



# DESIGN & ACCESS STATEMENT

## INCLUDING FLOOD RISK ANALYSIS AND STRUCTURAL INFORMATION

Full planning permission

Change of use and extension of workshop to form a self contained dwelling

Sub division of existing garden serving 71 Main Street to create new gardens for 71 and 73 Main Street and proposed dwelling

Provision of a single car parking space at the 'blue post inn public house'

Land to Rear of 71 and 73 Main Street, North Frodingham, YO25 8LG

Prepared for Mrs M Davies by Benson Planning Studio



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# INTRODUCTION & CLIENT INFORMATION

Benson Planning Studio has prepared this document for Mrs M Davies as supporting documentation for the full planning application for residential development on land to the rear of 71 – 73 Main Street, North Frodingham.

The proposal has been submitted following formal Pre Application engagement with the Council and the feedback from our submission has enabled us to produce this planning application submission.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with some planning applications and the purpose of the report is to satisfy the requirements of the aforementioned act.

This statement has been prepared under the requirements of the Town & Country (General Development Procedures) (Amendment) (England) Order 2006. The structure and content has been informed by:

- The Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2010
- DCLG 'Guidance on Information Requirements and Validation (March 2010)
- 'Design & Access Statements – How to write, read and use them' (CABE 2006);
- Secretary of State Appeal decisions on the role of a Design & Access Statement

The statement seeks to explain the design principles for the development, based upon an understanding of what is appropriate for the site, determined through an analysis of the surrounding context.

These principles are based upon good practice as set out in national planning and urban design guidance.

The document has the following functions and purpose:

- To identify the existing context of the site
- To provide a description of the key issues, constraints and opportunities afforded by the site, and the evaluation that has informed and led to the proposed form of development
- To identify the key development principles and framework which has informed the design of the scheme
- To provide appropriate information on the development in terms of layout, scale, amount, landscaping, appearance and access.

The ethos of the design is to:

- Create a sustainable development that supports the existing community and respects the positive features of the site and surrounding area
- Create a legible and attractive place with a sense of identity appropriate to the area
- Create a high quality environment
- Provide a well planned layout and the creation of pleasant and well designed streets and spaces.

There are numerous best practice documents relating to design including 'By Design' (DETR and CABE), The Urban Design Compendium (English Partnerships and Housing Corporation), and the companion guide to PPG3 'Better Places to Live By Design' which all outline the importance of good urban design and provide advice for the design of residential areas. All of which will provide the underlying principles on which the development for this site is designed. There is general consensus over the principles of good design, although different terminology is sometimes applied. The core factors contributing to good urban design which underpin all of the above best practice include the following principles:

**Character:** Somewhere with a sense of place and local distinction

**Legibility:** A place, which is easy to understand and navigate

**Permeability:** Achieving a form of layout, which makes for efficient pedestrian and vehicular movement

**An Articulated Townscape:** Creating an interesting, locationally responsive townscape utilising building height, scale and massing all of which should be human in scale

**Human Scale:** The arrangement of building forms, which are easy for the human eye to read and provide a sense of scale and perspective

**Security / Natural Surveillance:** Creating places, which are properly overlooked and make effective passive and active policing

**Detailing, Richness and Interest:** Promoting ornamentation, rhythm, consistent vernacular, richness and intrigue to the built environment

**Quality within the Public Realm:** Promoting routes and spaces, which are attractive, safe and uncluttered

**Continuity and Enclosure:** Promoting the continuity of the street frontage and the definition of public and private space

**Adaptability, Robustness and Sustainability:** The layout of the site and individual buildings should all contribute towards the minimisation of resources from the design stage

The proposal comprises a number of elements which include the conversion and change to an existing workshop at the end of the rear garden to a modest 1 bedroom dwelling, the sub division of the large rear garden serving 71 Main Street and the provision of car parking at the nearby public house.

The application site is located within the defined development limits of the village and the surrounding area is largely residential with a variety of styles prevailing in the immediate vicinity.

The information within this statement will provide the justification that this development is suitable on this site that there would be no harm to the character of the surrounding area or the amenity of neighbouring residents.

The Application is supported by plans and technical documents as detailed in the table below and the reader is urged to read this Statement alongside the documents listed.

<b>Document</b>	<b>Contributor</b>
Architectural Plans and Drawings	Piercy Design
Design and Access Statement	Benson Planning Studio
Planning Application Form	Benson Planning Studio

The purpose of the Statement is also to assess the proposals against the relevant planning considerations, in respect of currently planning policy and the policy guidance in the National Planning Policy Framework (NPPF) and with regard to any other material considerations. The Design and Access Statement has been produced in line with CABE guidelines to establish the parameters and principles of the development proposals. Planning Applications are to be determined in accordance with the policies in the Development Plan which comprises the East Riding Local Plan Strategy Document.

## SITE DESCRIPTION

71 Main Street is a two storey semi detached dwelling located on the northern side of the road, in the centre of North Frodingham. The building identified for re development is workshop (used for private domestic use) located at the end of the rear garden which serves the main dwelling. Within the garden is a single storey outbuilding. The property has been extended to the rear with an addition of a two storey flat roof extension.

