

# DESIGN AND ACCESS STATEMENT

Prepared by M.J. Design Services Limited

On behalf of Mr. & Mrs. J. Malone

Proposed Conversion of existing redundant farm buildings  
To a single dwelling.

Field House Farm

Main Street.

Asselby

DN14 7HE

Job Number : 3526

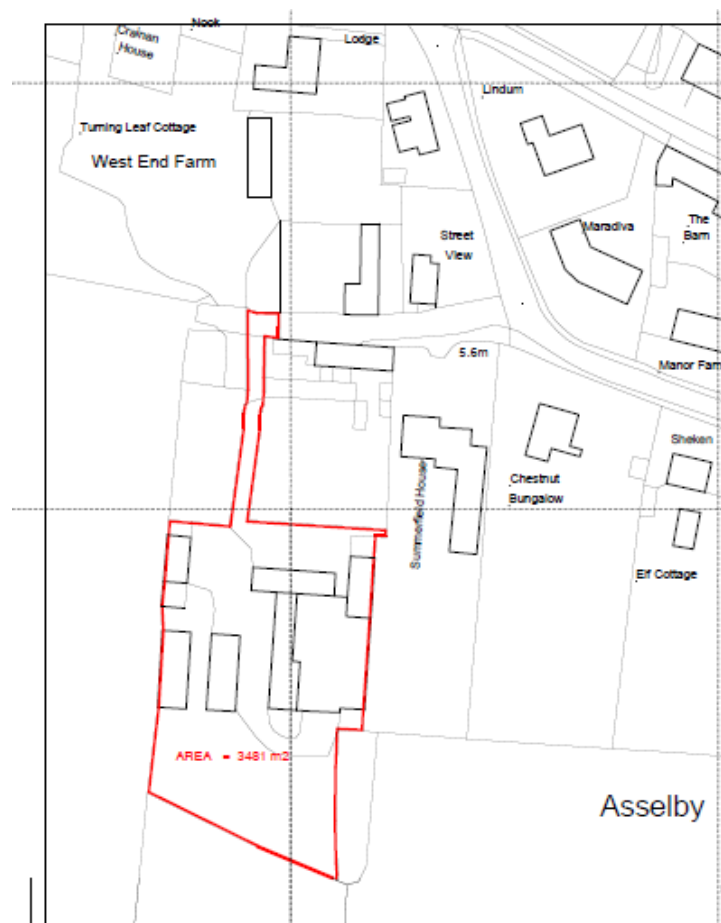
April 2021



## Introduction

This statement has been produced to accompany a proposal to convert the existing redundant farm building into a single dwelling with associated garaging and outbuildings. 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"

The site area is 3481.0 square metres



The site has recently been granted permission for the conversion of existing agricultural buildings, including alterations and extensions to create four dwellings and erection of a double garage following demolition of existing fold yard and two dutch barns under application number 19/00949/PLF.

In July 2020 a pre-application consultation was submitted and the reply was considered to be a positive response to the proposal. The application was 20/10555/PREP - Field House Farm, Main Street, Asselby



The above aerial picture is taken from google earth and is an accurate representation of what currently exists.

