



Appeal Decision

Site visit made on 20 February 2025

by **P Eggleton BSc(Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 14 March 2025

Appeal Ref: APP/E2001/W/24/3355488

Former Hornsea Library, 77 Newbegin, Hornsea, East Riding of Yorkshire HU18 1PA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Ian Staines against the decision of East Riding of Yorkshire Council.
 - The application reference is 23/00792/PLF.
 - The development proposed is the change of use of former library building to flats including demolition of single storey elements to rear to form new car park area, alterations to cladding and construction of second floor area within new pitched roof structure.
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Decision

1. The appeal is allowed and planning permission is granted for the change of use of the former library building to flats including demolition of single storey elements to rear to form new car park area, alterations to cladding and construction of second floor area within new pitched roof structure at Former Hornsea Library, 77 Newbegin, Hornsea in accordance with the terms of the application, reference 23/00792/PLF, and the plans submitted with it, subject to the conditions within the attached schedule.

Application for costs

2. An application for costs was made by Mr Ian Staines against East Riding of Yorkshire Council and this is the subject of a separate decision.

Main Issues

3. The main issues are the effect on the character and appearance of the area; and the effect on highway safety.

Reasons

4. The proposal would result in the addition of a pitched roof to the existing library building and the removal of structures to the rear. Other alterations would allow its conversion to residential flats. The property lies within the Hornsea Conservation Area.
5. The council's reason for refusal suggests that the proposal would result in an overdevelopment of the site, which would not be appropriate in terms of scale and would have an adverse impact on the character of the surrounding area. The council has not raised a concern with regard to the proposal resulting in any harm to the character or appearance of the conservation area and this position is confirmed in their appeal submissions. The conservation officer sought

amendments to the original plans with regard to the detail of the front facing dormer windows and materials. These were submitted and the officer advised that the scheme would enhance the conservation area. The council's report to the planning committee concluded that the scale, siting and design would enhance the character and appearance of the conservation area and would integrate with the surrounding development; and as such, would not visually detract from the site or the wider area.

6. The proposal would remove buildings to the rear of the site which are of a very poor appearance. The main building would be improved in terms of detailing and materials; and the introduction of a pitched roof would be more in keeping with neighbouring buildings. Dormer windows are not uncommon in the area with a number in Cliff Road. The dormers proposed would be small and subservient. Although the building would have similar eaves and ridge heights to the neighbouring terrace, it would appear as being of a greater scale. However, it would clearly result in an enhancement compared to the existing building and would enhance the character and appearance of the conservation area which the council accept. I find that it would represent a suitable design for this corner and would be generally in keeping with the scale and form of nearby buildings. It would not detract from the setting of the neighbouring church. There would be no conflict with the design or heritage requirements of policies ENV1 or ENV3B of the East Riding Local Plan Strategy Document 2016 (LP).
7. The council has also raised a concern that the proposal would be an overdevelopment that would contribute to existing congestion issues within the Cinema Street carpark which would result in harm with regard to highway safety. This was not a view shared by the council's Highway Control section or the planning officer. Cinema Street has a restrictive width due to parking on both sides. When these spaces are occupied, vehicles accessing or leaving the public carpark have to wait either at the carpark end or near the junction with Newbegin in order to pass. Traffic speeds are extremely limited given these arrangements and because Cinema Street is not a through road. The proposal would result in the loss of one on-street parking space.
8. Parking and turning within the site would be quite constrained due to its size. However, manoeuvring within the site would not result in harm with regard to highway safety. Given the proximity to a full range of services, a greater number of off-street parking spaces would not be justified. Even if residents had to wait to access the carpark, this would be little different to the existing manoeuvres within Cinema Street.
9. The loss of a single on-street parking space would not significantly change the level of public parking provision in the area. The additional amount of space created within the street, at the new access point, would assist with regard to movements to and from the carpark, in relation to passing the on-street parked vehicles. Overall, whilst there may be congestion in this area at times, this proposal would not add significantly to this and would offer some benefits. The situation with regard to highway safety, in relation to these slow moving vehicles, would not be materially altered. Rather than any conflict with LP policies ENV1 or EC4 as suggested, new residential properties, in such a sustainable location, gain support from their objectives.

10. No other concerns have been raised by the council but I have had regard to the other representations. The new flats would be required to meet current building standards with regard to insulation. Whilst concerns with regard to parking provision locally and increasing numbers of vehicles within the settlement are noted, this represents a sustainable location for new housing and an efficient use of this land. Overall, I am not satisfied that there are any matters that weigh significantly against the proposal. I therefore allow the appeal.
11. I have imposed conditions relating to the commencement of development and the details of the approved plans for the avoidance of doubt and in the interests of proper planning. I have imposed conditions with regard to materials and detailing to ensure that the development would have a satisfactory appearance. I have added a requirement for details of the bin and cycle store as the plans provided, 012 Rev P01, do not reflect the access shown on the approved layout. Given the nature of the adjoining roads and properties a Construction Method Statement is also necessary and would include hours of operation. As the materials condition includes hard surfacing, a landscaping condition would not be necessary. The condition relating to bat protection and habitat enhancement has been imposed. A condition to ensure that the parking and access arrangements are complete before first occupation would also be necessary to ensure that the development would function as planned.

Peter Eggleton

INSPECTOR

Schedule of conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: FG/2206 A 003 Rev P05; 004 Rev P05; 005 Rev P05; 006 Rev P03; 009 Rev P06; 010 Rev P03; 011 Rev P03; and 013 Rev P02.
- 3) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide:
 - i) a scheme for the parking, loading, off-loading, manoeuvring and wheel cleaning for site operatives, delivery and construction vehicles;
 - ii) office and storage compounds for equipment and materials within the site;
 - iii) details of any lighting during construction;
 - iv) provision to be made for the control of noise, dust and fumes emanating from the site, including that there be no burning of any waste materials;
 - v) hours of operation;
 - vi) a procedure in respect of complaints by members of the public and a complaints resolution process.
- 4) No above ground works shall be carried out until details of the external surfaces of walls and roofs; bin store and cycle store layout and details;

windows and doors details including details of reveals; dormers, fascias, sills and headers details and materials; rainwater goods; boundary treatment detailing; and hardstanding materials, have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.

- 5) Development shall take place in accordance with all of the recommendations for mitigation and compensation set out in section 7.1 of the submitted Bat Survey Report (Curtis Ecology, May 2023). This includes the provision of one Ibstock Bat Box C or build-in equivalent bat box, to be installed at the northern end of the east elevation during construction. The bat box must remain unlit.
- 6) No flat shall be occupied until the vehicular access has been provided and vehicle and bike parking spaces provided in accordance with the approved plans. The bike store, vehicle parking and turning facilities shall thereafter be retained.