There is no vehicle access attributed to the property and pedestrian access, aside from through the main dwelling, can be taken via a shared path at the side of 73 Main Street.

The rear garden, although accessible directly from the rear of 73 Main Street, does not serve this property.

The property is surrounded by residential properties although some of the eastern boundary abuts Chris Newland Motor Engineers.

The site is located within the defined Development Limits of North Frodingham.

02

Location Plan



■ APPLICATION SITE

## SITE HISTORY

There is no recent planning history attributed to this property according to information on East Riding of Yorkshire Councils Public Access.



# PROPOSAL

## Project Aims

The redevelopment of the site will provide;

1. A well designed residential development which will provide a good level of architectural design in to the area
2. A new place for sustainable development which is set within a well-planned infrastructure network
3. Ensure that the development is planned as a safe, healthy, accessible and attractive place for residents
4. This development proposes an attractive and sympathetic housing layout will be created by developing a sense of place and individuality through careful attention to layout, architectural design and incorporation of open space and landscape treatments
5. Crime prevention and community safety will be of primary consideration in the site layout
6. Limit any harm to residential amenity
7. Provision of windfall housing site
8. Not over develop the site
9. Ensure the final layout fully responds to the constraints and opportunities afforded to the site
10. A considered housing scheme that respects the host site and the surrounding area
11. Making the best use of the land

## Analysis

A site analysis exercise was undertaken as part of the design process. This informed the proposals by identifying key features and characteristics of the site and its surroundings together with constraints and opportunities.

Constraints and Opportunities have been identified as follows;

### Constraints

1. Residential amenity (Protecting existing and future)
2. Access

### Opportunities

1. Good standard of design
2. Windfall housing development to aid housing supply
3. Highly sustainable site
4. Provision of much needed garden space for occupants of 73 Main Street

## Key Considerations

1. Principle of Development
2. Architectural approach
3. Character and Layout
4. Parking
5. Residential Amenity

## Proposal

The applicant desires to create a modest 1 bedroom dwelling at the end of the rear garden which would result from the conversion of the existing single storey workshop and the provision of a modest extension to the side. The current building measures approximately 36m<sup>2</sup> and would be extended to the east to 'fill' the gap. The dwelling would be a 'one sided' structure with all windows facing to the south which is due to the built forms that abut the north, east and west boundaries. To facilitate the proposal, the flat roof of the workshop would be removed and a pitched roof would be built with a pitched roof porch on the southern elevation. A small portion of the roof would remain flat but this would be on the north elevation. In terms of proposed amenity levels, the main living space and bedrooms would receive good amounts of daylight and sunlight throughout the day which is attributed from the south facing aspect. Rather than 'cramming' too many bedrooms in, it is considered that the proposed one bedroom dwelling would suffice and make the best use of the space.

71 Main Street is attached to 73, but 73 property does not benefit from using the large rear garden which measures approximately 39m in length. The only outdoor amenity space attributed to this property is a small yard area at the side which is not conducive to the size of the property. In view of this factor, the existing garden would be divided into 3 spaces with the northern half attributed to the new dwelling and the southern half split into two, serving 71 and 73 Main Street respectively. This is seen as the most efficient use of space and would provide 73 Main Street which a much needed garden space. Each of the spaces would be divided by a 1.8m high close boarded timber fence.

Providing the occupants of 73 Main Street with a useable garden is seen as a positive step and would enable existing and future occupants with a better sense of amenity at which they are current lacking.

The outbuilding in the centre of the garden would remain in situ as this provides excellent screening between the existing and proposed dwelling.

The scale and massing of the proposed dwelling is less than those in the surrounding area which are two storey in size and the proposal represents more of an ancillary addition to the existing dwelling in terms of its scale although it would be a separate planning unit.

The scale, form, materials and overall design has been fully considered throughout the formulation of the final proposal for this scheme and it is considered that the proposed dwelling fully accord with its surroundings and does not harm the amenity of those living around the site.

The shape, location and design of the dwelling is deliberate and it will allow for a functional internal layout with more than adequate outdoor amenity space for future occupants but would relate comfortably in its setting.

Internally the proposed dwelling would provide the future occupants with all the modern features associated with 21st Century living and a high standard of internal accommodation.

## Photo Montage

Building identified for conversion and land to be developed with an extension



View looking south from workshop /centre of garden towards the main dwelling





Shared pedestrian access



### Pedestrian Access

In terms of access, the new planning unit is not landlocked as would first appear when viewing the attached site location plan. 71 and 73 Main Street share a pedestrian access which is adjacent to the vehicle parking area at 73 Main Street and this would be used to provide access via a newly created footpath along the eastern boundary of the site. This provides a dedicated access arrangement via the designated right of way.

### Provision of Car Parking

East Riding or Yorkshire Council Sustainable Transport Supplementary Planning Document (May 2016) provides the required guidance on the number of car parking spaces required for dwellings.