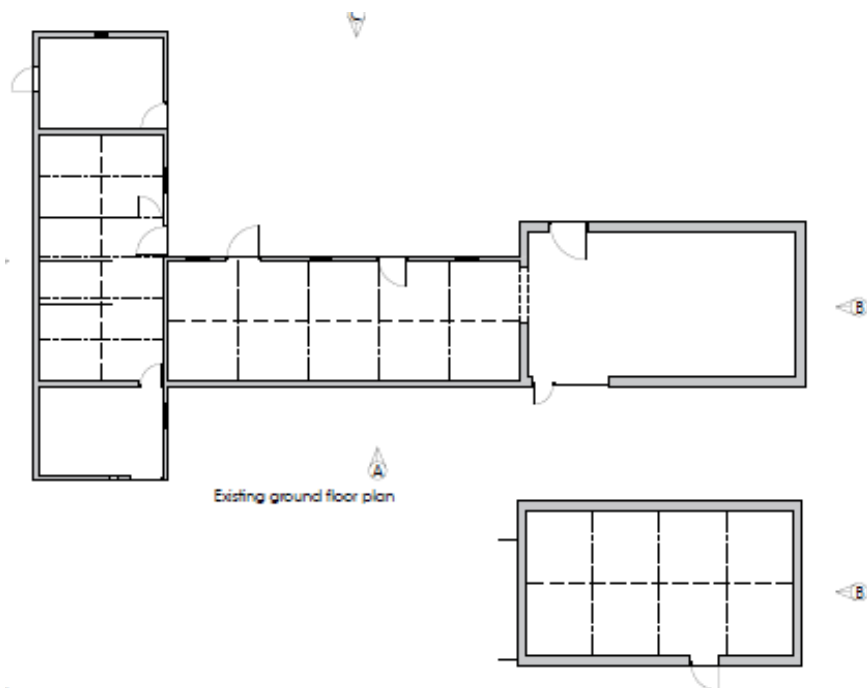




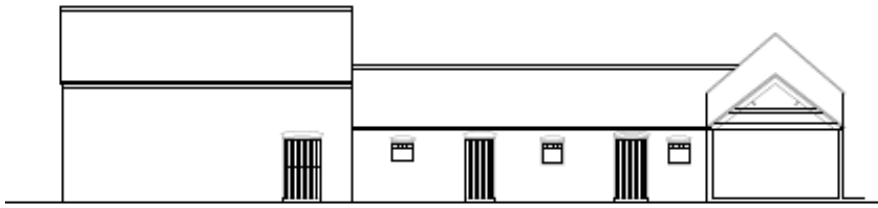
The above views are a selection taken along the western side of the main building which is currently all single storey.



