

PLANNING STATEMENT (including AFFORDABLE HOUSING STATEMENT)



**Plot 4
Land North of Manor farm
North Back Lane
Kilham
East Riding of Yorkshire
YO25 4RU**

Prepared by: David Robson RIBA
Robson Architecture
The Bungalow
Driffield Road
Wansford
East Yorkshire
YO25 8NU

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1. INTRODUCTION

Plot 4, Land North of Manor Farm, North Back Lane, Kilham

This Planning Statement is being submitted in support of a reserved matters application for the residential development on Plot 4 on 'Land North of Manor Farm, North Back Lane, Kilham'.

This reserved matters application follows the grant of outline planning consent in October 2019 (Application Reference: 19/02684/OUT). The development was described on the outline planning application forms as follows:

"Outline – Erection of 4 detached dwellings with garages (all matters reserved)".

This application comprises a detailed proposal for the layout of the development, the appearance of the two new dwellings that will occupy part of the site, the scale of the proposed houses and access from North Back Lane.

The adjacent plots (plots 1 & 2) were approved in 2020 under application ref: 19/04150/REM. Plot 3 was under application ref: 22/01657/REM. This proposal is essentially the same.

2. THE OUTLINE CONSENT AND PLANNING CONDITIONS

The outline planning consent authorises the development of the site for residential development, as per approval no: 19/02684/OUT.

The outline planning consent is subject to a number of planning conditions which either define the permission or require the submission of further information before development may start, or before it is occupied. The manner in which these conditions have been dealt with are set out below:

- Condition 4 requires a programme of archaeological work prior to development. The Archaeological Report has been included with this application.
- Conditions 5 & 6 relate to drainage; Condition 5 stipulates that there are to be separate foul and surface water drainage systems. A digester and soakaway have been indicated on the drawings for each of the houses. A percolation test has been included as part of this application to demonstrate that the soakaways are feasible, as has details of the digesters.
- Condition 7 refers to the affordable housing provision. Please refer to the affordable housing statement below.

- Condition 8 stipulates that the hedge along the southern boundary is to be retained with the exception of limited removal for vehicular access. This hedge is to be replaced due to its poor quality and is indicated on the drawings.
- Condition 10 relates to the finished floor levels of the proposed dwelling. These have been included within this application.

3. AMOUNT

The proposed house (including Garage) has a floor area (GIA) of 230.4m².

The ground floor has a GIA of: 108m².

The first floor has a GIA of: 103m².

The garage has a GIA of: 19.4m².

The total site area is 585m², or 0.058ha.

The extent of the works can be seen on drawing no's *10569-03 Proposed Plans, 10569-05 Proposed Elevations, and 10569-06 Proposed Site Plans.*

4. LAYOUT

The site is to be accessed via a new vehicular access off Burton Road to the eastern side of the site. The driveway leads up to the garage and a turning head is situated to the side of the house. Upon entry to the house, a hallway leads through to the open plan kitchen/dining area and day room to the rear. The living room is to the right hand side of the hallway and a study to the left. The bedrooms are all upstairs and accessed via the staircase in the hallway.

Layout of the building is illustrated on drawing no's; *10569-03 Proposed Plans and 10569-05 Proposed Elevations.*

5. LANDSCAPING

A new hedge is proposed to the southern boundary to match adjacent plots 1, 2 & 3. On the eastern boundary, there is a gap in the hedge as existing; this will allow the construction of a vehicular accesses.

1.8m high close boarded timber fences are proposed to the sides of the plot. A 1.2m high close boarded timber fence is proposed along the rear boundary.

The extent of the works can be seen on drawing no *10579-02/06 Existing and Proposed Site Plans*

6. APPEARANCE

There are a number of house types and architectural styles along North Back Lane. This proposal is intended to be in-keeping with other houses within the vicinity, particularly those further down the north side of North Back Lane as well as the previously approved Plots 1, 2 & 3. It is to be of a traditional brick finish (Flemish Antique).

The windows are to be mock sash type uPVC, and the roof tiles are to be a burnt red colour pantile. The garage will be constructed of the same materials as the house.

The proposed eaves and ridge heights are typical of the other two storey houses in the vicinity.

See *10579-04 & 5 Proposed Garage and Proposed Elevations*.

7. AFFORDABLE HOUSING STATEMENT

During the application for Plots 1 & 2 (19/04150/REM) the applicant wrote to the council with the letter – below, in italics. However, a contribution was paid to the council for recreation and affordable housing and the applicant would be happy to apply the same for this application. A viability statement has been produced and will be issued as part of this application.

Dear Planning

Following discussions with Keith Thompson regarding affordable housing attached to outline approval on planning application no 19/02684/OUT.

As you mentioned this has been triggered because its the second phase of wider allocation KIL-D, Its a total of 8 houses so falls under the 10 houses or more to trigger affordable housing but the approval/report document says that both parts of KIL-D are more than 0.5 hectares.

The ERYC report says the total allocation is 0.59 hectares therefore would exceeds the threshold and require affordable housing.

I was involved in the first phase of the allocation and I have attached a professional topographical survey and boundary plan of this phase and this shows the red line areas of each plot in metres,

hectares. As mentioned north back lane tapers in so the plots get smaller from left to right and plot sizes are as follows;

Plot 1) 668 Sq m

Plot 2) 630 Sq m

Plot 3) 608 Sq m [actual is 598 Sq m]

Plot 4) 585 Sq m

This gives a total area in the red lines of 2491 square metres = 0.2491 Hectares.

I have also attached the plans for recent outline application 19/02684/OUT, this shows the red lines and again the road tapers in from left to right, the total width of the red line area left to right is 71 metres and the depth front to back is 34 metres at widest point (left hand side) and 32 metres at the narrowest point (right hand side) looking from North back lane.

If you take an average of these two measurement which would be 33 metres front to back, therefore site area is as follows:

Total area 71 metres x 33 metres = 2343 metres = 0.2343 hectares.

This gives a total combined red line areas for both sites 0.4834 Hectares therefore falling under the affordable housing threshold of 0.5 Hectares.

8. HERITAGE

The proposal site lies adjacent to the Kilham Conservation Area and as such this has been taken into consideration within the scheme design. Several of these matters have been described and explained elsewhere in this statement but are made explicit within this section.

Reference has been made to The East Riding Council Kilham Conservation Area Appraisal (dated July 2006), particularly those items relating to the form, type and materials of the buildings. Those relevant to this application are as the following:

- The proposed bricks are to be of a traditional red type to reflect the others in the Conservation Area and the village as a whole.
- The proposed brickwork detailing is consistent with many of the houses in the Conservation Area.

- The proposed rainwater goods (gutters and downpipes) are to be cast iron, or of a cast iron appearance.
- The brick chimney has been designed to be in-keeping with the features of the older houses.
- The mock sash windows generally represent the form of the older houses in the Conservation Area.
- The roof tiles proposed are a clay pantile, reflective of the older houses in the vicinity.
- The houses themselves are two storey; typical of those in the Conservation Area.

David Robson RIBA
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APPENDIX A – SITE PHOTOGRAPHS

Photograph 1

View south west towards plot 4 site entry from Burton Road.



Photograph 2

View to West along North Back Lane, adjacent to plots.