Type	House Numbers	Requirement	Calculation	Provision	Calculation
1 Bed Dwelling	1	1	1 per dwelling	1	Yes - Within the pub car park

The pre application response stated ‘in a case where the above requirements cannot be met, the applicant / agent of a subsequent planning application would need to provide adequate justification to outweigh the potential negative effect on the existing highway safety situation from the lack of required parking provision.’ In light of these comments, dated photos have been provided by the applicant which shows that the local highway could accommodate an additional vehicle to be parked within close proximity of the application site. However, the applicant has also agreed with the landlord of the public house, that she can park her vehicle within the pub car park and a letter has been attached to the planning application submission confirming this.

### **Living Standards**

The proposed dwelling would provide a good standard of internal living accommodation with a good size open plan kitchen and living arrangement with more than adequate size bedroom and bathrooms.

### **Landscaping**

A segment of the northern part of the garden area would be lost to facilitate the proposal but this would not be unreasonable given the remaining garden area which would serve the existing and proposed dwellings.

Additional landscaping does not form part of the proposal aside from new internal boundary treatments.

### **Provision of Outdoor Amenity Space**

Sub dividing an existing garden can, in some cases, lessen the useable amenity provision for the host dwelling but in this instance, the existing garden is far in excess of what is required for a modest home at 71 Main Street. Dissecting the space into 3 gardens is seen as reasonable as the newly segmented areas are commensurate to the number of occupants in each of the existing and proposed dwellings and the 1.8m high fences provide adequate privacy and screening.

### **Amount / Density**

Policy H4 Part A requires residential development to make the most effective use of land and within Part B achieve a density of at least

30 dph, unless there is (Part C) appropriate justification for a lower density development. Given that this proposal is for a part conversion within an existing residential garden then the provision of a single 1 bedroom dwelling is seen as appropriate.

### **Scale and Massing**

The physical changes proposed to the existing building combined with the new build element would increase the overall scale and massing within the application site but the building will retain its single storey status, albeit with a pitched roof. Given the distance from nearby dwellings, presence of adjacent outbuildings, boundary treatments and landscaping, the proposal would look acceptable within its surroundings and setting.

The topography of the site is such, that properties to the rear on Low Farm Close, are sat 'higher' than the application site so are not impacted by the proposal.

### **Layout**

The layout has been defined by the size of the site and what can physically be achieved to meet the needs and requirements of the applicant and Council. Using the existing building and land to the side is considered appropriate to provide a modest 1 bedroom dwelling.

**Amenity Levels**

The proposed development benefits from having extensive glazing on the front elevation which allows lots of natural light within the main rooms throughout the day thus affording a good level of residential amenity for the future occupants.

**Bin Storage**

Bin storage is provided within the site and they can be brought via the newly created path to the public domain via the shared access in the same way as the current arrangement.

**Structural Changes**

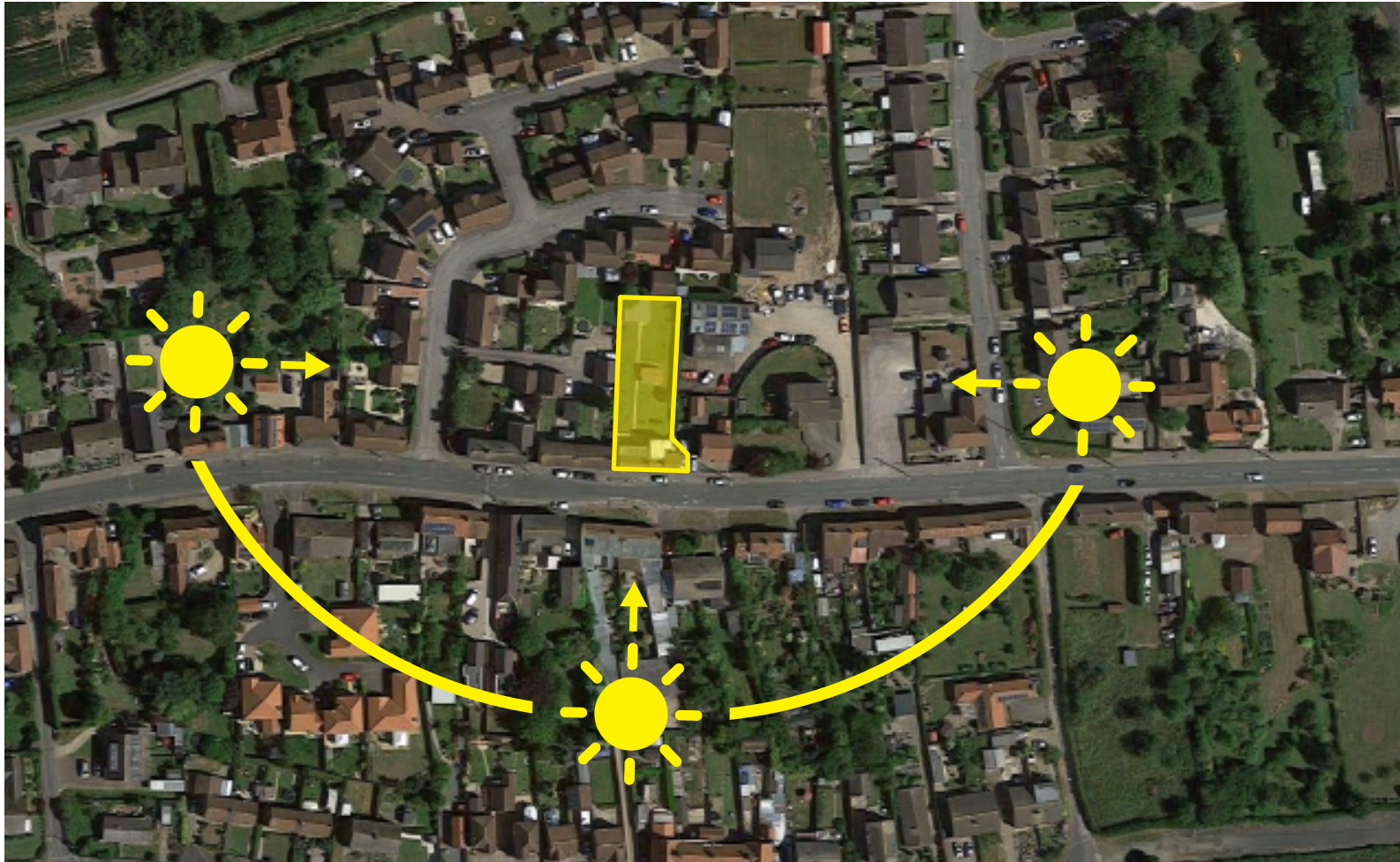
It is important to confirm that the existing building is capable of conversion and the workshop is a modern breezeblock construction that is currently used by the applicant and there have been no structural defects identified which negate the conversion opportunity.





