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Application by Mr E Cattaneo

For Planning Permission for the erection of a garden building

AT

63 Keldgate, Beverley, East Riding of Yorkshire, HU17 8HU

Supporting Documentation and Checklist

Application No 23/02999/PLF

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1.0 General Introduction

1.1 This document is attached to and forms part of a formal application.

2.0 Brief Description of the proposed development.

2.1 The application seeks permission to erect a free standing building in the garden of this dwelling. Planning permission is required as this is a Listed Building. The development does not involve any alterations to the host building and Listed Building Consent is NOT required.

3.0 Summary of Revisions

30 October 2023

The Council consider the application to be invalid because;

PROPOSED SITE PLAN - Please add a note/comment box to the side of the plan to advise where it says 'proposed...' to the dwelling and works to no 65 next door are approved under planning ref ... or state that they are subject to separate permission so it is clear the only works for this application is the proposed outbuilding.	Amended plan submitted
PROPOSED SITE PLAN - The outbuilding on the Proposed Site Plan does not correspond with the Proposed Floor Plan/Elevations. For example, on the Site Plan it measures approximately 8m x 4.4m but on the Floor Plan and Elevations it measures approximately 8.4m x 4.4m. Please	Amended plan submitted

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amend and ensure to include the overhang. Please provide an amended Proposed Site Plan as required.	
PROPOSED PLANS (4090/P9) - Please include a scale bar to a scale of 1:50 and 1:20 on the Proposed Plans.	Amended plan submitted
Please provide manufacturers details of the air conditioning unit as shown on the	Attached
LOCATION PLAN - Please note, I have amended the Location Plan to add 'Keldgate' to the road in front of the property.	Noted. However, the location plan was provided by the Planning Portal

4.0 Conditions

If, during the course of the application, it becomes necessary to discuss conditions they will be discussed here.

Recommended by	Condition	Applicant response

5.0 Consultation Responses

If, during the course of the application, it becomes necessary to discuss consultee responses they will be discussed here.

Consultee	Comment	Applicant response

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Validity of Validation Checklist

NPPG includes

Local information requirements

What is the Government's policy on local information requirements?

The Government's policy on local information requirements can be found in the National Planning Policy Framework. Local planning authorities should take a proportionate approach to the information requested in support of planning applications.

See related policy.

Paragraph: 038 Reference ID: 14-038-20140306

Revision date: 06 03 2014

Can local planning authorities request information that must be provided with a planning application?

A local planning authority may request supporting information with a planning application. Its requirements should be specified on a formally adopted 'local list' which has been published on its website less than 2 years before an application is submitted. Local information requirements have no bearing on whether a planning application is valid unless they are set out on such a list.

Paragraph: 039 Reference ID: 14-039-20140306

Revision date: 06 03 2014

Can local planning authorities request any information from its local list?

The local list is prepared by the local planning authority to clarify what information is usually required for applications of a particular type, scale or location.

In addition to being specified on an up-to-date local list published on the local planning authority's website, information requested with a particular planning application must be:

reasonable having regard, in particular, to the nature and scale of the proposed development; and

about a matter which it is reasonable to think will be a material consideration in the determination of the application.

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These statutory tests are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.

Paragraph: 040 Reference ID: 14-040-20140306

Revision date: 06 03 2014

Name of Local Authority	East Riding of Yorkshire Council
Date of publication of validation checklist	August 2021 (more than 2 years before making this application)
Evidence of consultation	Not online (there is no evidence of consultation in respect of the August 2021 checklist)
	The Validation Checklist was adopted more than 2 years before the date of the application. The Council does not have a Validation Checklist.

Validation Checklist – items provided despite the fact that the Council does not have a valid list.

Item	Required	Provided
Identification whether this is a major application	No	Yes
Form	Yes	Yes
Fee	Yes	Yes
Certificate	Yes	Yes
Location plan	Yes	Yes (via the Planning Portal)
Design and Access Statement	Yes	Yes
Site plan	Yes	Yes
Existing and proposed floor plans	Yes	Yes

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Existing and proposed elevations	Yes	Yes
Existing and proposed site sections	No	No
Roof plans	Yes	Yes
Affordable housing statement	No	No
Biodiversity report	No	No
Flood risk assessment	No	No
Foul and surface water assessment	No	No
Heritage statement – archaeology	No	No
Heritage statement – listed buildings	Yes	Yes
Heritage statement – conservation areas	Yes	Yes
Land contamination assessment	No	No
Lighting assessment	No	No
Noise impact assessment	No	No
Open space assessment	No	No
Structural survey	No	No
Planning Statement	No	No
Town Centre Use Impact Assessment	No	No
Transport Assessment	No	No
Tree survey	No	No
Site waste management	No	No
Photographs etc	No	Yes
Planning obligations	No	No

Major Application

A major development is defined as;

“major development” means development involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits;
- (b) waste development;
- (c) the provision of dwellinghouses where—
 - (i) the number of dwellinghouses to be provided is 10 or more; or
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

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(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more; “mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working;
Not a major application.

