



County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kristina

Surname

Marriott

Company Name

Address

Address line 1

The Old Vicarage

Address line 2

Main St

Address line 3

Town/City

ULROME

County

Country

United Kingdom

Postcode

YO25 8TP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

The applicants approached Turton Associates, wishing to look at a feasibility study for extending their property in the best possible means and following a pre application and consultation with Eats Riding Planning Department it was considered that the development of the site with a small extension identified in this planning application submission would be appropriate.

This proposal sets out to transform the applicant's property into an attractive dwelling which would meet the needs of 21st Century living and provide their retirement home. The Old Vicarage, the applicant's current residence, is much larger >350sq metres than the dwelling subject of the proposed extension, which will be increasing by a modest 45sqm. The extension is using the footprint of the existing patio that serves the property.

The host dwelling is small by modern day standards and only has a small living space on the ground floor and one first floor bedroom. This proposal looks at the whole building and site to ensure that the completed single storey development will sit harmoniously within the context of the site, adjacent property and street scene and would not be visible from the road due to the existing hedging, respecting its surroundings, whilst remaining subservient to the main dwelling, therefore protecting the history of the site.

The proposed extension is one that is modest in size but makes the most of attractive large plot in which it sits and utilising the existing pedestrian and vehicular access. It also has been designed to maximise the privacy between the 2 dwellings with the extension being on the back of the existing property being naturally shielded by floor levels and an established hedge row.

The existing front elevation of the existing dwelling would become the rear façade and an existing vehicle and pedestrian access would serve the new front elevation which would face to the west. The proposed extension would be single storey with a combination pitch and flat roof to keep height to a minimum, therefore reinforcing the subservience to the original building and a pitched roof porch. The extension would provide a kitchen, WC and bedroom. The existing dwelling will retain its upstairs bedroom and shower room.

The scale, form and overall design has been fully considered throughout the formulation of the final proposal for this scheme following lengthy engagement with East Riding Council Planning Department and it is considered that the proposed extension sits easily within its surroundings, wider visual context and does not harm the amenity of those living nearest to the site.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Grey slate

Proposed materials and finishes:

Grey slate to match existing roof

Type:

Windows

Existing materials and finishes:

UPVC

Proposed materials and finishes:

UPVC to match existing

Type:

Walls

Existing materials and finishes:

Brick

Proposed materials and finishes:

part cement render and part brick to match existing

Type:

Doors

Existing materials and finishes:

Composite external door

Proposed materials and finishes:

Composite front door

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

hedges, brick wall, wooden gates

Proposed materials and finishes:

hedges, brick wall, wooden gates

Type:

Vehicle access and hard standing

Existing materials and finishes:

gravel

Proposed materials and finishes:

Gravel

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

23.3713 - 01A Location Plan
23.3713 - 02B Block Plan as existing
23.3713 - 03C Block plan proposed
23.3713 - 05A Plan and Elevations as existing
23.3713 - 06D Plans as proposed
23.3713 - 07D Elevations as proposed
23.3713 - 10 Section Plan
Design & Access Statement July 23

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

No trees to be removed
Hedges to be pruned and removed where new access will be created and replaced to infill existing access shown on Plan 23.3713 - 03C Block Plan

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

One of the 2 existing points of access and egress are retained for the host dwelling and the 2nd existing Northern access point would be relocated and a new set of timber gates installed.
The location of the new access provides much improved highway visibility from the existing access point and would serve the Vicarage thus enabling the residents to each have their own private dedicated access.

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

The application site would include a new parking area at the front for 4 vehicles which easily complies with the Council's Sustainable Transport SPD requirements for a 2 bedroom property, and providing adequate visitor parking therefore putting no pressure on parking on a main road.
Existing parking is retained for The Old Vicarage.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

23/10093/PREP (2596033)

Date (must be pre-application submission)

31/01/2023

Details of the pre-application advice received

Initial scheme was for a larger property by demolishing and rebuilding with a 3 bedroom new build property. After many consultations and a site visit by Mr Ellis, this submission is for a much more modest single storey extension which was deemed to be more suitable for the site.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Kristina

Surname

Marriott

Declaration Date

25/07/2023

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Kristina Marriott

Date

25/07/2023