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www.eastriding.gov.uk
Stephen Hunt Head of Planning and Development Management

Mr Jonathon Benson
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Your ref:
Our ref: 21/10992/PREP
Enquiries to: Mrs Joanne Marshall
E-mail:
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Telephone: (01482) 393872
Date: 4 October 2021

Dear Mr Jonathon Benson

Proposal:	Proposed conversion of existing workshop and erection of an extension to existing workshop to create a self-contained dwelling, sub-division of existing garden to 71 Main Street to create new gardens for 71 Main Street, 73 Main Street and the new dwelling
Location:	Land to the rear of 71 Main Street, North Frodingham, East Riding Of Yorkshire, YO25 8LG,
Applicant:	Mr Jonathon Benson
Application Type:	Pre -Application Planning Enquiry

I write further to your pre-application enquiry received by this office on 3 August 2021 and I apologise for the delay in responding to you, I can make the following comments:

The development plan for the area comprises the East Riding Local Plan Strategy Document (ERLP SD). The guidance contained in the National Planning Policy Framework (NPPF) is also a material consideration in the determination of planning applications. The Key Policies in this case are Policy S1: Presumption in favour of sustainable development, Policy S4: Supporting development in Villages and the Countryside, Policy S5: Delivering housing development, Policy H4: Making the most efficient use of land, Policy EC4: Enhancing sustainable transport, Policy ENV1: Integrating high quality design, Policy ENV6: managing environmental hazards and Policy A3: Driffield and Wolds sub area of the ERLP SD. Part 2: 'Achieving sustainable development,' Part 5 'Delivering a sufficient supply of homes', Part 9 'Promoting sustainable transport,' Part 12 'Achieving well-designed places' of the NPPF. The full policies are available to view online at www.eastriding.gov.uk.

Principle of Development

The enquiry site is located within the development limits for North Frodingham. Policy S4 of the East Riding Local Plan (ERLP) Strategy Document (SD) identifies North Frodingham as a Village, which supports new housing within villages usually comprising a single dwelling, where proposals do not detract from the character and appearance of the village. The supporting text paragraph 4.36

Alan Menzies
Director of Planning and Economic Regeneration

states that new market housing will normally be in the form of infill, conversion or replacement buildings. Policy H4 of the ERLP SD offers support for new residential development which makes the most effective use of land and buildings, through the re-use of suitable previously developed land.

Therefore, a dwelling in this location may be acceptable in principle providing the development complies with all other relevant policies.

Highways

The proposal is for the conversion of existing workshop and erection of an extension to create a self-contained dwelling; sub-division of existing garden to 71 Main Street to create new gardens for 71 Main Street, 73 Main Street and the new dwelling. The Council's Highway Management Officer advises the following:

The site is within the centre of the village and is on the bus route connecting Drifffield and Bridlington. However, the bus schedule is infrequent. There are a number of properties close to the site which are of a similar residential set up with no vehicle access nor on-site parking provision. The on-street parking at this location is not restricted however the road width and the widths of the adjacent footpaths are compromised due to a significant number of parked vehicles that are likely associated with the residential use of the surrounding properties.

The application site is in close proximity to a 'give way' road narrowing with an increased number of on-kerb parked vehicles. Therefore, creation of a new dwelling in the area already compromised by a significant number residential properties primarily relying on 'on-street' parking does not provide a favourable provision to gain support from Highway Development Management. The proposal is considered to cause a negative effect on the existing situation in regard to highway matters such as increased parking within the immediate vicinity of the adjacent carriageway and in the core, area intended for moving vehicles and pedestrian traffic.

In accordance with the Supplementary Planning Document (SPD) of the East Riding Local Plan (ERLP) a 1-bedroom dwelling requires 1 on-site parking space and 2-3-bedroom dwelling requires 2 off-street parking spaces. In a case where the above requirements cannot be met, the applicant/agent of a subsequent planning application would need to provide adequate justification to outweigh the potential negative effect on the existing highway safety situation from the lack of required parking provision.

Design and Impact on the Character of the Area

You propose to convert and extend an existing single storey workshop building into a dwelling. The building sits to the rear of 71 and 73 Main Street, North Frodingham. You have not provided detailed plans therefore I cannot offer detailed feedback on this matter; however, you advise the building/single storey extension would create a 1-2-bedroom property and all the windows would face south. Careful consideration should be given to the overall design, scale, height and materials. The relevant local plan policy is ENV1 of the ERLP SD, together with the requirement in Policy S4 to ensure the proposal does not detract from the character and appearance of the area.