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A1. Application Forms
Yes

A2. Application Fee
Yes

A3. Ownership Certificate / Agricultural Holdings Certificate
Yes

A4. Location Plan
Provided by the Planning Portal
Yes

A5. Design and Access Statement
Yes

- 1.0 Introduction
- 1.1 The Design and Access Statement discusses the application under the following headings;
 - 2.0 Descriptive
 - 3.0 Development Plan
 - 4.0 National Planning Policies
 - 5.0 Discussion
 - 6.0 Conclusion
- 2.0 Descriptive
- 2.1 63 Keldgate is a two storey cottage on the east side of the road. It forms a pair with 61 and the pair are part of a terrace. The listing descriptions show that the constituent elements of the terrace were built at different times.
- 2.2 On the west side of the site there is an open area which was once occupied by a building. The Council has granted itself planning permission for 4 affordable dwellings. There are now doubts as to whether this development will proceed.
- 2.3 On the south side there are new single storey dwellings.
- 2.4 On the east side, the garden of 61 Keldgate.
- 2.5 Planning permission and listed building consent have recently been granted for alterations to 63.
- 2.5 It is proposed to erect a single storey garden building. This will measure 6m by 4m, be single storey with a flat roof. Walls will be timber clad.

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- 3.0 Development Plan
- 3.1 The development plan is the East Riding Local Plan (2016).
- 3.2 There are two relevant policies (set out in full in the appendix).
- 3.3 Policy Env1 relates to design. Development is expected to respect the surroundings, both in terms of architecture and amenity.
- 3.4 Policy Env3 refers to heritage assets – in this case listed buildings and conservation areas.
- 4.0 National Planning Policies
- 4.1 NPPF includes
4. Decision-making
38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 4.2 There is extensive advice on heritage;
194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking

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account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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.

200 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

202. 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.

5.0 Discussion

- 5.1 This application raises three issues. These are; the effects on (1) residential amenity, (2) setting of listed buildings (3) character and appearance of the conservation area.

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- 5.2 Residential amenity. The building will be used for purposes which are incidental to the enjoyment of the host dwelling, such as a hobby room or a sunroom. Ordinarily it would be Permitted Development. There will be no adverse effect on neighbouring dwellings to the east and south.
- 5.3 The host dwelling and neighbours to the east are listed. A single storey flat roofed building some distance away will not affect their settings.
- 5.4 The design of the building, and the materials proposed, are not typical for this conservation area. However, this does not mean that they are wrong. The fact that the building is single storey with a flat roof means that it will not be a prominent feature. The external materials, timber boarding, mean that the building will sit “quietly”, in it’s setting. The main question is whether the development would preserve – keep from harm – the character and / or appearance of the conservation area. The answer is that it would pass this test..
- 6.0 Conclusion
- 6.1 The development would not harm residential amenity, the setting of any listed buildings, or the character or appearance of the conservation area.

B. Information required for Outline Planning Applications
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Not an outline application

