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

Mr R C Donkin And Partner  
42 Sherbuttgate Drive  
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YO42 2EL

**Your ref:**  
**Our ref:** 21/11053/PREP  
**Enquiries to:** Mrs Karen Timms  
**E-mail:**  
karen.timms@eastriding.gov.uk  
**Telephone:** (01482) 393877  
**Date:** 11 October 2021

Dear Sirs

|                          |   |
|--------------------------|---|
| <b>Proposal:</b>         | Proposed erection of a single storey building to be used as annexe living accommodation to main dwelling following demolition of existing outbuilding |
| <b>Location:</b>         | Beckside, 63 London Street, Pocklington, East Riding Of Yorkshire, YO42 2JW,  |
| <b>Applicant:</b>        | Mr Graham Duckwith  |
| <b>Application Type:</b> | Pre Application Planning Enquiry  |

I write further to your pre-application enquiry received by this office on 23 August 2021 and can make the following comments:

Firstly, I apologise for the delay in responding to your enquiry.

Beckside and its garden lies within the development limits of Pocklington and is sited to the rear of No's 63b & 65 London Street. Access is via a private driveway between these properties and the dwelling occupies a generous plot. The building to be removed and replaced by the proposed annexe is located towards the front of the site and sits on the western boundary between, and attached to, two existing buildings under the ownership of the neighbours.

The information submitted as part of the enquiry is limited and therefore I can only give advice based on the principle of an annexe in this location. It is not clear if the annexe would be fully self-contained or if it would share some facilities with the main dwelling. If the internal layout of the building indicated that it did not contain all facilities that would make it capable of independent occupation, such as a shared kitchen with the main dwelling then the proposed development could be dealt with under an application for householder development (current fee £206), though it would still be beneficial to provide supporting information within any application that the accommodation would remain ancillary to the existing dwelling for the purposes as you have indicated.

If a planning application were to be submitted for a fully self-contained annexe, the proposed building would need to be assessed against planning policy as a new dwelling, though the case that it would remain ancillary to the existing dwelling for use by family members and not separately

Alan Menzies  
Director of Planning and Economic Regeneration

occupied could provide a material planning consideration in support of justifying the development. A full planning application would however be required along with the planning fee for a new dwelling (currently £462). It should be noted that a spare dwelling not ancillary to the main dwelling would unlikely be supported due to its proximity to the neighbouring dwellings and lack of potential amenity space for the occupiers of the proposed dwelling.

The red line location plan that is required to be submitted as part of the planning application, should include the whole site of Beckside rather than just the building to be removed and proposed building.

In terms of its impact on the surrounding area, the location of the proposed building in the garden area would be well-screened from public view due to the location of the building within the site, and existing boundary treatments and neighbouring built-form to the south and west. The modest size of the building coupled with its location would be little visible from outside the property and would not be likely to detract from the character and appearance of the area as a consequence. It is not clear what the existing uses of the neighbouring buildings are that the annexe may be attached to, but it may be a consideration to site the proposed annexe so that it does not adjoin these buildings to reduce potential noise and disturbance from the proposed use.

The site lies within flood zone 2 & 3 and therefore adequate means of foul and surface water drainage would need to be provided for any development so that the surrounding area would not be put at increased risk of flooding or pollution. Details would need to be shown on the plans supporting any planning application for the development.

In conclusion, the principle of the annexe is considered acceptable subject to satisfactory plans being submitted. Any detailed proposals would need to adequately address the matters highlighted above in order to accord with the requirements of relevant planning policies within the East Riding Local Plan, as well as those within the National Planning Policy Framework.

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.

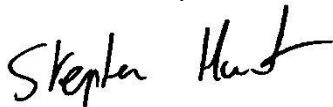
The Council encourage the use of Planning Performance Agreements (PPAs) where relevant to agree timescales, actions and resources for handling particular applications. PPAs seek to set out an efficient and transparent process for determining applications which covers all aspects from the pre-application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

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 21/11053/PREP

| <b>Key Development Plan Policies</b>  |  |
|---|--|
| <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<br/><a href="https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/">https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/</a></p>   | <p><b>East Riding Local Plan</b><br/>S1 (Presumption in favour of sustainable development)<br/>S2 (Addressing climate change)<br/>S3 (Focusing development)<br/>ENV1 (Integrating high quality design)<br/>ENV2 (Promoting a high-quality landscape)<br/>ENV6 (Managing environmental hazards)</p> <p><b>Other Relevant Documents</b><br/>Flood risk guidance note<br/>EA flood maps (hyperlink)</p> |
| <b>Validation Requirements</b>  |  |
| <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<br/><a href="https://eryc.link/planning-permission-prior-approvals">https://eryc.link/planning-permission-prior-approvals</a></p> <p>Fees can be calculated on the Planning Portal at<br/><a href="https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1">https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1</a></p> | <p><b>Local List validation requirements</b></p> <p>Flood Risk Assessment</p>  |