

PLANNING STATEMENT

North Frodingham is a village in the East Riding of Yorkshire situated approximately 15 miles north of the city of Hull. 74 Main Street is a 4 bedroom property on a large plot measuring approximately 0.3 hectares.

It is a two storey traditional property in need of updating and refurbishment. It has a single storey attached building to the side which was built as an outbuilding but now forms part of the house.

The barn is located fronting Main Street and the garage is behind the main house with a small driveway. The property has extensive gardens that are now considered to be too large for a single property.

The site is fully outside the Conservation area and not in a food risk area.

The section of the plot is located within the building development limits.

The development limits of North Frodingham as designated by the East Riding Local Plan supports residential development subject to meeting respective criteria.

The proposal is to partially demolish the single storey former outbuilding to the side of the house leaving the front wall as the natural boundary as shown on the accompanying drawings. The barn is to be converted into a 3 bedroom property including a ground floor rear extension and dormer to the rear of the barn. The proposal includes for a detached property set back from the house to infill the land between the house and barn conversion with the existing access retained to serve all 3 properties.

With only the front section of the site within the development limits it is considered the proposal makes the most efficient use of the land as required within the East Riding Local Plan Strategy Document.

The new build property will be set back from the converted barn and existing house and will create an attractive impact on the street view as illustrated on the accompanying drawings.

All existing and proposed foul and surface water drainage will be connected into the existing systems. The access road, driveways and parking area will all have permeable block paving.