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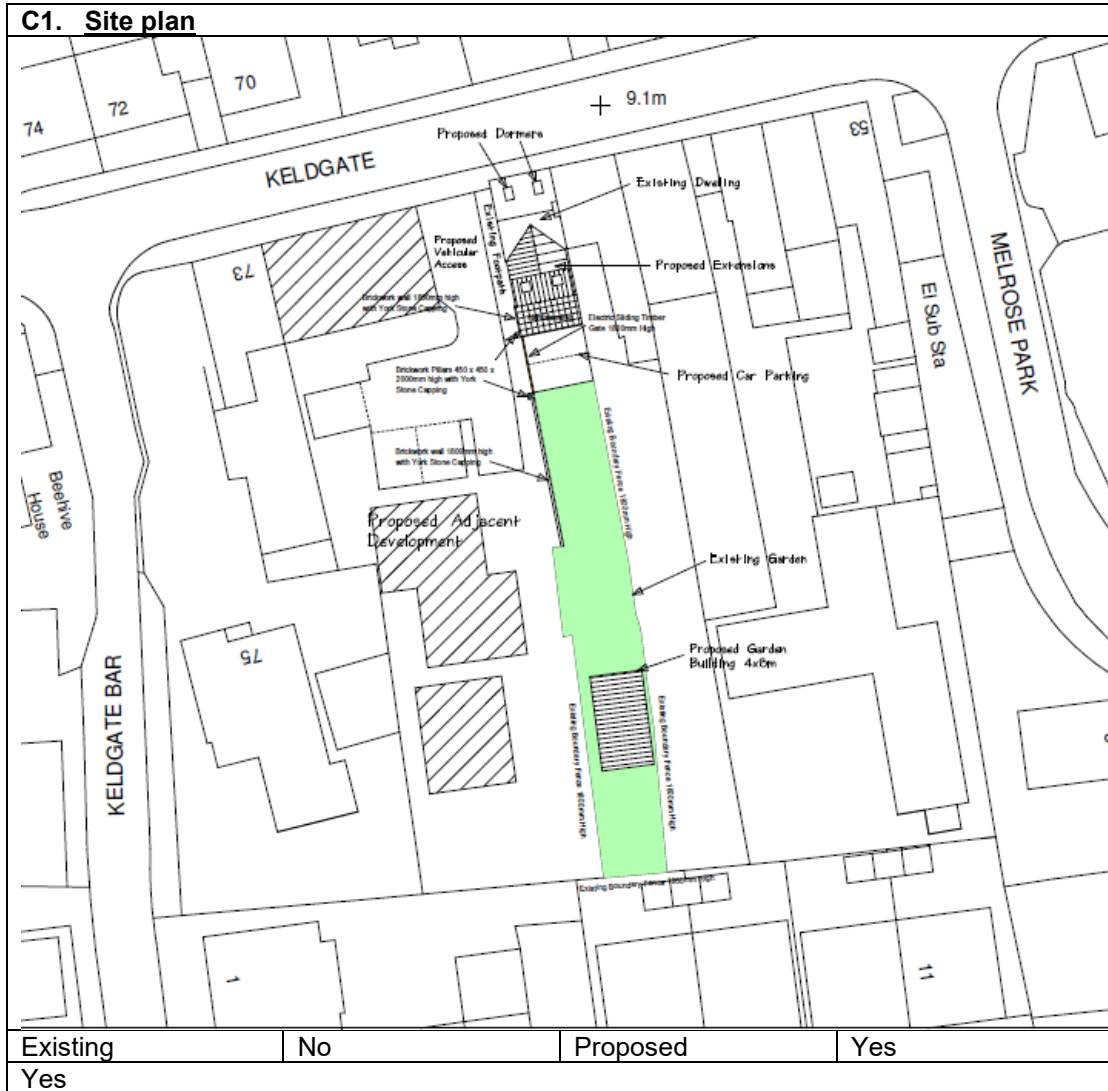
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C. Information required for Full Planning Applications

