

DESIGN AND ACCESS STATEMENT

Produced on behalf of Mr. & Mrs. M. Proctor

Proposed Demolition of existing house and Replacement with
A New Dwelling.

Breeze Farm

Kilham Lane

Rudston

YO25 4UU



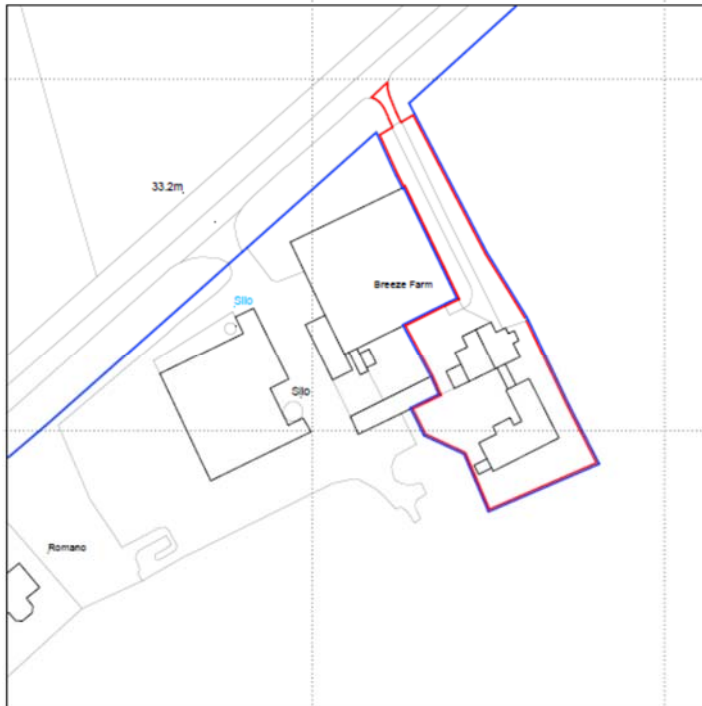
21 November 2020

Project Number : 3547



The statement is required as a consequence of Section 42 of the Planning and Compulsory Purchase Act 2004 and has been prepared in accordance with advice set out in DLG Circular 01/2006 and guidance from CABE set out in their 2006 publication "Design and Access Statements"

