitate to contact the undersigned.

Yours faithfully



Alistair Flatman (MRTPI)
Director
Alistair Flatman Planning Ltd