

Harbour Farm Havenside Hedon HU12 8HH.
6th October 2023

Proposed replacement of roof coverings to dwelling and
outbuildings including damaged rafters and brickwork, installation of new
timber gates, change of use of land to side to domestic garden
with associated works

HARBOUR FARM
HAVENSIDE
HEDON
EAST RIDING OF YORKSHIRE
HU12 8HH

PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

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Undertaken on behalf of Mr. John Layfield
Date 6th October 2023

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1. SUMMARY

1.1. This Supporting Planning, Heritage, Design and Access Statement has been prepared by Wright Design on behalf of Mr. John Layfield. It accompanies a planning application for the replacement of roof coverings to dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates, change of use of land to side to domestic garden with associated works including bund and greenhouse.

1.2. The scheme provides positive contribution to the townscape helping continue the street scene along Havenside.

1.3. In summary, the scheme would provide:

1.4. A dynamic and flowing space to an existing dwelling;

1.5. A sensitive design in-keeping with the existing building and dwellings surrounding Havenside;

1.6. No loss to neighbouring amenity;

1.7. No detrimental effect to the existing aesthetic merit of the dwelling.

2. INTRODUCTION

2.1. This supporting Planning, Heritage, Design & Access Statement has been prepared by Wright Design, on behalf of Mr. John Layfield. It accompanies a planning application for the replacement of roof coverings to dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates, change of use of land to side to domestic garden with associated works including bund and greenhouse.

2.2. The Statements form part of a planning application for the replacement of roof coverings to dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates, change of use of land to side to domestic garden with associated works including bund and greenhouse.

2.3. The site is identified within the settlement area on the Local Plan. The dwelling is within a well established residential area.

2.4. The proposed scheme is for:

2.5. The replacement of roof coverings to dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates, change of use of land to side to domestic garden with associated works including bund and greenhouse.

2.6. The current proposal has been designed by Wright Design. The detailed drawings to accompany the application are:

2.7a 4119/E1 Existing Block Plan drawing

2.7b 4119/P2B Proposed Block Plan drawing

2.7c 4119/E3 Existing Roof Plan drawing

2.7d 4119/P4 Proposed Roof Plan drawing

2.7e 4119/E5 Existing Outbuilding drawing

2.7f 4119/P6 Proposed Outbuilding drawing

2.7g 4119/E7 Existing Dwelling drawing

2.7h 4119/P8 Proposed Dwelling drawing

2.8. This supporting statement examines the site together with the surrounding area in Section 3. The case for permission set out in Section 4 and the conclusions are contained in Section 5.

3. The Site and Surrounding Area

The Location

3.1. The application site is situated within the East Riding Of Yorkshire Borough. The location of the site is within the settlement area identified within the local plan.

The Site

3.2. The existing site is a dwelling at Harbour Farm. It has one entrance onto Havenside.

3.3. The topography of the land allows the site to act as a focal point in the street scene. Mostly detached dwellings, to which all open out onto Havenside.

3.4. The facade of Harbour Farm, Havenside is a two storey dwelling , has two ranges of farm buildings, one attached to north running along north side of farmyard; the other returning along east side of farmyard. Brown brick with Pantile roof. Timber doors and windows.

3.5. The land to the west of the existing dwelling to be used as a domestic garden.

The Surrounding Area

3.6. There are a mainly detached properties within the surrounding area.

3.7. The buildings are predominantly large four bedroomed two storey houses.

3.8. To the North of the site is Haven Arms Public House.

4. The Case for Permission

The proposal is to replace roof coverings to a dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates and change of use of land to side to domestic garden with associated works

The proposal must be assessed against the following criteria:

Sustainability and making efficient use of land

The design

The effect of the buildings upon the surrounding townscape

Access

Other planning technical constraints, including parking

4.1. Sustainability and Making efficient use of Land

4.2. The proposal would make more efficient use of existing land and buildings by providing an increase in usable space, without causing harm. This scheme would maximise the site potential and contribute to the overall accommodation of the dwelling.