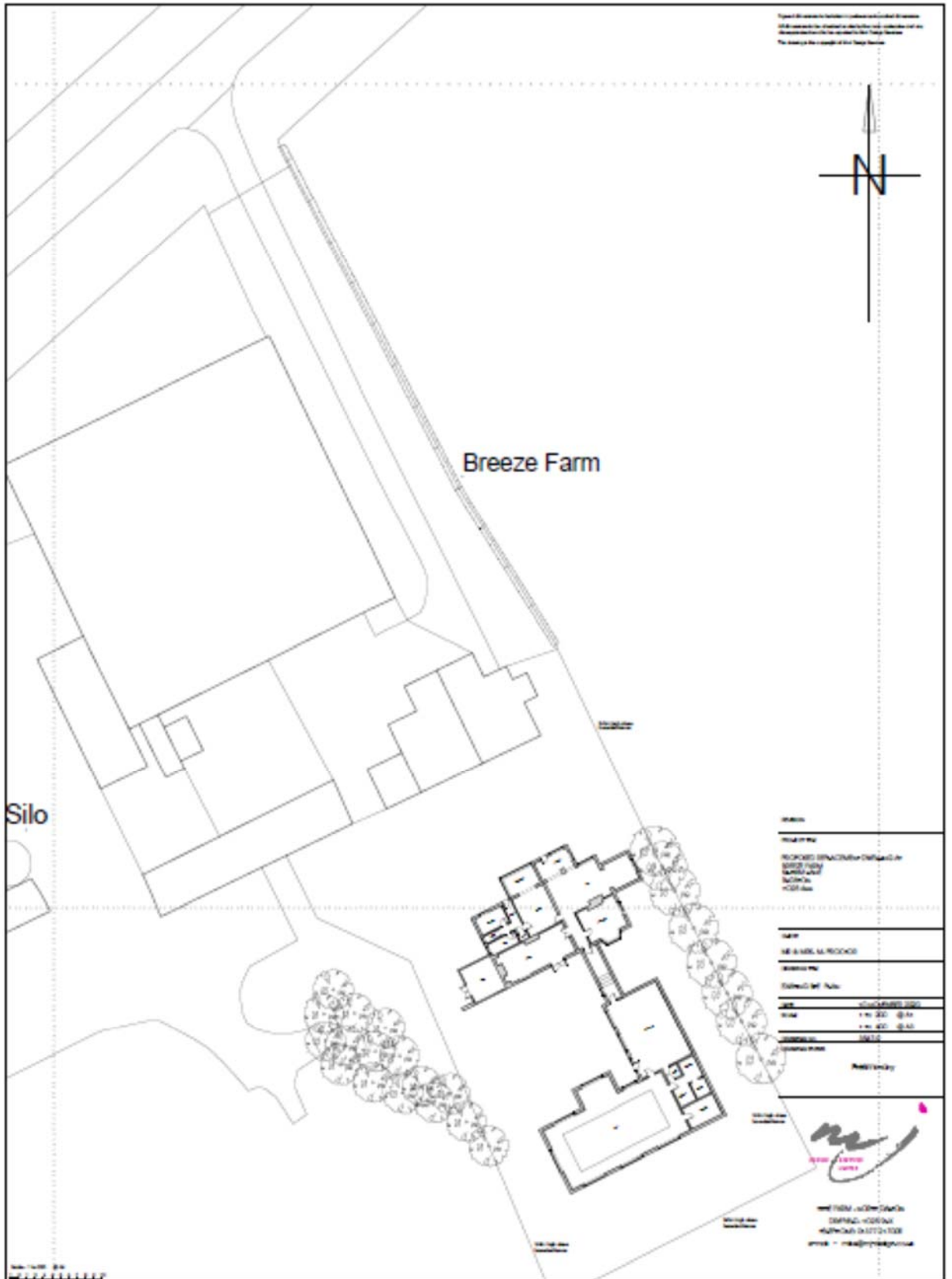
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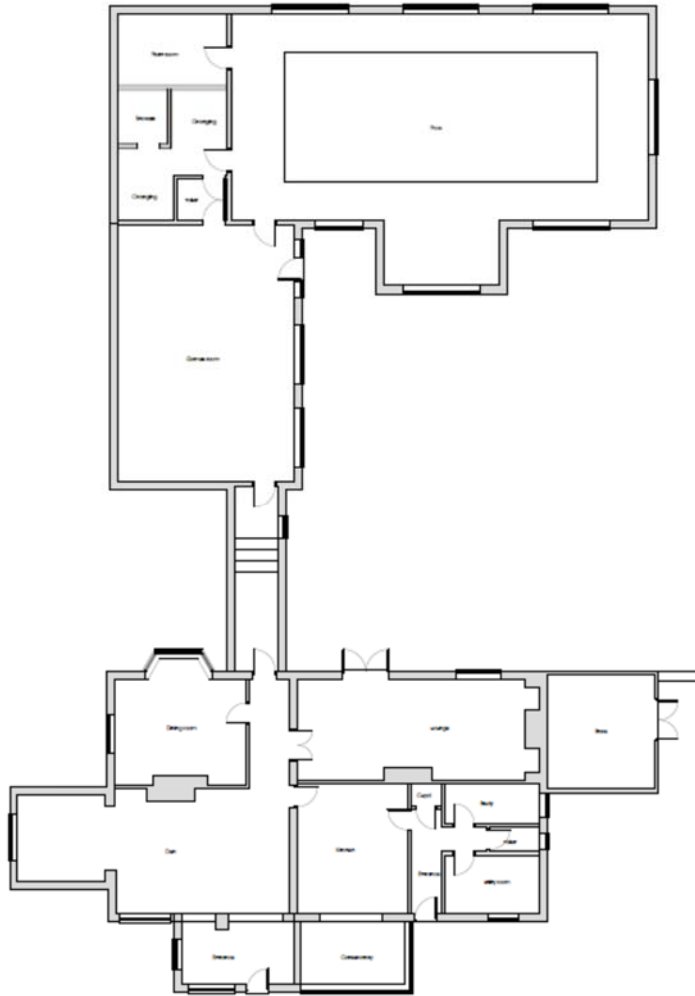
Site Location Plan



