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

Kennedy Steel
16 Wright Street
Kingston Upon Hull
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Our ref: 24/10021/PREP
Enquiries to: Mr Matthew Adamson
E-mail: Matthew.Adamson@eastriding.gov.uk
Date: 12 March 2024

Dear Kennedy Steel

Proposal:	Proposed erection of a dwelling
Location:	Land South West Of The Uplands 96, Beverley Road, South Cave, East Riding Of Yorkshire, HU15 2BB,
Applicant:	Kennedy Steel
Application Type:	Pre Application Planning Enquiry

I write further to your pre-application enquiry received by this office on 9 January 2024. May I first take this opportunity to apologise for the delay in responding to your enquiry. We continue to experience high workload pressures and applications for planning permission must take priority. I have now had the opportunity to consider your enquiry and I can make the following comments:

Planning Policy

Any application for planning permission for the erection of a new dwelling in this location would be considered against the relevant policies of the East Riding Local Plan Strategy Document (ERLP SD April 2016) and the Allocations Document (ERLP AD July 2016). A Local Plan Update has been submitted for examination but this does not form part of the development plan at this time. The full policies are available to view online at www.eastriding.gov.uk. The policies contained within the National Planning Policy Framework (NPPF) are also a material consideration in the determination of planning applications., namely policies: S1 Presumption in favour of sustainable development, S2 Addressing climate change, S3 Focusing development, ENV1 Integrating high quality design, ENV2 Promoting a high quality landscape, ENV4 Conserving and enhancing biodiversity and geodiversity, ENV5 Strengthening green infrastructure, ENV6 Managing environmental hazards, and A1 Beverley & Central sub area.

Proposal

The proposal is for the erection of a two storey detached dwelling with a detached garage. It is proposed to divide part of the existing side garden of no.96 Beverley Road, South Cave to construct

Alan Menzies
Executive Director of Planning and Economic Regeneration

the new dwelling and garage; this would also provide space for a front and rear garden for the proposed new dwelling. Access to the site would be from Beverley Road.

Visual Amenity

A 'development statement' including pictures of the elevations and floor plans of the proposed dwelling has been provided as part of this pre-application enquiry. My response will be based on the information provided in this development statement.

The proposed dwelling and detached would be located in the defined Development Limit of South Cave although the eastern boundary of the site would abut the edge of the Development Limit. The land to the east of the site, outside of the Development Limit would be considered 'Countryside' for the purpose of the Development Plan policy. . The site would also be located close to an 'Important Landscape Area' as defined in the Development Plan policy. It is considered that as the proposed dwelling and site would be located within the Development Limit of South Cave, there are no concerns that the proposal would have an adverse impact to the setting of the 'Countryside' or the 'Important Landscape Area'. This is because the site was already residential curtilage to no.96 so no further residential curtilage in the Countryside is proposed to be created, and the rear of the proposed dwelling would not lie beyond the existing line of development.

The design of the proposal would be contemporary in appearance and the new dwelling would be set back from Beverley Road. This would complement the appearance of the properties to the south of the application site; Beverley Road consists of a mixture of properties which vary in style between traditional and modern and there have been several 'back-land' developments along this part of Beverley Road. The development statement sets out that the materials used in the construction of the proposal would correspond to the style of the surrounding dwellings and their facing brickwork and slate roof tiles.

The only concern that I would raise in relation to the design of the proposal is the location of the detached garage to the front of the proposed new dwelling, in close proximity to Beverley Road. Although the existing trees and planting along the front (western) boundary of the site would partly screen the garage (if retained), there are no other detached garages to the front of properties along this part of Beverley Road which are highly visible from the public highway of Beverley Road and it would lie in front of the existing line of development. Consideration should be made into either repositioning the garage so it would be less visually prominent from Beverley Road, or that it is incorporated and attached to the proposed new dwelling.

Residential Amenity

The proposed new dwelling would have one adjacent neighbour in no.96 Beverley Road. The other property in close proximity to the site would be no.82 Beverley Road although a track would separate the new dwelling from this property, which leads to a paddock which to the rear (east) of the site. This land is not residential and therefore it is considered that the proposal would have no impact to this land.

96 Beverley Road is the neighbouring property to the north of the application site. Part of the side garden of this neighbouring property comprises the land of the application site, however, sufficient

private side garden for this property would be retained. Although the proposed new dwelling would be in fairly close proximity to the proposed shared boundary with no.96, this neighbouring property would have a considerable separation distance to the proposed shared boundary. Any impact the proposed new dwelling would have to the residential amenities of no.96 in terms of loss of natural light, overshadowing, enclosure and dominance would be limited to a section of the side garden of this neighbouring property which is currently occupied by a collection of mature trees.

It is proposed to install to ground floor windows and a first floor window along the northern elevation of the new dwelling. The ground floor windows would be secondary windows serving the lounge of the new dwelling and the first floor window would serve an en-suite bathroom. As these windows are either secondary windows or serve a non-habitable room, it is recommended that these windows are either obscure glazed or set above 1.7m from the finished floor level of the room they serve. This is to ensure that these windows would not create any opportunities to overlook the private rear garden of the neighbouring property at no.96. It is noted that the ground floor windows may be acceptable if adequate screening is in place along the shared boundary to prevent any overlooking from these windows.

82 Beverley Road is the neighbouring property to the south although the properties are separated by a track. As this property would be to the south of the proposed dwelling, there are no concerns that the proposal would result in any overshadowing to this property. The separation distance of the proposed dwelling to the southern boundary of the site, the track, the separation distance of this property from its northern boundary, and this property being set at lower land levels, would all successfully mitigate any adverse impact the proposed dwelling may have on the residential amenities of this neighbouring property in terms of loss of natural light, enclosure or dominance.

