

C.C.F.D. (Hull) Limited

architectural services

PLANNING & DEVELOPMENT
EAST RIDING OF YORKSHIRE COUNCIL
COUNCIL OFFICES
LAIRGATE
BEVERLEY
HU17 9BA

Dear sirs

17-01-2024

Re :- Proposed single storey pitched roof extension to front , single storey parapet roofed extension to rear and extended patio following demolition of existing conservatory. New Bio Treatment unit to replace existing septic tank. Re tiling of all roofs and replacement windows throughout Highfield House Neat Marsh Road. PRESTON HU12 8TR APPROVED APP NO 23/01230/PLF

HOUSEHOLDER PLANNING APPLICATION PP 12738797

Further to a planning submission being granted on the 30th June 2023, The projected overall build cost has led to the applicant downsizing the proposals.

On this basis a resubmission of application is attached.

The original 2 storey elements of the proposals have been downsized to single storey as per the attached drawings PW/001/02C & 03B.

As this is a resubmission with 12 months of the original application. No fee is attached.

Crest Ashwell Multi bricks have been introduced to the new build extensions and rebuilt single storey gable end elements, In order to break down the mass rendering originally present. .

All extensions are seen to be subservient to the property, and due to its position in the countryside , no overlooking or over dominance is created.

All finished floor levels will be no lower than existing. At the rear the existing ground floor clearance will be increased from approximately 80mm to 150mm, giving better protection against any possible flood risk

The existing conservatory is to be demolished to make way for the parapet walled single storey rear extension .

As previously approved , the existing septic tank will be repositioned 10metres away from the extension and upgraded to a bio treatment unit. The system reconnects to the existing outfall surface water run off after a sampling chamber has been installed within the confines of the residential curtilage.

All changes provide a better standard of living , and are in keeping with the applicants requirements

The new frontage and introduction of facing brickwork helps balance the existing unit and break down the mass rendering throughout.

Is revised proposal being approved once again

Should you require any further details do not hesitate to contact me .

Yours sincerely,

C.CAWTHORNE

C.Cawthorne for & behalf of C.C.F.D. (HULL) LTD

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