

DESIGN AND ACCESS STATEMENT

74 Main Street North Frodingham is a property with extensive gardens that are mainly unused. Part of the site is located within the building development limits as shown on the East Riding Local Plan (2012-2029). It is outside the conservation area and is not in a flood risk area.

The house is a traditional 2 storey property which was built with an attached single storey outbuilding which has since been converted into living accommodation.

The application site is situated in an established residential area with varying architectural styles. The site has open countryside to the southern boundary and has residential properties to the east and west.

The house and gardens are all owned by the applicant and is currently vacant. The house is in need of updating and the barn and detached garage are mainly in good condition.

The existing vehicle access to the site off Main Street is between the house and barn with the detached garage set back behind a small blocked paved driveway.

PLANNING HISTORY

In 1988 Planning was granted to alter the outbuilding attached to the main house to create a utility room, porch and garage. This was completed but the garage has since been converted into a games room within the property.

74, Main Street, North Frodingham. Alterations to outbuildings and use so altered as utility room and garage and the construction of a porch at Sunnydene, 74, Main Street, North Frodingham. Ref. No: 88/40308/PLF

In 2011 planning permission was granted for the change of use of the existing barn to be converted into a residential property incorporating a ground floor rear extension. Work was never started and the approval has now lapsed.

Erection of a dwelling following change of use and alterations including single storey rear extension to redundant building (Amended plans) Ref. No: 11/00908/PLF

APPLICATION AIMS

The aim of this application is to create a residential development with a good level of architectural design that will enhance the existing street scene. It is considered the curtilage of 74 Main Street is too large for a single property. The development falls within the criteria of the East Riding Local Plan Strategy Document April 2016. The development satisfies part H4 by using the underused garden and outbuilding area and making the most efficient use of land.

The existing house will be updated and improved internally with the unattractive flat roof porch removed from the front elevation. The front door will be relocated back into the centre of the house on the front elevation to match similar houses in close proximity.

The barn conversion will make use of an unused building and provide an attractive 3 bedroom property.

The removal of the single storey building to the side of the main house and the new dwelling set back will create a sense of space between the properties. The retention of the front wall to the single storey building with its traditional red brickwork will retain the traditional look to the street view with the new dwelling creating an attractive contrast set back from the road.

The development will create a look of individuality and will be attractive and sympathetic to the area around it. Careful consideration has gone into the layout, design and appearance of each aspect of the proposal.

SCHEME

The site has a defined area that is within the development limits and the balance of what is proposed is considered ideal with the space available.

The existing barn is too small to be converted into a dwelling without the ground floor extension and dormers proposed to the first floor. The neighbouring property (no 76 Main Street) is set back from the road with the front of the house approximately level with the rear wall of the barn. This enables the rear extension to the barn to not have any detriment to the rear garden of its neighbouring property. The extension will create an attractive living area with south facing bi-folding doors looking out onto the established gardens. 2 allocated off street parking spaces will be available to the barn occupants within the newly created parking area where the single storey part of no 72 is currently situated.

The existing house will be reduced to the size as it was originally built with the front door reinstated to the centre of the front elevation. The front wall to the single storey section will remain to retain the physical boundary to the development. The wall will be reduced to 2m high and finished with new cast stone coping stones. The existing detached garage will be demolished and a private drive will be created to the rear of the house where a minimum of 2 vehicles will have off street parking.

The new dwelling will provide an attractive 2 storey house with a private driveway providing off street parking for 2 vehicles. Carefully consideration has been taken to maintain a traditional appearance whilst providing some individuality such as cast stone sills and an oak beam canopy to the front door. The property provides an internal layout with 4 first floor bedrooms and attractive living space to the ground floor.

Policy S4 of the Local Plan supports developments which will maintain the vibrancy of villages. It is considered this application proves a development that is appropriate in scale to its location and in no way detracts from the character and appearance of the village.

The development will provide a conversion property and an infill dwelling as stated as can be appropriate in Part 4.36 of the Local Plan.

Policy H4 of the local Plan supports new residential development where it makes the most effective use of land and/or buildings. The scale and size of the proposed development is considered appropriate to the role and character of the village.

PROVISION OF CAR PARKING

As stated above off street parking to each property will comply with the Councils Local Plan Supplementary Planning Guidance Sustainable Transport - 2 car parking spaces are provided to each property.

PROPERTY NUMBER

It is considered that providing 3 properties on the area of the site which is within the development limit is appropriate. There would be insufficient space to accommodate additional dwellings which would require additional associated infrastructure.

LAYOUT

The proposed layout forms the correct balance on the site and would not result in over development. The barn conversion and new dwelling have been designed in a manner that provides a link between existing built form and provides a balance and attractiveness to the street scene

ACCESS

The 2 additional proposed dwellings will have little effect on the traffic flow within the village. They will not be detrimental to the residential amenity and will have no implication on highway and pedestrian safety.

The access onto Main Street will remain as existing and has good visibility.

The site is within walking distance of all the facilities within the village and has a regular bus service.

The site is clear and simple in terms of design and layout both internally and externally.

