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

Mr Michael Holmes  
103 High Street  
West Cowick  
East Riding Of Yorkshire  
DN14 9EF

**Your ref:**  
**Our ref:** 21/10417/PREP  
**Enquiries to:** Mr Calum Rowley  
**E-mail:**  
calum.rowley@eastriding.gov.uk  
**Telephone:** (01482) 393748  
**Date:** 21 April 2021

Dear Mr Michael Holmes

<b>Proposal:</b>	Proposed erection of a dwelling and an adjoining annexe
<b>Location:</b>	Land And Building North Of 103, High Street, West Cowick, East Riding Of Yorkshire, DN14 9EL,
<b>Applicant:</b>	Mr Michael Holmes
<b>Application Type:</b>	Pre Application Planning Enquiry

I write further to your pre-application enquiry received by this office on 22 March 2021 and can make the following comments:

Planning applications are determined in accordance with the Development Plan unless other factors (known as ‘material considerations’) indicate otherwise. The National Planning Policy Framework (NPPF) is a material consideration. The Development Plan for this application is the East Riding Local Plan Strategy Document (ERLP SD) (April 2016).

Both the East Riding Local Plan and the NPPF generally seek to direct new housing development towards existing settlements to deliver sustainable and accessible development, with new development in the open countryside only allowed under special circumstances. The Council can also demonstrate a 5 Year Housing Land Supply position and therefore, the housing policies are considered up to date.

### **Principle of development**

West Cowick is identified as a village in appendix B of Policy S4 of the ERLP strategy document. This policy supports new housing in villages which usually comprise one dwelling, where it would not detract from the character and appearance of the village.

The site is located within the defined development limit of the village and proposes a single dwelling with annexe which would utilise the footprint of the existing workshop. The proposal therefore benefits from policy support under Policies S3 and S4 of the ERLP SD, subject to the development not detracting from the character and appearance of the village.

Alan Menzies  
Director of Planning and Economic Regeneration

### Area Character

Policy ENV1 of the ERLP relates to integrating high quality design and respecting the character and appearance of the area. This policy sets out that development will be supported where it has regard to the specific characteristics of the site's wider context and the character of the surrounding area.

Grange Road, which the proposed dwelling would front, is within a residential area with properties of varying designs and scale and therefore there is scope for a dwelling to be individualistic while respecting the character of the area.

The supporting information suggests a dormer dwelling with a single storey annexe and the site plan indicates the footprint of the annexe would be similar to that of the dwelling. I would have concerns over an annexe of a similar scale to the host dwelling with the potential to separate the units in the future. However, without formal plans, including floor plans and elevations, it is unclear what the relationship between buildings would be.

Appropriate landscaping would also be required within the site with any trees/existing planting that will remain benefitting from appropriate root protection.

### Residential Amenity

As noted above, the site is within a predominantly residential area and is bounded by residential properties. Therefore careful consideration of the impacts the proposed use may have on the amenity of the occupants of these properties would need to be made and assessed as part of any submission.

There appears, based on the submitted plans, sufficient separation distance to the dwellings that surround the site. However, there will need to be careful consideration of window locations, formal separation distances and amenity area in order to ensure the development meets the requirements of the Local Plan and NPPF.

### Other Issues

Details of drainage would need to be provided as well as appropriate car parking provision with space for turning and manoeuvring.

Grange Road is a narrow road and care must be taken to include appropriate visibility splays to ensure vehicles can enter and leave the site in a forward gear without undue harm to highway safety.

The site appears overgrown with foliage and there appears to be trees on or adjacent to the site. This aspect of the proposal must be addressed in any submission with care drawn to potential wildlife using this area of the site.

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 sincerely

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 21/10417/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 <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> S1, S2, S4, S5, ENV1, ENV4, ENV6, EC4, A4</p> <p><b>Other Relevant Documents</b> Sustainable Transport SPD</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 <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 <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>