

PLANNING AND HERITAGE STATEMENT



**95 Main Street
Cranswick
East Riding of Yorkshire
YO25 9QY**

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CONTENTS

- 1. INTRODUCTION**
- 2. APPEARANCE**
- 3. USE**
- 4. FLOOD RISK**
- 5. CONCLUSION**

1. INTRODUCTION

95 Main Street, Cranswick

- 1.1 The site is located the village of Cranswick. It sits in the central part of the village, adjacent to Main Street.
- 1.2 This application seeks full planning permission for the retention of a temporary building used for holiday accommodation.
- 1.3 This application is a resubmission of approval ref: 17/03306/PLF - Retention and change of use of temporary building used as home office to holiday accommodation including alterations and installation of flue, 95 Main Street Hutton Cranswick East Riding Of Yorkshire YO25 9QY
- 1.4 Please refer to drawing no. *10506-01 & 02, Location Plan and Existing Site Plan, and Proposed Plans and Elevations*, which shows the relationship between the proposal site and other adjacent properties.

Heritage

- 1.4 The site lies within the Cranswick conservation area.

2. APPEARANCE/RESPONSE TO HERITAGE

- 2.1 The temporary building is located to the rear of the property and cannot be seen from the main road.
- 2.2 The building has a shallow pitched roof instead of the flat roof on the original approval.

3. USE

- 7.1 The proposed use is for holiday accommodation.

4. FLOOD RISK

- 8.1 The GOV.uk Flood Map for Planning indicates that the site is not located within a zone at risk of flooding.

5. CONCLUSION

- 9.1 The building stands in plot of reasonable proportions and the application proposal reflects this scale of development. The proposed development can be readily assimilated into this area without any adverse impact on its character, residential amenity or highway safety. It is therefore consistent with policies within the Local Plan and other relevant guidance, and should be met with approval.

David Robson RIBA

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