The photograph above taken from Google earth is an accurate representation of the site as it exists today.



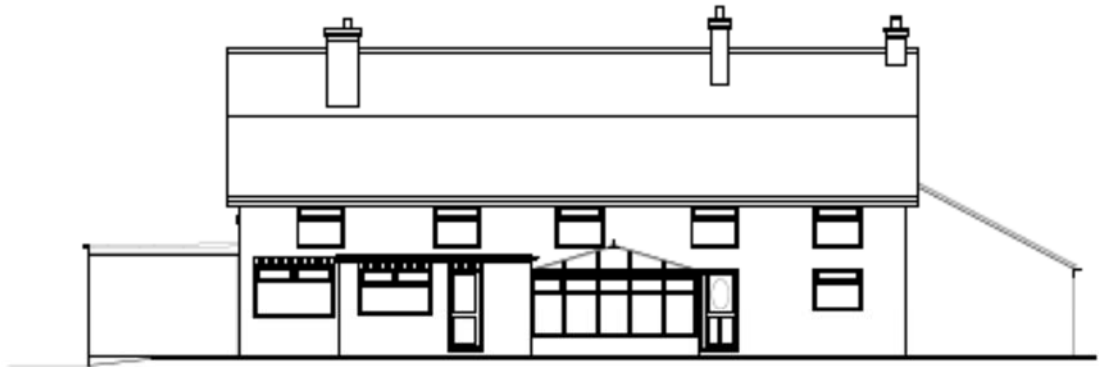
Existing site plan



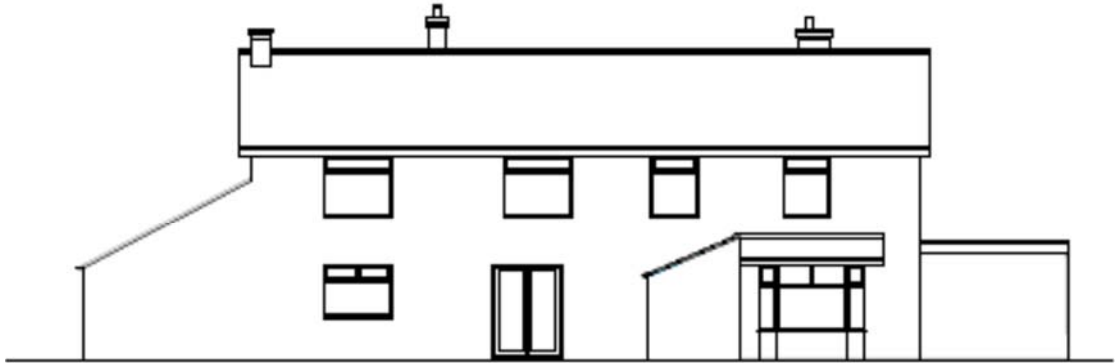
Existing ground floor plan



Existing first floor plan