C1. Site plan

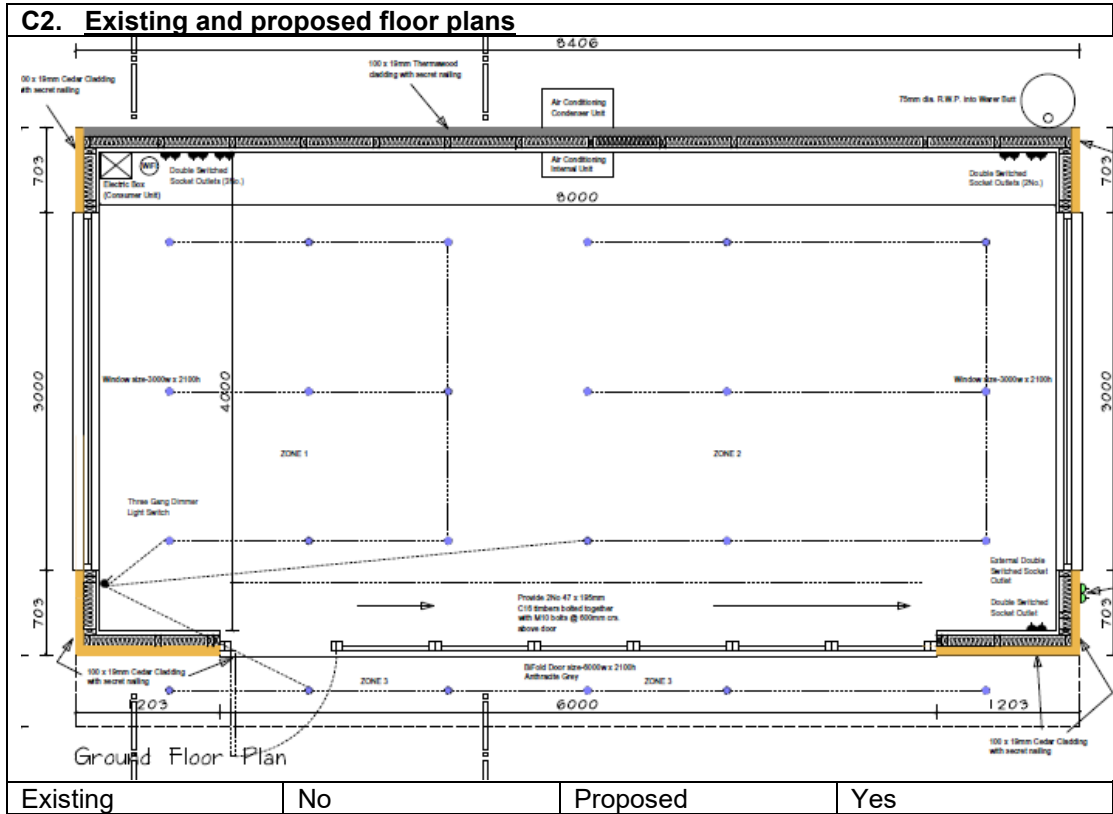


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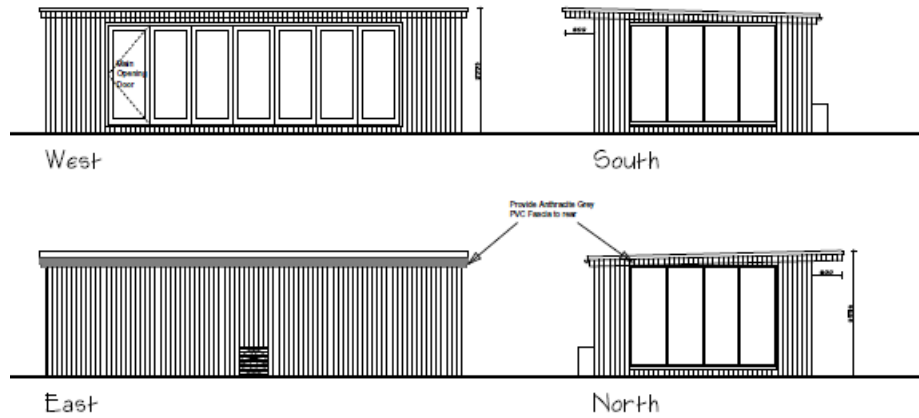
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C3. Existing and proposed elevations