## Orientation

The site is very well orientated to the sun's path and the proposed dwelling will receive good levels of daylight and sunlight throughout the day. The site's orientation ensures the proposals have no effect on neighbouring properties' levels of daylight and sunlight. The scheme's massing and articulation of windows ensure high levels of natural light to all the rooms and newly created external amenity areas.



■ APPLICATION SITE

## Secured by Design

The strategy places great emphasis on providing safety and security that are built into the fundamental design proposals. It is important that all public open spaces feel comfortable, by creating good visibility and effective lighting so the users feel they can be heard and seen by people. There is a strong connection to the sensitive combination of good design, good management and community involvement as an effective tool in creating a more secure and safer environment, which reduces the risk of vandalism and the fear of crime and violence. The best way of achieving this is through the creation of lively urban areas and public spaces which are easy to overlook. The key design principles in achieving this built-in safety through the design are as follows;

- Making buildings front onto the public realm
- Avoid designing exposed blank facades
- Locating parking in an open environment
- Discourage casual intrusion
- Being careful not to make planting too high or dense to screen potential assailants in certain locations
- Balconies designed and sited to avoid climbing into building
- Providing safe routes for walking & cycling

## Crime and Disorder

- Designing our crime and designing in community safety have formed an integral part of this proposal

## Key Features

- Lighting to external areas controlled as appropriate via a combination of time switches and solar controls
- Intruder alarm system
- Robust doors and windows which will be specified to 'enhanced security' standards
- Good level of outlook to front
- Direct access into the dwelling from public areas at the front
- Overall good level of design approach
- Appropriate enclosure throughout
- Safe car parking provision in public house car park

## Construction site security will be required by the Main Contractor to include

- Erection of security fence with controlled access to Contractor's designated site area
- Principal Contractor to ensure that only authorised personnel and subcontractors are employed and gain access
- Representative of the Principal Contractor to be permanently on site during working hours
- All materials to be secured and where possible enclosed within Contractor's site area.

# LOCAL PLAN POLICIES

## East Riding Local Plan Strategy Document April 2016

- Policy S1** Presumption in favour of sustainable development
- Policy S4** Supporting development in Villages and the Countryside
- Policy S5** Delivering housing development
- Policy S8** Connecting people and places
- Policy H1** Providing a mix of housing and meeting needs
- Policy H4** Making the most efficient use of land

- Policy EC1** Supporting the growth and diversification of the East Riding Economy
- Policy EC4** Enhancing sustainable transport
- Policy ENV1** Integrating high quality design
- Policy ENV6** Managing environmental hazards
- Policy A3** Driffield & Wolds sub area



East Riding Local Plan 2012-2029

Policies Map July 2016 – North Frodingham



□ AREA FOR DEVELOPMENT

The application site is identified within the defined Development Limits as shown on the extract from Policy Map.

The application site is located within Developments Limits of North Frodingham is considered to be a sustainable location which has a range of services and facilities on offer and on that basis, the principle of residential development in this location and scale proposed is considered to be acceptable.

The adopted Local Plan sets out a settlement hierarchy in the Strategy Document, in order to promote sustainable patterns of development required by the NPPF. In the Local Plan, the Council identifies a Settlement Hierarchy through Policy S3. By identifying the settlement hierarchy, the Council is seeking to focus development into existing settlements, where development would generally make the best use of existing services and infrastructure and minimise the need for travel. This aligns with one of the core planning principles of the NPPF to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling. It is also a requirement of Policies S1 and S2 of the Local Plan.