Front elevation facing north



Rear elevation facing south

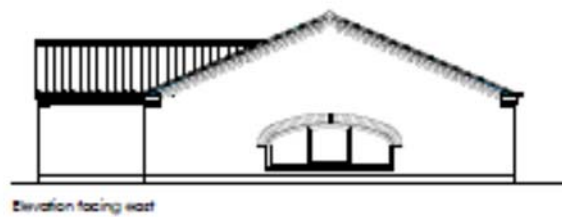
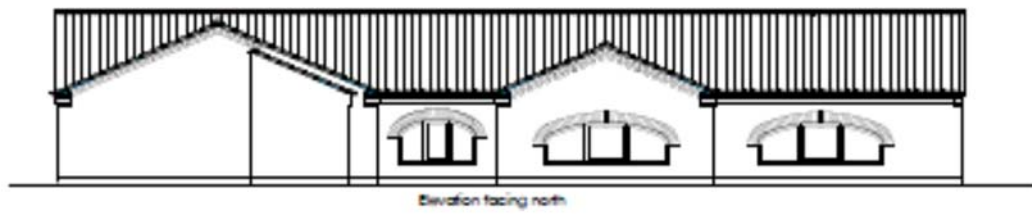
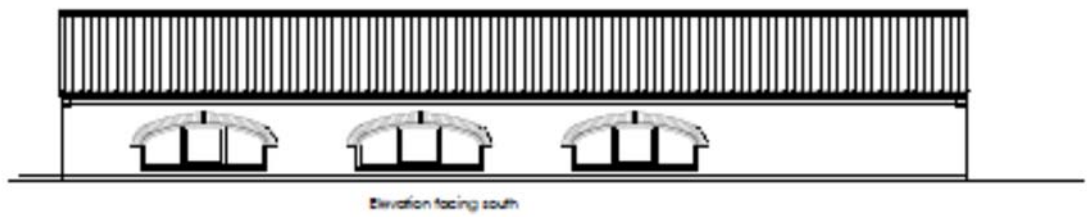
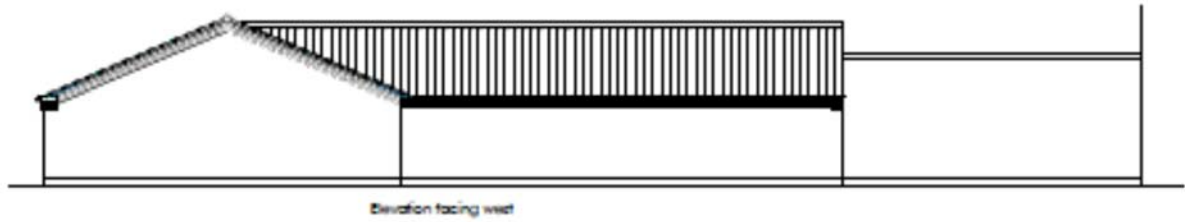
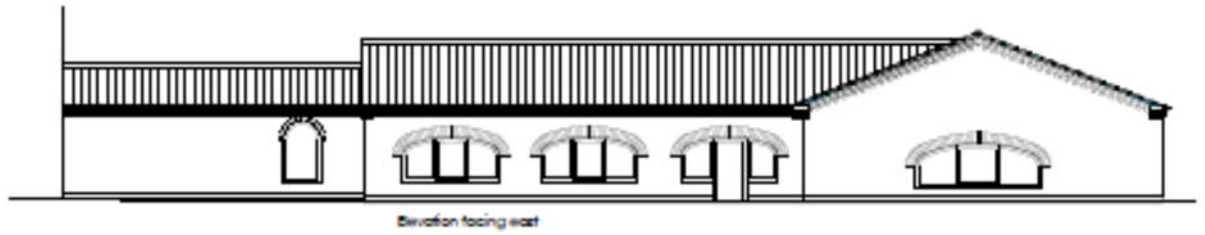