Residential Amenity

There is a pedestrian access to the side of 73 Main Street, which serves both 71 And 73. You propose to create a new pedestrian access to serve the new dwelling along the eastern boundary. Without further details it is difficult to offer advice, however we would need to assess what impact this would have on existing properties, particularly No. 73.

At present, No. 73 does not have any outdoor amenity space, the current garden only serves 71 Main Street. It is proposed to subdivide the rear garden area into three which will provide amenity space for 71, 73 and the new dwelling. You have not provided any details of how the existing garden will be subdivided; therefore, I cannot comment in any detail at this stage. It would depend on how this was actually laid out and how much amenity space would be provided for each property.

There is an existing motor engineering business immediately to the east of the enquiry site. Due to its close proximity and nature of the business there may be the potential for future occupiers to experience noise and disturbance. Therefore, please be aware that should an application be submitted, the Council's Public Protection Team may ask for a Noise Assessment to be submitted to assess the potential impact this existing business may have on future occupiers' residential amenity.

The proposal would also need to ensure that it does not create any adverse impacts on neighbouring properties with respect to overlooking, loss of privacy, dominance and overshadowing.

Flood Risk and Drainage

The enquiry site is located in flood Zone 1 which is the lowest probability of flooding from rivers and sea and would therefore be a sequentially preferable location for development to be sited in relation to flooding from these sources.

Any development would need to provide suitable sustainable means of surface water drainage as far up the surface water drainage hierarchy as possible so as not to increase the risk of flooding to the surrounding area. You would also need to provide details of the proposed method of disposal for foul drainage.

Conclusion

In conclusion, the principle of conversion and extension of the existing workshop to a dwelling may be acceptable subject to all other policy criteria being met. The main areas of concern are the impact the proposal would have on the existing highway safety, lack of on-site parking, the impact on the character of the area and residential amenity.

Notwithstanding this advice, please see the attached documents which sets out the key Development Plan policies that are of relevance, and what would be required should you choose to submit an application for the proposed development.

The Council encourage the use of Planning Performance Agreements (PPAs) where relevant to agree timescales, actions and resources for handling particular applications. PPAs seek to set out an efficient and transparent process for determining applications which covers all aspects from the pre-

application through to the post-application stages. Further information on the Council's approach to PPAs can be found on the Council's website, or you can contact the office for advice.

You may also need permission under the Building Regulations. Local Authority Building Control is wholly independent, non-profit making service that operates only to protect and look after your interests. The service operates from regional offices in Beverley, Bridlington and Goole so help and advice is always available and enables us to offer same day inspections for requests made prior to 10am. All the details of the Building Regulation Approval service, and the relevant application forms, are available at <https://www.eastriding.gov.uk/buildingcontrolservices/>. You can also contact Building Control at building.control@eastriding.gov.uk or by calling the Building Control helpdesk on 01482 393800.

Please note that while every effort is made to ensure that the advice given is as accurate as possible, I must advise you that the contents of this letter are the informal opinion of an officer and cannot prejudice the outcome of a formal application for planning permission. Planning applications are subject to consultation processed and any responses have to be taken into consideration prior to a decision being made. Please also note that in the interests of transparent decision making, if you progress to make a planning application for this proposal then this pre-application advice will be made available by the Council in the public domain. Until then, however, the advice will remain confidential and will not be disclosed by the Council.

I trust that this information is satisfactory, should you wish to discuss these matters further please do not hesitate to contact this office.

Yours sincerely

A handwritten signature in black ink that reads "Stephen Hunt". The signature is written in a cursive, slightly slanted style.

Stephen Hunt MRTPI
Head of Planning and Development Management

Advice for 21/10992/PREP

Key Development Plan Policies	
<p>These are the key local plan policies against which your application will be considered.</p> <p>Your proposal will also be considered against guidance in the NPPF and the Planning Practice Guidance.</p> <p>You can view the Local Plan in the councils website at https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/</p>	<p>East Riding Local Plan</p> <p>Policies S1, S4, S5, S8, H1, H4, EC4, ENV1, ENV6 and A3.</p> <p>Other Relevant Documents</p> <p>NPPF (2021) Flood Risk Guidance Note EA flood maps Highways SPD</p>

Validation Requirements	
<p>These are the items from the Council's Local List that you need to submit with your application for it to be registered as a valid application.</p> <p>These are in addition to the national requirements (application form, certificates, fees and plans).</p> <p>You can find more guidance on each of these requirements in the Validation Checklist which is available on the Council's website at https://eryc.link/planning-permission-prior-approvals</p> <p>Fees can be calculated on the Planning Portal at https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1</p>	<p>Local List validation requirements</p> <p>Application Form Fees Location Plan Site Layout Plan Elevations – existing and proposed Trees and Landscaping Drainage and Flood Risk Information Fencing details</p>