Policy S4 of the Local Plan supports development which helps to maintain the vibrancy of villages where such development is appropriate in scale to its location, encourages the re-use of previously developed land and does not detract from the character and appearance of the village. North Frodingham is identified as a village in Appendix B of Policy S4 of the Local Plan policy supports new housing in villages which usually comprise one dwelling, where it would not detract from the character and appearance of the village. The application site is located within the defined development limit of the village and proposes the erection of a single dwelling and the proposal therefore benefits from Policy support under Policies S3 and S4 (Part 4.36) of the Local Plan, subject to the development not detracting from the character and appearance of the village. Part 4.36 of the Local Plan states 'new market housing will normally be in the form of infill, conversion or replacement

buildings. In some circumstances, proposals for more than one dwelling may be appropriate, which could include the development of previously developed land, affordable homes, or the conversion of larger buildings. There may also be instances where infill development would provide the opportunity for more than one dwelling. However, it should be limited to that which would comprise development in a small gap in an otherwise built up frontage, and proposals should have due regard to the form and character of the village.' In line with this extract from the Local Plan, it is considered that the proposal would represent the optimum viable use for development site as it can adequately accommodate a single dwelling in the form of part conversion and part extension.

Paragraph 71 of the NPPF highlights the importance of small and medium-sized sites which can often be built out quickly to meeting the housing needs of an area. The site has a willing developer who is ready to deliver.

Paragraph 68 of the NPPF requires Local Planning Authorities to provide a deliverable 5 year housing land supply. The proposal will form part of the East Riding's housing land supply in accordance with Policy S5 which looks to support housing growth. Policy S5 Part A states 'provision will be made for at least 23,800 (net) additional dwellings (1,400 per annum) in the East Riding between 2012 and 2029' and more specifically 1100 in villages and the countryside. The current housing land supply figure of 10.4 years is in line with Policy S5 Part D which states that the Council should ensure a minimum 5 year supply (plus an appropriate buffer) of deliverable sites across the East Riding. Therefore the provision of an additional 1 bedroom dwelling on this windfall site will further aid the housing supply for the Council. Policies in relation to housing supply are therefore up to date and can be given full weight and the development of the site would be deliverable and contributes towards this figure.

Policy H1 requires development to contribute to the overall mix of housing in the locality. The NPPF highlights providing a sufficient range of homes as part of the social objectives of planning. The supporting text to the policy sets out that ‘the mix should take account of the need and demand identified in the latest SHMA and Housing Strategy and, where relevant, information provided by the Council’s Housing Strategy and Development Team’. This is consistent with Paragraph 62 of the NPPF which requires the size, type and tenure of housing needed for different groups to be assessed and reflected in planning policies. In light of the data within the Planning Guidance Note on Housing Mix, it states that within the North Frodingham Parish, there is a shortfall in the provision of one bedroom dwellings. The provision of a 1 bedroom house on one level will open up the site to a wide range of potential occupants, especially those with mobility issues who require single store living.

In terms of accessibility, Policy S8 seeks to ensure that people and places are well-connected, and Policy EC4 which generally supports development where it is accessible by sustainable modes of transport. The site is in a highly sustainable and accessible location close to shops, services, employment opportunities and public transport links and would comply with these requirements. The Council’s Sustainable Transport SPD sets the parking requirements for each dwelling to ensure adequate parking provision and to not cause any adverse impacts for other road users or the highway safety of the area. This has been provided with a dedicated parking space within the adjacent public house although the evidence provided shows that on street parking is available with little competition for on street parking.

The floor area of the proposed dwelling will not exceed 1,000m<sup>2</sup> which is threshold for requiring open space contributions under Policy C3. The 5 dwellings proposed would not trigger the requirement for affordable housing to be provided within the development, as required within Policy H2 and with the Affordable Housing Supplementary Planning Document (SPD).

Evidence from both the SHMA 2019 for the East Riding of Yorkshire and the Council’s own Housing Register shows that the need for additional affordable housing remains high throughout the local authority area. Under the Revised NPPF, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more are considered to be major development. Only these major developments are expected to provide a contribution to affordable housing. This is an important material consideration and should be considered alongside the site size threshold set out in Policy H2.

Policy H4 Part A requires residential development to make the most effective use of land and within Part B achieve a density of at least 30 dph, unless there is (Part C) appropriate justification for a lower density development. It is considered that the provision of 1 dwelling would accord with the size of the site and surrounding area.

Policy ENV1 expects all development proposals to contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use. Part B of the Policy supports development where it achieves a high quality of design and contributes to a sense of place. To achieve this, development should, amongst other things, have regard to the specific characteristics of the site's wider context and the character of the surrounding area and be of an appropriate scale, height and material. The NPPF reinforces the requirement for good design and seeks to ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment. The design characteristics of the proposed dwelling is considered to be of a good standard overall, creating a modern home from an existing workshop and a suitable extension. The proposed development in its entirety would represent an acceptable scale, form and density of development within this location and would not conflict with the requirements for proposals to have high standards of design with acceptable impacts on the character and appearance of the surrounding area as a whole. As the proposed plans clearly show, this development would provide a good standard of architectural merit on the site. The use of a pitched roof is a welcome inclusion as it gives the development a domestic feel.