There would be a door and a first floor window installed along the southern elevation of the proposed new dwelling with the first floor window serving a dressing room. This window would have to be obscure glazed and non-opening below 1.7m of the finished floor level as it would face directly onto no.82 which also has a first floor clear glazed window installed along its northern elevation. As this window would serve a dressing room, a non-habitable room, it is considered that an obscure glazed window would be acceptable for this room.

Parking & Highways Safety

The Council's Sustainable Transport Supplementary Planning Document states that a four-bedroom property located in a 'Primary Village' such as South Cave would require two to three on-site parking spaces. As the vehicular access to the site from Beverley Road would be located at the 40mph section of Beverley Road, it is imperative that vehicles can both enter and exit the site in forward gear. I have informally discussed the application with a member of the Council's Highways team. The Highway Officer indicated that the site lines along this section of Beverley Road are clear and would be suitable for a new vehicular access to be created. However, the Officer did raise concerns regarding the location of the garage and recommended that if it is intended to construct the garage in the location proposed in the development statement, then a swept path analysis should be included as part of the application to demonstrate parking in the garage would be possible when two other motor vehicles are already parked on the driveway. This is required as the Highway Officer believes that it would be difficult to have two parked motor cars on site and for a motor vehicle to still be able to access the garage.

Trees & Biodiversity

The site contains several mature trees located throughout the site and there are also several mature trees located in the rear garden of no.96 Beverley Road, close to the proposed shared boundary. A tree survey would have to be submitted alongside any planning application and it is recommended that every effort is made to retain the current trees and planting on site. The proposal has potential to affect existing landscaping, and for the site and landscape features to provide habitat for protected species and their habitats. I have informally discussed the application with the Council's Nature Conservation Officer who advised that since the on-site pond is not functional and is completely drained, biodiversity net gain would not be required to offset its loss.

With regard to biodiversity and ecology, Biodiversity Net Gain (BNG) is an approach to development and/or land management that aims to leave the natural environment in a measurably better state than it was beforehand. BNG is now mandatory and therefore it will require a BNG report, which demonstrates how the proposal will deliver the required net gain in biodiversity units.

Incorporating additional native landscaping into the site could assist in mitigating the impacts of built development, with the added benefit of providing biodiversity enhancements on the site. Should a planning application be submitted, it is recommended that a landscaping scheme be submitted to support the proposals. Moreover, and in accordance with legislative provisions related to protected species and their habitats, the NPPF, and ERLP SD Policy ENV4, were you to pursue this proposal any future planning application would need to be supported by a Biodiversity Survey and Report. Further information as to the requirements for such a document can be found within the Council's Validation Checklist. This information would be then considered in further detail by the Nature Conservation section at the application stage.

Flood Risk & Drainage

The enquiry site is identified as lying within a low probability Flood Zone 1. The site is also identified on available mapping as being at 'very low' risk of flooding from surface water accumulations. It is therefore a sequentially preferable location for residential development in respect of flood risk. Any future application is therefore not required to be supported by a Flood Risk Assessment or to undertake a Sequential or Exception Test.

The provided development statement makes no reference to how drainage would be provided for proposed new dwelling. Should mains sewer be proposed as the means of disposing foul water from the development, then the capacity, routing and connections, etc. of the foul system would be subject to consultation with Yorkshire Water at the time of any application for planning permission. Any alternate means of drainage would be subject of consultation with the Council's Land Drainage team.

Other Matters

A Public Right of Way runs adjacent to the site along Beverley Road. The Council's Public Right of Way team would be consulted in regard to any planning application which may have an impact to the existing Public Right of Way.

Conclusion

To summarise, the principle of a new dwelling on this site would be acceptable providing the advice in this response is adhered to. Both Planning and Highway Officers have raised concerns regarding the detached dwelling in terms of its appearance in the streetscene and the potential for on-site parking issues and highway safety problems. Consideration should be given to how a garage could be constructed on site whilst resolving these issues.

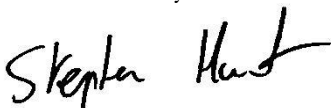
Notwithstanding this advice, please see the attached documents which sets out the key Development Plan policies that are of relevance, and what would be required should you choose to submit an application for the proposed development.

You will 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 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
Director of Planning and Development Management

Advice for 24/10021/PREP

Key Development Plan Policies	
<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 https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/</p>	<p>East Riding Local Plan Strategy Document (2016)</p> <p>Policy S1: Presumption in favour of sustainable development Policy S2: Addressing climate change Policy S3: Focusing development Policy ENV1: Integrating high quality design Policy ENV2 Promoting a high quality landscape Policy ENV4: Conserving & enhancing biodiversity and geodiversity Policy ENV6: Managing environmental hazards Policy A1: Beverley & Central sub area.</p> <p>Other Relevant Documents ERYC Sustainable Transport SPD (2016)</p>
Validation Requirements	
<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 https://eryc.link/planning-permission-prior-approvals</p> <p>Fees can be calculated on the Planning Portal at https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1</p>	<p>Local List validation requirements</p> <p>Appropriately scaled drawings/plans including:</p> <ul style="list-style-type: none">- Location Plan- Existing and Proposed Block Plan- Proposed Floor Plans- Proposed Elevations- Proposed Sections- Biodiversity Survey and Report (proportionate to the scale of development and nature of the application site)- Foul and Surface Water Drainage Assessment;- Tree Survey and Arboricultural Impact Assessment;- Swept Path Analysis