ELEVATIONS



Existing	No	Proposed	Yes
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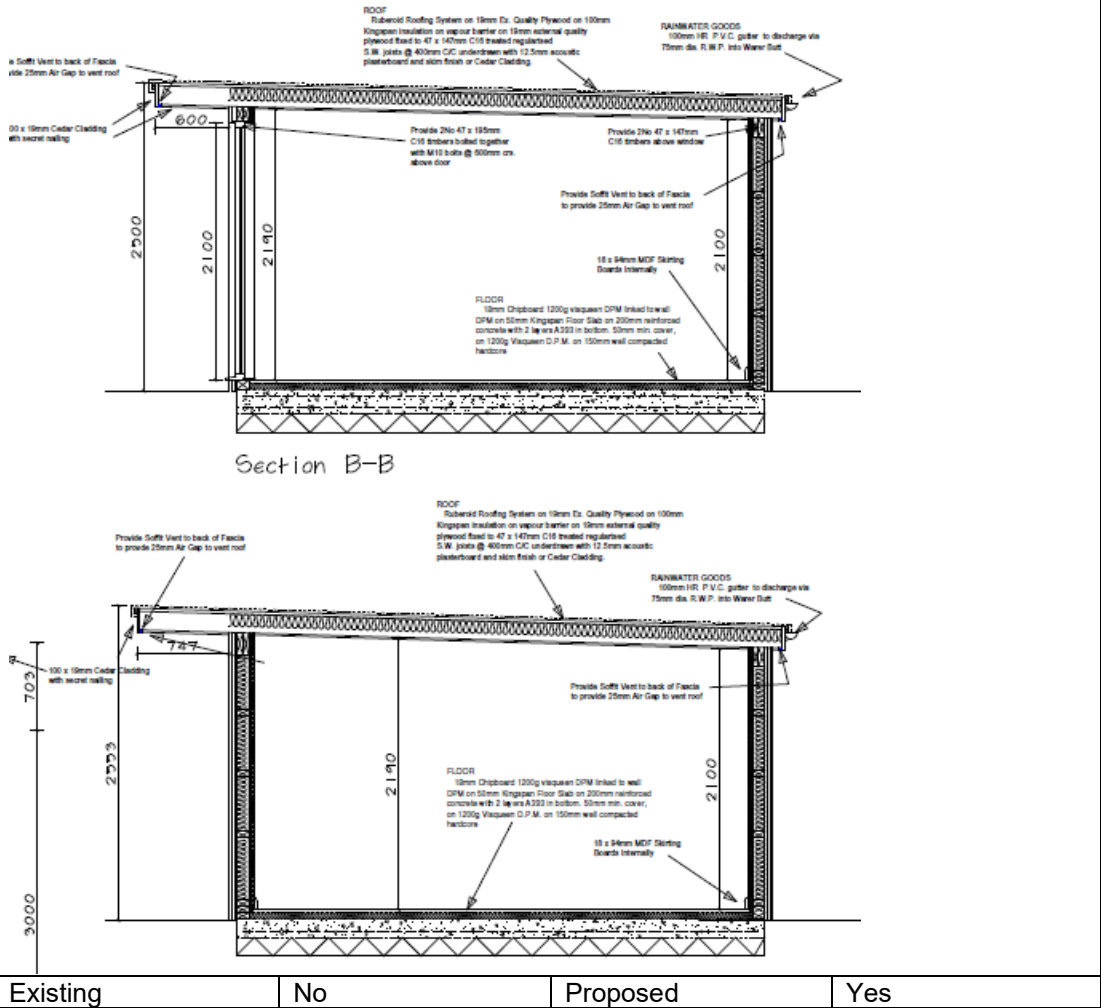
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C4. Existing and proposed site sections and finished floor and site levels



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C5. Roof plans			
Existing	No	Proposed	Yes

F Affordable Housing Statement	
Not applicable	

G Biodiversity and/or Geological Survey and Report	
Not applicable	

H Flood Risk Assessment	
Not required – not in a flood risk area.	

I Foul and Surface Water Assessment	
169. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:	
a) take account of advice from the lead local flood authority;	
b) have appropriate proposed minimum operational standards;	
c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and	
d) where possible, provide multifunctional benefits.	
Not a major development	
Foul – no foul drainage	
Surface water - soakaway	

J Heritage Statement	

A. Archaeology	
Not applicable	

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B. Listed Buildings

S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a LPA to have regard to the effect of development on the setting of a listed building.

61 and 63 are Listed for Group Value;

BEVERLEY KELDGATE TA 0339 (south side) 8/110 - Nos 61 and 63 GV II C18. 2 storeys, rendered with steep pantile roof. Tumbled brickwork to gable end. 2 and 1 windows, modern glazing. 2 doors of 6 fielded panels (4 glazed to No 63. Mid C19 shop front with plain pilasters to No 63, vertical glazing bars. Dentil eaves cornice. Centre stack.

The Listing description is wrong. 61 had the shop window.

59 Listed

BEVERLEY KELDGATE TA 0339 (south side) 8/109 No 59 16.5.84 GV II Second half of C18. 2 storeys in brick with pantile roof with 1 dormer. 2 windows, brick voussoirs, hung sashes with glazing bars, 1 to ground and 4-panel door with 3-light fanlight.

53-57 Listed

BEVERLEY KELDGATE TA 0339 (south side) 8/108 - Nos 53 to 57 (odd) GV II Early C19. 2 storeys in brick with pantile roof. 4 windows, rendered lintels, hung sashes with glazing bars, except for No 53. 3 windows to ground floor. Modern doors. Carriage entry.