## NPPF

This section of the Statement sets out relevant National Planning Policy.

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England with a strong emphasis being on presumption in favour of sustainable development.

The NPPF identifies that there are three overarching objectives to sustainable development: Economic, Social and Environment objectives). The NPPF is clear that these objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).

**An Economic objective** – To help build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth, innovation and improved productivity and by identifying and coordinating the provision of infrastructure;

- Jobs in construction

**A Social objective** – To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being;

- Provision of a new home

- Ground floor living which increases choice

**An Environmental objective** – To contribute to protecting and enhancing our natural, built and historic environment; including making an effective use of land.

- Use of previously developed land

**Paragraph 38** states that Local Authorities are encouraged to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

**Paragraph 39** states that 'early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre application discussion enables better coordination between public and private resources and improved outcomes for the community.'

**Paragraph 47** states that, in determining applications, decision-making should be in accordance with the development plan, and should take place as quickly as possible within the statutory timescales.

**Paragraph 60** states 'to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.'

**Paragraph 69** states ‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a. identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved
- b. use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward
- c. support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes
- d. work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes

**Paragraph 71** states ‘where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.’

**Paragraph 80** recognises the Government’s commitment to ensuring that the planning system does everything it can to support sustainable economic growth

**Paragraph 110** states in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that

- a. appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location
- b. safe and suitable access to the site can be achieved for all users
- c. any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree

**Paragraph 111** states ‘development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.’

**Paragraph 119** states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed land.

**Paragraph 120 Part D** states ‘planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)’

**Paragraph 126** states ‘the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.’

**Paragraph 130 Part A, B, C and F** state ‘planning policies and decisions should ensure that developments 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and 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.’

**Paragraph 134 and 135** state ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it

functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Chapter 14 identifies the approach to meeting the climate change challenge. New development should avoid increased vulnerability to the range of impacts arising from climate change and should be planned so as to help reduce greenhouse gas emissions, such as through its location, orientation and design (**Paragraph 154**).

**Assessing the proposed development against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-**

- **It is promoting sustainable development through the development of a sustainably located site within area**
- **The proposal will make effective use of the existing available building and land**
- **The proposal will provide residential development which is compatible with the surrounding land use of the immediate locality**
- **The development proposal will provide a housing scheme that is sympathetic to and reflective of the character of this part the locality and it will not undermine the visual amenity of this setting**

# ACCESS

## Public Transport

The site is located in a sustainable location with a bus stops located nearby which provides public transport to various locations in the area.

Service	Route	Frequency	Days
136	Bridlington – Barmston – Ulrome – Skipsea – Beeford – North Frodingham - Driffield	4 Services	Mon - Sat
136	Driffield – North Frodingham – Beeford – Skipsea – Ulrome – Barmston – Bridlington	4 Services	Mon - Sat

## Sustainability

Guidance from The Chartered Institution of Highways & Transportation suggests a preferred maximum walking distance of 2km / 2000m for a number of trips including commuting and school trips. It is evident that the development site is located within a 2km walking distance of a large number of trips.

## Vehicle

The presence of an additional dwelling in the locality would not dramatically alter traffic flow to an extent that harms residential amenity, creates wider traffic implications or adversely affects highway and pedestrian safety within the locality. Traffic flow on Main Street or nearby roads would not be increased to unsustainable levels as a result of this development. Vehicles will be able to park on the road (see parking survey details) or within an agreed designated space at the rear of the public house car park, so the proposal is considered to be acceptable from a highway aspect and accords with Policy EC4 and the NPPF in this regard.






## BUILDING FOR LIFE PRINCIPLES






The Building for a Healthy Life (BHL) design tool has replaced the previous version Building for Life 12, which was the original 12-point self-assessment tool for creating better places. This latest edition has been written in partnership with Homes England, NHS England and integrates findings of the three-year Healthy Towns Programme.

BHL is a Design Code to help people improve the design of new and growing neighbourhoods. BHL has been created to allow a broad range of people to use it easily, from members of a local community, local councillors, developers to local authorities – allowing those involved in a proposed new development to focus their thoughts, discussions and efforts on the things that matter most when creating good places to live.

Organised across three headings, 12 considerations are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context

Section	Requirements	Discussion	
Natural Connections	Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around	Given that the proposal relates to a 'new build' development, it is important that the structures are not discordant or the site over developed. The proposal accords with the surrounding built form and causes no harm to the streetscene and fully integrates into surrounding the residential land use	
Walking, Cycling & Public Transport	Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions	The proposal is in a sustainable location and within walking distance to all the facilities available within North Frodingham including bus stops	
Facilities & Services	Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.	Given that the proposal is for a modest residential development only then no significant infrastructure is required but the local established facilities will meet the needs of the future occupants	
Homes for Everyone	A range of homes that meet local community needs	A mix of people helps to generate a community. To generate a mixed and balanced community you need a range of housing types and tenures that cater for different needs. The provision of a 1 bedroom dwelling in this part of North Frodingham will provide a windfall development to aid the Councils housing supply. Such properties would likely be occupied by a single person or couple. The ground floor living could appeal to elderly or those with mobility impairments	