Side elevation facing west

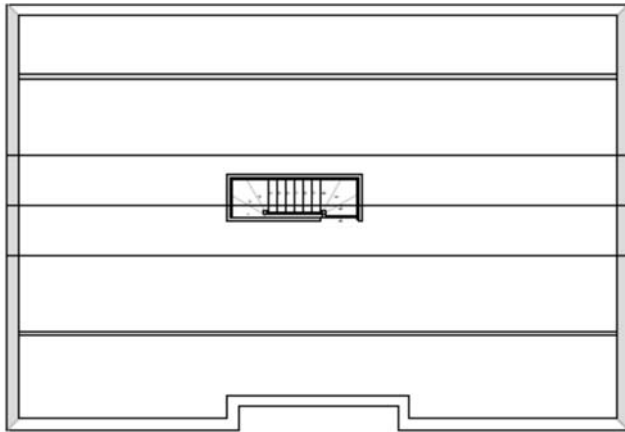


Side elevation facing east

Existing elevations



Existing elevations of the leisure accommodation



Second floor plan
Area = 100.76m²



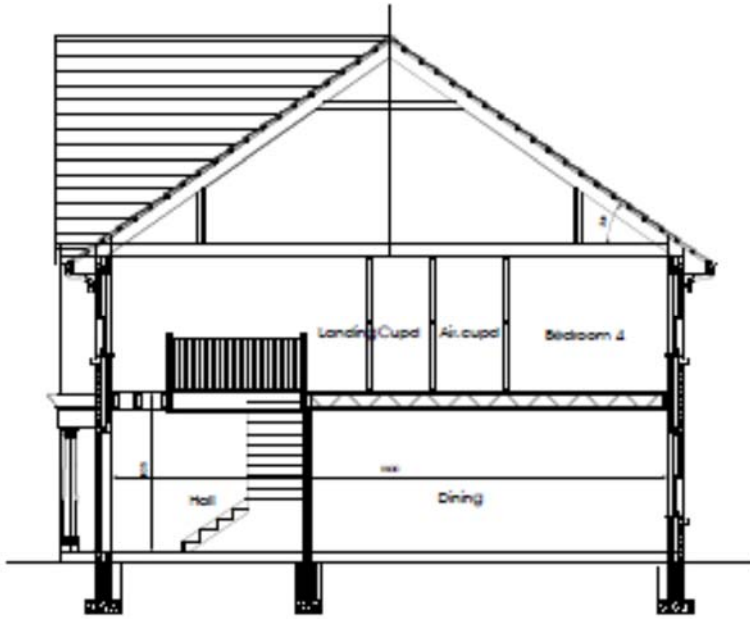
First floor plan
Area = 157.37m²



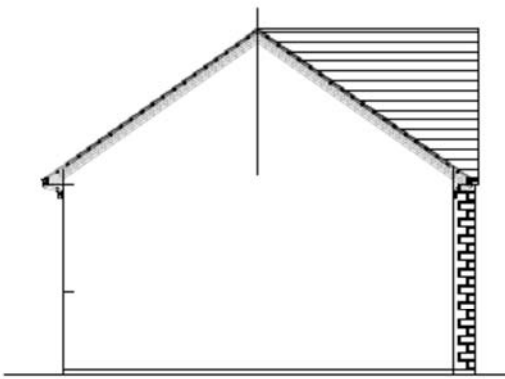
Ground floor plan
Area = 157.37m²

02 1:50 P.01 DWG

Proposed plans



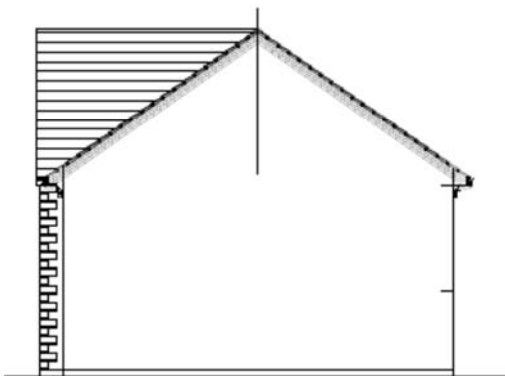
Proposed section



Gable elevation



Rear elevation



Gable elevation



Front elevation

Proposed elevations

The flood risk map is as shown above with a description of the risk

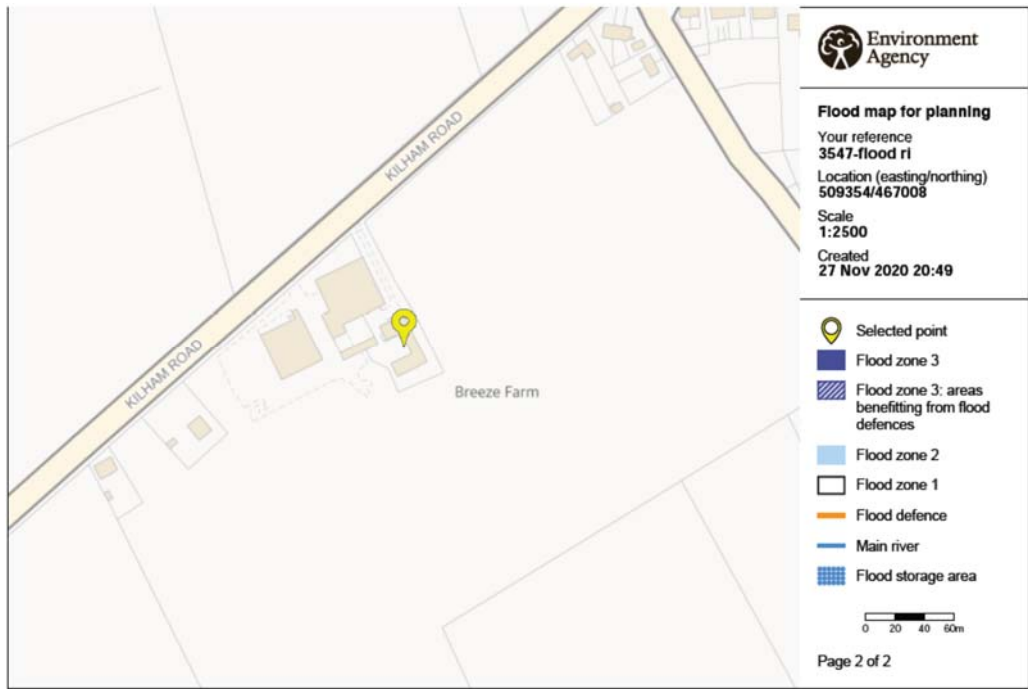
The selected location is in flood zone 1, an area with a low probability of flooding.



Flood map for planning

Your reference: 3547-flood ri
Location (easting/northing): 509354/467008
Created: 27 Nov 2020 20:49

Your selected location is in flood zone 1, an area with a low probability of flooding.



Proposal

The proposal is to demolish the existing house which has been badly extended over a number of years to such an extent that it would be difficult to renovate and reconfigure to create a suitable house which would meet the Building Regulations of today. The house lacks all forms of insulation, ground floor, walls and roof. There are problems with the damp proof course or lack of it.

It is not economically viable to try to bring it up to today's standards. It will be more cost effective to demolish it and build new.

The proposal is to demolish the existing house and build a new one to the drawings shown in approximately the same position again as shown on the proposed site plan.

Design

Use – Residential

Amount – The existing house floor area is a total of 320.29 m²

The proposed floor areas are

Ground floor = 157.37m²

First floor = 157.37m²

Room in the roof = 100.75m²

Layout - The layout is as shown on the submitted plans.

Scale - There is no change in scale

Materials

Brickwork - Facing brickwork

Roof - Slate tiles

Windows and doors - White Upvc sliding sash frames .

Door to be insulated timber framed

Gutters and Fallpipes - Black half round Upvc on fascia brackets.

Landscaping

The existing site is bounded by hedges and fences and these are to be retained and are not seen as affecting this application.

