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Stephen Hunt Head of Planning and Development Management

Woodmansey Parish Council
Juniper Cottage,
Millington,
East Riding Of Yorkshire,
YO42 1TX

Date: 11 June 2018
Our Ref: 18/00846/PLF
Your Ref: PP-06814485
Case Officer: Mr Andrew Uttley
Telephone: (01482) 393781

Dear Woodmansey Parish Council

TOWN & COUNTRY PLANNING ACT 1990

Proposal:	Erection of two storey and single storey extensions to rear
Location:	22 Sackville Close Beverley East Riding Of Yorkshire HU17 8XF
Applicant:	Ms Ruth Turner

You wrote to me about the above application, and I confirm that your views were taken into consideration when the application was discussed.

After taking all relevant issues into consideration, the Council has resolved to grant planning permission 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 match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

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 materials, which did not match the existing building, the development would detract from the appearance of the area.

3. The proposed 2m high fence as shown in drawing no. 11 Rev. C (received 23.05.2018) shall measure 2m in height when measured from the ground level of no. 22 Sackville Close.

This condition is imposed in accordance with policy ENV1 of the East Riding Local

Plan and in the interests of the amenity of nearby properties.

4. The windows to be created in the first floor of the east facing side elevation shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level before the development hereby approved is first brought into use, and shall not thereafter be altered without the prior express consent in writing of the Local Planning Authority. (Replacement of the glass with glass of an identical type would not necessitate the Council being notified.)

This condition is imposed in accordance with policy ENV1 of the East Riding Local Plan because the Local Planning Authority consider that if plain glass was to be used in this location, the amenities of the adjacent dwelling(s) would be adversely affected due to overlooking.

NB. Obscure glazing to satisfy this condition should be a minimum of Pilkington Privacy Level 3 or equivalent.

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

Drawing No.	Description	Date Received
10 REV. A	Location Plan, Existing Site Plan, Floor Plans, Elevations and Roof Plans	28.03.2018
11 REV. C	Proposed Plans and Elevations	23.05.2018

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.

Please inform me if you require further details or an explanation of this decision.

Yours sincerely



Head of Planning and Development Management