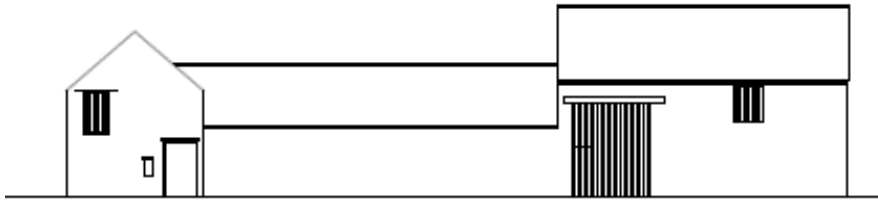
Existing site plan



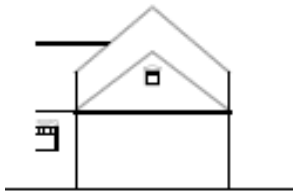
Existing ground floor plan



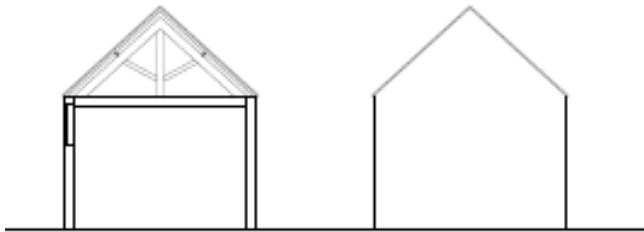
Elevation on A



Elevation on A

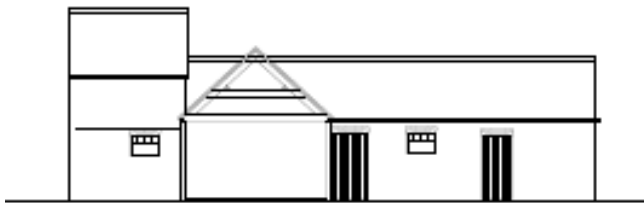


Elevation on D

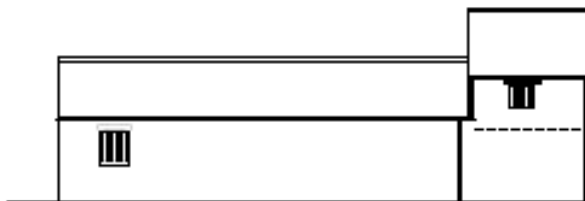


Section through two storey building

Gable elevation on B



Full elevation on B



Elevation on E

Existing elevations



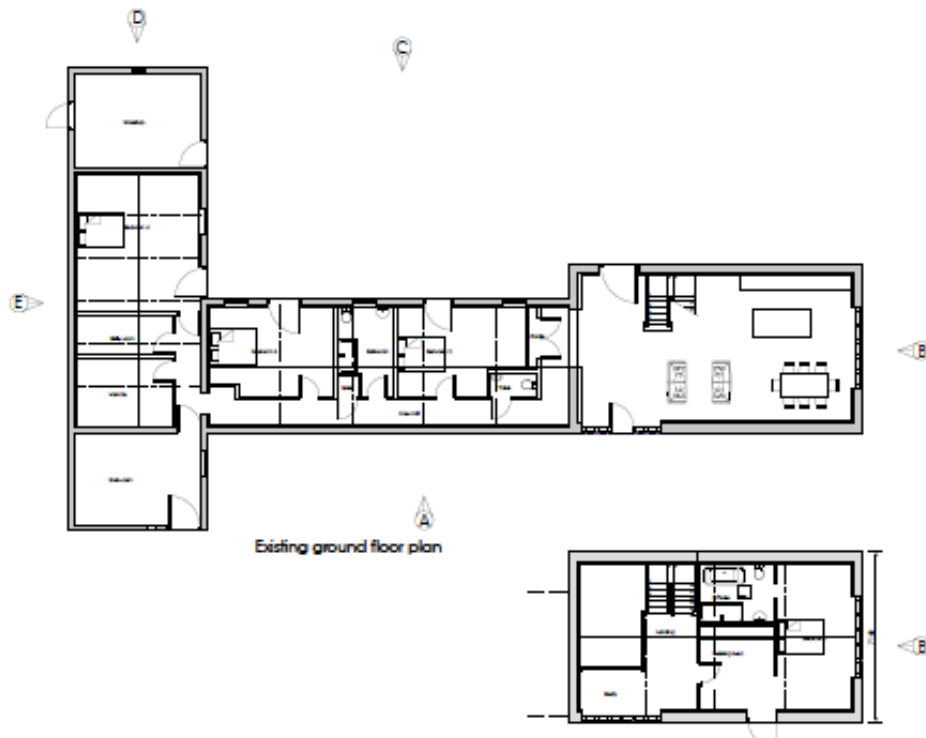
The proposed site plan

I am seeking pre-application advice as to whether you would give permission to convert the series of main barns into a single dwelling as shown on the above proposed site plan.

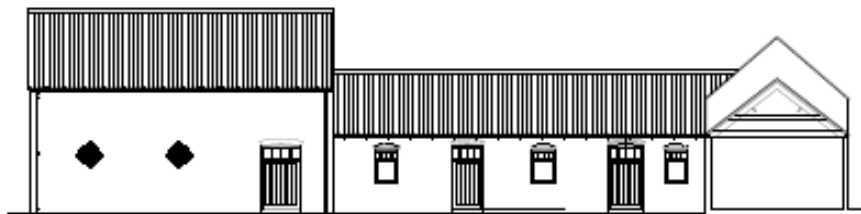
Below are plans and elevations of the buildings in both existing and proposed forms for your consideration.

As you have already given permission for the buildings conversion into four units it would seem acceptable for you approve a scheme of this form.





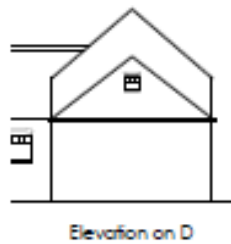
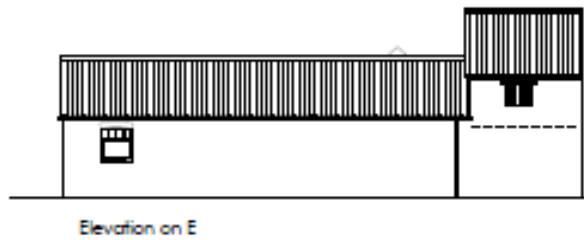
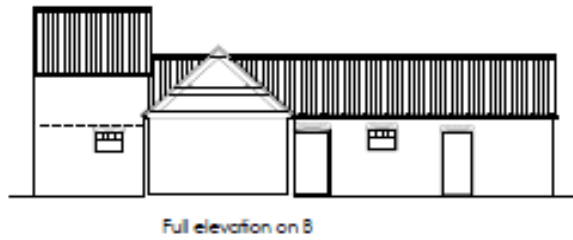
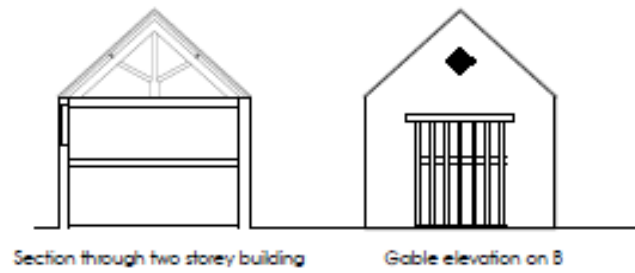
Proposed floor plans