Access

The proposal will have no adverse effect on access

Planning Policy

Applications are to be determined in accordance with the policies in the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states, *'if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*

National Planning Policy Framework (NPPF) (2019)

The National Planning Policy Framework (NPPF) (2019) is a material consideration and is the Government's overarching framework for planning policy. Paragraph 11 of the NPPF provides for a presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay and where there are no relevant development plan policies, or the policies that are most important for determining the application are out of date, permission should be granted unless:

a) The application of the policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

b) any adverse effects of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The relevant sections of the NPPF in the instance of this planning application are:

- 2. Achieving Sustainable Development*
- 4. Decision-making*
- 5. Delivering a sufficient supply of homes*
- 8. Promoting healthy and safe communities*
- 11. Making effective use of land*
- 12. Achieving well designed places*
- 16. Conserving and enhancing the historic environment*

Paragraph 38 of the NPPF states that:

'Local planning authorities should approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.'

Section 12 'Achieving well-designed places' paragraph 127 states:

'Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The Government also seeks to secure high-quality design and a good standard of amenity for all existing and future occupants of buildings. Paragraph 124 places great importance on the design of the built environment, stating that good design is a key aspect of sustainable development.

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development. Paragraph 193 of the NPPF states that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 194 considers harm, or loss of, the significance of designated heritage asset (from its alteration or destruction or from development to Grade II listed buildings, registered parks or gardens, assets of the highest significance including Grade I and Grade II* Listed should require clear and convincing justification.

Paragraph 196 states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

East Riding Local Plan Strategy Document (ERLP)

4.10 In this case, the Development comprises the East Riding Local Plan Strategy Document (ERLP) adopted in April 2016 and the Allocations Document that was adopted in July 2016.

The relevant policies are as follows:

- Policy S1 – Presumption in favour of sustainable development
- Policy ENV1 – Integrating high quality design
- Policy ENV2 - Promoting a high-quality landscape
- Policy ENV3 – Valuing our heritage
- Policy EC4 – Enhancing sustainable transport

Policy S1 reiterates the presumption in favour of sustainable development which is a core thread which runs through the NPPF. Sustainable development seeks to ensure that proposals meet present needs without significantly adversely affecting the environment for future generations. It states that the authority will work proactively with applicants to find solutions which mean proposals can be approved wherever possible.

Policy ENV1 states that proposals should contribute to safeguarding and respect the diverse character and appearance of the area through their design, layout, construction and use. Development will be supported where it achieves a high quality of design that optimises the potential of the site. Proposals should consider the needs of users, including equality of access and improving healthy lifestyles. ENV1 further states that good design should also include the appropriate provision of car parking.

Policy ENV2 requires development proposals to be sensitively integrated into the existing landscape, demonstrating an understanding of the intrinsic qualities of the landscape and setting and, where possible, seek to make the most of it.

Policy ENV3 considers how best to manage the conflict between the pressure for the development and the need to preserve heritage assets. Development should conserve the significance, views, setting, character, appearance and context of heritage assets.

Policy EC4 looks at sustainable transport, in regard to parking, the policy states that the number of parking spaces should reflect the expected car usage on the site and the most efficient use of space available and promotion of good design. The policy further recognises the need to avoid overspill parking problems which is prominent in Beverley.

The requirements within these policies are consistent with the NPPF, in particular with the "Core planning principles" and "Requiring good design" sections which promote the enhancement and improvement of places through high quality design which functions well and improves the character or quality of an area and the way it functions, contributes positively to making places better for people, and promotes a good standard of amenity for existing and future occupants of the land and is easy and safe to move around.

Planning Policy Background

5.6 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration.

5.8 The submitted Planning Statement which accompanies the planning application sets out in full the planning policy background, including the weight attributable to saved policies of the adopted development plan for East Riding.

Conclusion

This application for the erection of a replacement dwelling meets the requirements as set out in the National Planning Policy Framework and are worthy of support and approval.