Section	Requirements	Discussion	
Making the Most of What's There	Understand and respond	The project team has a good knowledge and understanding of the character of the area. The grain, plot size, massing, building form, materials and details on the proposed development will reflect and build upon the local character. The building height, typology and tenure will equally sit comfortably next to each other thus resembling more of an ancillary arrangement. The site will be developed to its fullest without harming existing or future residential amenity.	
A Memorable Character	Create places that are memorable	The project is developed from a design concept. One that considers the adjoining land uses, opportunities and constraints. Whilst the site is relatively small, a number of options have been explored and draw inspiration from the local architectural and landscape character. The emphasis is always to provide best quality housing that sits well, adds character and leaves the area enhanced.	
Well Defined Streets & Spaces	Create a network of streets and spaces that are well enclosed by buildings and /or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces	Good streets and spaces tend to be lined with building fronts that have regular doors and windows which provide overlooking and activity to the street, enhancing their usability and safety. The building has been designed to 'fit' the site and their overall scale does not adversely impact on the immediate built form. The design has sought to, wherever practical, maximise solar gain and light penetration through building orientation and use of strategic and well placed glazing.	
Easy to Find Your Way Around	Use legible features to help people find their way around a place	The exterior of the property is clearly defined with a front entrance accessed directly from the south. The proposed buildings and newly created gardens are easy to distinguish within the site	

Section	Requirements	Discussion	
Easy to Find Your Way Around	Use legible features to help people find their way around a place	The exterior of the property is clearly defined with a front entrance accessed directly from the south. The proposed buildings and newly created gardens are easy to distinguish within the site	
Healthy Streets	Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease	This is not wholly applicable given that this is such a small development and the proposal would have no wider impact on the general activity on Main Street.	
Cycle & Car Parking	Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips	Parking has been designated within the public house car park	
Green & Blue Infrastructure	Create a network of streets and spaces that are well enclosed by buildings and / or structural landscaping	No new landscaping provision is provided	
Back of Pavement, Front of Home	The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place	Given the nature of the proposed development site and how the new development integrates within the locality is of importance. The proposed building will provide a dwelling that is clearly defined by the location and main pedestrian entrance	



## RESIDENTIAL AMENITY

In terms of residential amenity, it is important that the existing occupants of nearby dwellings are not harmed by any factors such as overlooking, over dominance, enclosure, loss of light and loss of outlook.

Policy ENV1 states that development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by having regard to the amenity of existing or proposed properties. This Policy is reflected in one of the key planning principles identified in the NPPF which is to ensure that the design of development will secure a good standard of amenity for all existing and future users of land and buildings.

The dwelling has been designed and sited in a manner that attempts to alleviate any harm to nearby residents.

The scale, massing and location of the proposed dwelling is considered to acceptable.

The proposed windows are located in the south elevation but at ground floor level so there would be no mutual overlooking into or out of the proposed dwelling. Respective distances, location and presence of intervening physical and natural features prevents any direct overlooking into private amenity areas or habitable rooms.

The existing, retained shed, in the middle of the site acts as a buffer between the existing dwellings and that proposed.

There is a motor engineering business located to the east and the pre application response stated that 'due to its close proximity and nature of the business there may be the potential for future occupiers to experience noise and disturbance.' The applicant who resides at 71 Main Street advises that there are no issues and the business is well integrated into village life thus respecting those who live around the site. As far as we are aware, there have been no recent or on going complaints attributed to this business with regards to noise and disturbances, so a proposed residential development can co exist with the existing commercial unit with ease.