C. Conservation Areas

The site is in the Minster Conservation Area. The character is described as;

The Minster Area includes the most prestigious building in the town, the Minster. A church of

pilgrimage, it was never the church of the town – this undoubtedly being St. Mary's in North Bar Within.

Much of the surrounding area has evolved because of its closeness to the Minster and it remains to this day almost exclusively residential.

Most of its properties are tightly knit and at back of pavement.

They are predominantly of two storeys and in brick.

Later twentieth century buildings have small front gardens whereas earlier properties have their open areas (where they exist) hidden to the rear.

Conversely the open areas around the Minster are invaluable in providing middle distance views of the church – views that are otherwise constrained because of the medieval layout of many of the surrounding streets.

Historic floor surfaces and lamp standards add to the quality and authenticity of the area.

The Conservation Area is seen as having three sub-areas;

The second, character area includes the early streets which lead to the Minster.

These have had quite significant changes - particularly Keldgate at its western end and Eastgate with its late twentieth century development on its north east side. In Keldgate new housing introduced alongside widened road junctions has changed the enclosing character of the street. Historically it has been lined with buildings most of which have stood at the back of the pavement

K Land Contamination Assessment

Not applicable

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L	Lighting Assessment
Not applicable.	

M	Noise Impact Assessment
Not close to any noise sources	Not a significant generator of noise
NPPF includes	
<p>187. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.</p>	
There are no such facilities in the vicinity.	

N	Open Space Assessment
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A. <u>Loss of existing open space or built sports facilities</u>
Does not result in loss of open space

B. <u>Open space required as part of new development for other purposes</u>
Not applicable

O	Structural Survey
Not applicable	

Planning Statement
No – see Design and Access Statement

P	Town Centre Use Impact Assessment
Not a development which has an impact on a town centre.	

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Q	Transport Assessment
Not applicable	

R	Tree Survey/Assessment
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A. Tree Survey	
Not applicable	

S	Site Waste Management Plan
Not applicable	



Planning Obligations – Draft Heads of Terms
Not applicable

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04 October 2023

30 October 2023

Appendix

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List of Submitted Documents

Number	Description	Submitted	Comment
20231030	Application statement	30 October 2023	
	1:1250 location plan (planning portal)	04 October 2023	
4090/P6A	Site plan	30 October 2023	
4090/P9	Plans and elevations	30 October 2023	
	Air conditioning unit brochure	30 October 2023	

Appendix B

Local Plan policies;

Policy ENV1: Integrating high quality design

A. All development proposals will:

1. Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use; and
2. Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.

B. 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:

1. Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;
2. Incorporating an appropriate mix of uses on the site;
3. Having an appropriate scale, density, massing, height and material;
4. Having regard to the amenity of existing or proposed properties;
5. Having an adaptable layout for sites and/or buildings that takes into account the needs of future users;
6. Having regard to healthy lifestyles;
7. Incorporating energy efficient design and arrangements to manage waste;
8. Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;
9. Promoting equality of safe access, movement and use;
10. Having regard to features that minimise crime and the perception of crime;

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11. Considering the use of public art, where the sense of place and public access or view would justify it;

12. Ensuring infrastructure, including green infrastructure and flood mitigation, are well integrated into the development;

13. Incorporating, where possible, nature conservation and biodiversity enhancement into the development;

14. Paying attention to the use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets; and

15. Safeguarding the views and setting of outstanding built and natural features and skylines within and adjoining the East Riding, including those features identified in Policies A1-A6.

C. Innovative design incorporating new materials and technologies will be supported where the local context and sub areas, with their diverse landscapes, geologies, historical background and built form, have been fully considered as part of the design process.

D. Where possible, the design of development that maximises the use of decentralised and renewable or very low carbon technologies will be supported. This includes expecting that:

1. Chosen technology(ies) will be operationally suitable for the development, visually acceptable and not unduly harm amenity; and

2. Larger developments will consider how to contribute/share technologies to meet part of their energy needs, and/or increase the sustainability of existing or new development nearby, and be capable of being adapted over time to further upgrade energy efficiency and allow alternative occupancy and/or use.

Policy ENV3: Valuing our heritage

A. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.

B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:

1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;

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2. Listed Buildings and their settings;
3. Historic Parks and Gardens and key views in and out of these landscapes;
4. The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;
5. Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;
6. The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;
7. The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;
8. The nationally important archaeology of the Yorkshire Wolds; and
9. Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.

C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.

D. Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

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