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Planning Design and Access Statement

Outline Planning Application for the erection of a single dwelling following the demolition of existing, redundant outbuildings.

at

Land to the North of 74 Main Street, Tickton, Beverley,
East Riding of Yorkshire HU17 9RZ

on behalf of the applicants
Peter, Richard and Charles Morris.

Prepared November 2022



Description of Site and Proposed Development.

The 0.036 Ha site is located within the development limits of Tickton and within the Conservation Area.

Tickton lies approximately 3 miles North East of Beverley.

The site is accessed from an existing vehicular access to the west of the site leading onto Main Street, Tickton.

The site comprises a rectangular shaped parcel of land occupied by three, redundant storage buildings of approximately 940 sq.ft.

The site lies within the residential area of Tickton and is bounded on all sides by Housing.

The application site is identified as lying within Flood Zone 3 which is an area of high risk flooding.

A Flood Risk Assessment, prepared by East Riding Consultants Ltd, is submitted in support of this planning application.