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

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Your Ref:
Contact: Mr Michael Anderson
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Tel: (01482) 393615
Date: 30 June 2023

Application No: **23/01230/PLF**

Case Officer: Mr Michael Anderson

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

| | |
|--------------------------|--|
| Proposal: | Erection of two storey extension to front and two storey and single storey extension to rear following demolition of existing conservatory. Re-tiling of all existing roof slopes in anthracite grey flat interlocking tiles. Replacement of windows to all elevations in anthracite grey, extended patio area and new bio treatment drainage unit to replace existing septic tank |
| Location: | Highfield House , Neat Marsh Road, Preston, East Riding Of Yorkshire, HU12 8TR |
| Applicant: | Mr & Mrs Paul Wingham |
| Application type: | Full Planning Permission |

The above application has been considered by the Council in pursuance of their powers under the above mentioned Act and has been **APPROVED**, in accordance with the terms and details as submitted, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

This condition is imposed in order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and in order to ensure that the Local Planning Authority retains the right to review unimplemented permissions.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those detailed on the application from (received 20.04.2023) and the Proposed Elevations, Floor Plans & Sections - Drawing No.PW/001/02 (received 20.04.2023).

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and because if the external surfaces of the development were to consist of inappropriate materials the development would detract from the appearance of the area.

3. Floor levels of the porch extension hereby permitted shall be set no lower than the existing floor levels.

This condition is imposed to reduce the risk of flooding in accordance with policy ENV6 of the East Riding Local Plan.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Elevations & Floor Plans - Drawing No.PW/001/01, received 20th April 2023
Proposed Elevations, Floor Plans & Sections - Drawing No.PW/001/02, received 20th April 2023

Location Plan - Drawing No.PW/001/04, received 20th April 2023

Existing & Proposed Block Plans - Drawing No.PW/001/03 A, received 20th April 2023

Drainage Details - Drawing No.800776 7

Drainage Details - Drawing No.DS0440 6

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan and for the avoidance of doubt and to ensure that the development hereby permitted is carried out in accordance with the approved details in the interests of the character and amenity of the area and the provisions of the development plan.

Relevant Planning Policies:

East Riding Local Plan Strategy Document (ERLP SD) (April 2016)

Policy ENV1 Integrating high quality design

Policy ENV6 Managing environmental hazards

National Planning Policy Framework (NPPF) (2021)

ERYC - Design Guidance for House Extensions SPD (2007)

The National Design Guide (2021)

In making this decision the Council has followed the requirements in paragraph 38 of the National Planning Policy Framework.

Signed



30 June 2023

Stephen Hunt MRTPI

Director of Planning and Development Management

NOTES TO ACCOMPANY THIS DECISION

Appeals to the Secretary of State

If you are aggrieved by this decision you can appeal to the Planning Inspectorate. Appeals can be made online by accessing the Planning Inspectorate website (links shown below) dependant upon the type of application. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on telephone number: 0303 444 5000.

Appeals must be made on the correct forms relating to the type of application you submitted. Information provided as part of the appeal process will be published online.

If you wish to appeal against a decision relating to:

Householder applications - appeals must be made within 12 weeks of the date of this notice; please refer to Planning Inspectorate guidance at <https://www.gov.uk/appeal-householder-planning-decision>

Minor commercial applications - appeals must be made within 12 weeks of the date of this notice; please refer to Planning Inspectorate guidance at <https://www.gov.uk/appeal-minor-commercial-development-decision>

Advertisement consents - appeals must be made within 8 weeks of the date of this notice; please refer to Planning Inspectorate guidance at <https://www.gov.uk/appeal-decision-consent-display-advertisement>

Any other type of application – appeals must be made within 6 months of the date of this notice; please refer to planning Inspectorate guidance at <https://www.gov.uk/appeal-planning-decision>

Appellants requesting an inquiry into their appeal must notify the Local Planning Authority and Planning Inspectorate at least 10 days prior to appeal submission.

Please note - If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, you must appeal within 28 days of the date of this notice. Please refer to Planning Inspectorate guidance at <https://www.gov.uk/appeal-enforcement-notice>

If an enforcement notice is served relating to the same land and development as in your application, you must appeal within 28 days of the date of service of the enforcement notice or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notice

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

Approval of Details Required by Conditions

A fee is payable for the submission of any matters required to be submitted for approval by any conditions attached to this permission. The fee is payable for each submission, not for each condition. Please refer to the council's website at www.eastriding.gov.uk for more information.