Elevation on A



Elevation on A



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.



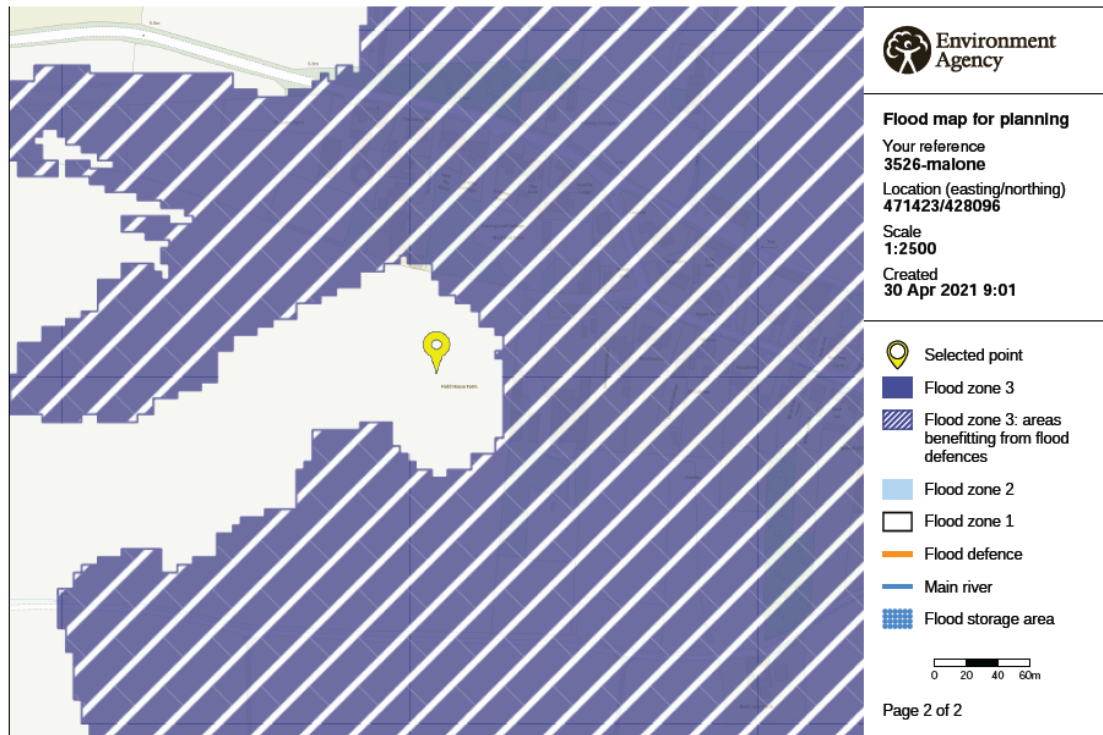
## Flood map for planning

Your reference  
3526-malone

Location (easting/northing)  
471423/428096

Created  
30 Apr 2021 9:01

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



## Design

**Use** – Residential

**Amount** – The existing house floor area is a total of 320.29 m<sup>2</sup>

The proposed floor areas are

Ground floor = 249.00m<sup>2</sup>

First floor = 70.23m<sup>2</sup>

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

**Scale** - There is no change in scale

Materials

Brickwork - Facing brickwork is existing and will be repointed

Roof - Clay pantiles

Windows and doors - White painted timber sash frames .

Door to be insulated timber framed

Gutters and Fallpipes - Black half round cast iron gutter and fallpipes supported on rise and fall 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 of 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.