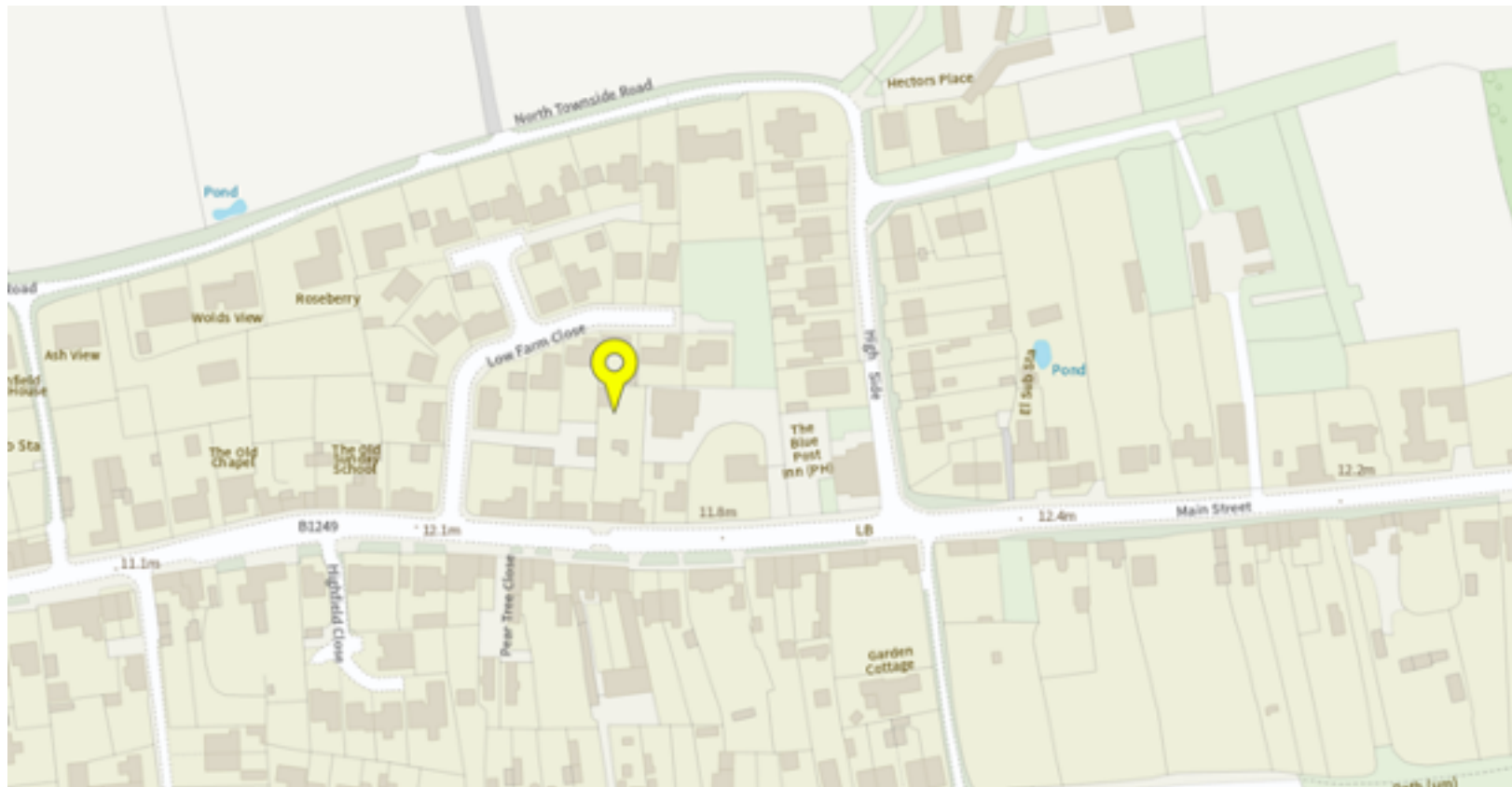
There is already a right of way to the rear of 71 and 73 Main Street via the driveway at 73 and the proposed access would utilise the same arrangement. Creating a pedestrian access that would run along the eastern side of the site would increase pedestrian movements close to 73 but not to the extent which would cause insufferable harm by significant 'comings and goings.'

At present, the occupants of 73 Main Street can overlooking the entire garden used by the occupants of 71, but dividing this space and erecting 1.8m high fencing is an improvement for all.

It is considered that the proposed development will provide a use that is compatible with the surrounding residential development and not harm the amenity of those surrounding the application site to its design, scale, location, presence of intervening features and general relationships.

## FLOOD RISK / DRAINAGE

The requirements in Paragraph 159 of the NPPF and Policy ENV6 of the Local Plan seek to ensure that environmental hazards, such as flood risk, coastal change groundwater pollution and other forms of pollution are managed so that the development does not result in unacceptable consequences to its users, the wider community and the environment. Foul water would be disposed of via the existing mains as shown on the proposed Block Plan.



SOURCE: ENVIRONMENT AGENCY

## CONCLUSION

There is sufficient information provided to justify an application of this nature on the site in question.

The application site is within the development limits for North Frodingham and it is within a sustainable location within a residential area where the sites redevelopment would not detract the character and appearance of the site.

The NPPF sets out a clear rationale for high quality design, reinforcing that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It is important to note that the proposed development seeks to make more efficient use of an under utilised size, which is a key principle of the NPPF. The provision of a simple modest dwelling is not seen to be incongruous or alien when taken into context with the nearby buildings.

There is strong policy support for the optimisation of all suitable and available brownfield sites for residential development. NPPF Paragraph 120 Part D identifies that decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs. Decisions should promote and support the development of under utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

The siting, scale, form and design of the proposed dwelling has been fully considered and it would ensure that the amenity of those living

closest to the proposal would not be harmed by a loss to residential amenity and it is considered that the proposal is sympathetic and reflective to its surroundings.

Policy H1 then seeks to ensure that new residential development contributes to the overall mix of housing in the locality and should take account of the current need for housing in the area. The provision of a 1 bedroom dwelling is considered appropriate in context with the surrounding built forms.

Sub dividing such an excessively sized garden and providing an existing dwelling with its own dedicated amenity provision is seen as a sensible arrangement all round.

The principle of development would therefore generally be in line with such requirements as detailed within relevant Local Plan Policies and sections of the NPPF as detailed which seek to direct residential development to accessible and sustainable locations to meet the needs of the area.

Full consideration has been taken to land use, design, housing mix, sustainability, highway matters, residential amenity and general relationships and it is considered that the development complies with all the relevant Policies within the East Riding Local Plan Strategy Document and the National Planning Policy Framework.