4.4. The Design

4.5. The proposed replacement of roof coverings to dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates, change of use of land to side to domestic garden with associated works is sensitively designed to respect the existing buildings and surrounding area. The proposal would continue the pattern of architecture seen throughout Havenside.

4.6. The proposal would maximise the site potential as well as to not affect the aesthetic and heritage of Havenside.

4.8.Access

4.9. Pedestrian and vehicular access is existing and constructed in accordance with Highway Specifications directly onto Havenside.

3.10. Materials

4.11 The proposal will be sympathetically designed and constructed of appropriate approved materials which will enhance the existing building.

4.13. Amenity

4.14. The proposal will increase the garden area adjacent to the dwelling and outbuildings, creating a large grassed and landscaped garden with planting areas including a bund and greenhouse.

4.15. Refuse

Existing refuse storage with adequate space to store recycling and general waste facilities within the site will not be affected.

4.16. Sunlight, Daylight and Privacy

The oblique angle and stature of the proposal will have no bearing or scale as to effect neighbours from loss of privacy and overlooking. The increase in garden area will have no effect on the massing of the building. This ensures that the proposal has no overbearing effect on the neighbouring buildings.

5. Conclusions

5.1. The proposed replacement of roof coverings to dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates, change of use of land to side to domestic garden with associated works including bund and greenhouse will have no bearing on the existing dwelling and the townscape of Hedon, but will make good use of an existing dwelling and outbuilding as well as a design which complements and is in keeping with the aesthetic merit of Harbour Farm and neighbouring buildings. The proposal accords with all the Councils planning policies and should be permitted;

5.2. The proposal makes efficient use of buildings and land, without creating over development of the site;

5.3. The sensitive and neat design ensures that the character of the existing surrounding buildings are not comprised and the scheme respects the surrounding townscape and is suitable for the topography of the area;

5.4. The design itself would not affect or block sight lines but produce a valuable dynamic space one which complements the existing dwelling and adjacent properties;

5.5. There would be no loss of amenity to the neighbouring buildings and occupiers.

5.6. In general, national planning policies guidance and the East Riding of Yorkshire Plan support applications such as this which contributes to the locality, without compromising the character of the area or the amenity of the users. In conclusion, the replacement of roof coverings to dwelling and outbuildings including damaged rafters and brickwork, installation of new timber gates, change of use of land to side to domestic garden with associated works including bund and greenhouse should be permitted.

Appendix 1

Planning Policies

The Adopted ERLP and NPPF contains the relevant policies in which the application would be considered against.

Environment

The proposal would seek to use land already designated as development land, therefore not excessively using up area designated for garden space.

The Development Plan

The Development Plan for the consideration of this proposal is made up of the East Riding Local Plan 2016 (ERLP) and the National Planning Policy Framework (NPPF)

Transport

The proposal will not affect the existing access to and from the site which is in accordance with Highway Specifications.

Appendix 2

HERITAGE

The character of this area is mainly detached properties of a similar design. The Buildings – The Farmhouse and some of the outbuildings are Grade II Listed in their own rights. The more modern building is not listed in its own right but falls within the curtilage of other Listed Buildings on the site. The description of the Farm Buildings is as follows:

HAVENSIDE 1. 5266 (East Side) Two ranges of farm buildings, one attached to north of Harbour Farmhouse and running along north side of farmyard; the other returning along east side of farmyard. TA 1827 7/2A II GV2. C18 or early C19 Brown brick.

Pantile roof. One storey. At south end of east range is a 2-storey block, with planked 1st floor door reached by brick steps with ashlar treads and wooden handrail.

Listing NGR: TA1871427976

The proposal will be sympathetically added to an existing prominent building in the area, it will not detract from the setting, maintaining large private garden space with the addition of a functional garden space including bund and greenhouse.

To the North is Haven Arms Public House.

It is therefore contended that the character and appearance of the area would be preserved as required by the provisions of the ERLP and the relevant Development Plan policies relating to development in conservation areas within the NPPF.

Appendix 3

PHOTOGRAPHS



West Elevation (Dwelling)



West Elevation (Outbuilding)



West Elevation (Outbuilding)