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Planning & Development Management
East Riding of Yorkshire Council
County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Date: 24 November 2023

Your ref:
Our ref:

Proposal: Erection of replacement dwelling at
Site Location: Church View, Cliffe Road, North Cliffe, YO43 4UZ
Application ref: **Re-submission of 23/01877/PLF**
Applicant: Mr C Bradwell & Ms S Preston

DESIGN AND ACCESS STATEMENT

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This is a re-submission of a previous refusal for full planning permission to erect a replacement dwelling on the site of Church View, North Cliffe.
- 1.2 The existing dwelling is in extremely poor condition, is suffering from structural movement and has been very poorly extended over the years with accommodation provided having a poor layout and circulation areas.
- 1.3 The Local Planning Authority have not argued that a replacement dwelling is not required in respect of 23/01877/PLF and 22/03186/PLF, it is therefore fair to say that this is not in dispute.

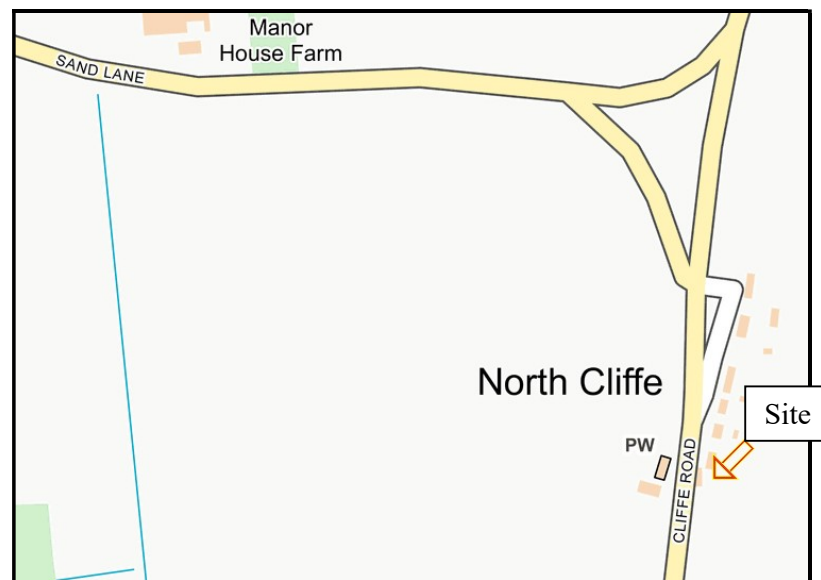


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- 1.4 The proposal is therefore to demolish the existing dwelling and replace it with a modern family sized property that is respectful of the architectural and countryside setting.
- 1.5 Not only is this the financially best alternative to a complete strip out of the existing property – refurbishment and extension of it to suit their needs (they have 3 teenage children); but a new dwelling can be built to modern insulation and heating standards and have a smaller carbon footprint.
- 1.6 The existing outbuildings are to be retained as far as possible and converted into a double tandem garage. The western elevation will be retained to ensure the street scene is preserved as far as possible which includes the retention of the now redundant letterbox.

2.0 SITE LOCATION

- 2.1 North Cliffe is a hamlet situated 3 miles north of North Cave, 2 miles west of Newbold and 3 miles south of Market Weighton.
- 2.2 Church View itself fronts Cliffe Road at the south end of the hamlet opposite St John's Church a grade II Listed Building built in 1873.



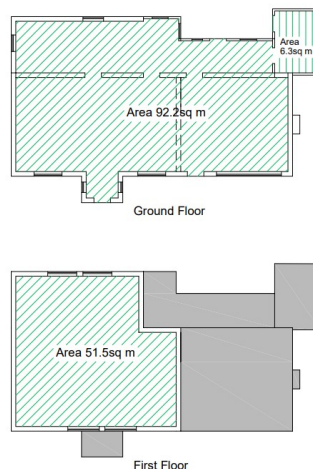
3.0 ACCESS

- 3.1 The proposed replacement dwelling will be accessed from the existing access off Cliffe Road, there will be no change to this arrangement and adequate parking is therefore available on site please see proposed Block Plan.
- 3.2 The conversion of the outbuildings will not affect parking arrangements on site.

4.0 DESIGN

- 4.1 Following the refusal of 22/03186/PLF and 23/01877/PLF due to basically the then proposed replacement dwelling being considered to be too large, which did not accord to Policy S4 para 4.41. This policy states that normally a replacement dwelling should not increase the useable *overall* (para4.39) floor space of the original building by more than 50%.
- 4.2 In addition objections had been raised by East Riding's Building Conservation Team regarding the scale of the proposal and it's impact on the Grade 11 Listed Church situated over the road from the application site. However following a redesign of the front elevation of the proposed replacement dwelling this objection was withdrawn. See attachment 15.
- 4.3 This proposal and design now fully accords to Policy S4 para 4.41 as the increase in floor space is restricted to a 50% increase of the existing overall floor space.
- 4.4 Floor Space Calculation (see drawing 2 of 8)

Existing Building 150sq m

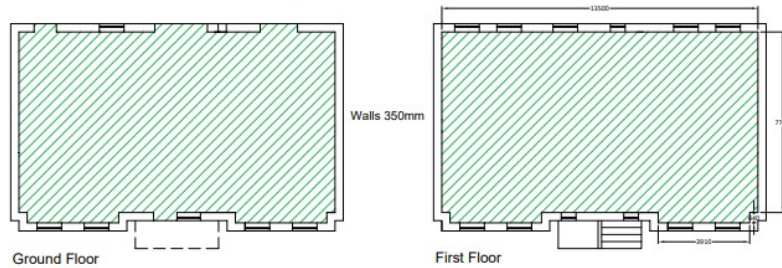


Do Not Scale
Distortions and inaccuracies occur following printing
Total Area 143.7sq m + 6.3sq m = 150sq m
150sq m x 50% = 75sq m
Allowable Area
Policy S4 150 + 75 = 225sq m.



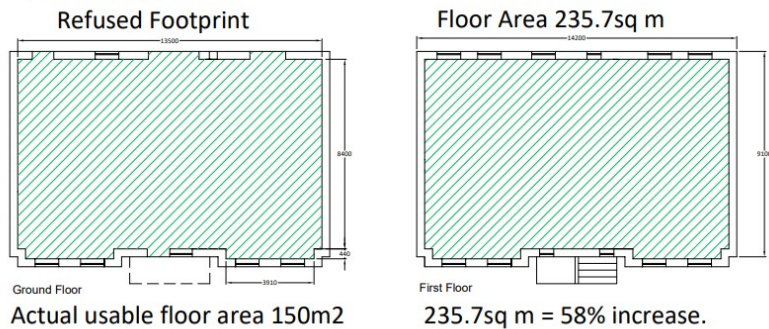
Proposed Footprint of Replacement Building (see drawing 3 of 7)

Floor Area 225sq m



Refused Footprint

Do Not Scale
Dimensions and measurements shown following printing



4.5 The materials chosen to build the replacement dwelling will mirror those used for the tied cottages and also the existing dwelling. The bricks will be a 75mm grey brick. It is proposed to salvage the existing bricks from the present house and reuse them in the build of the replacement dwelling front elevation as far as possible.

Existing Brickwork to reuse and match



- 4.6 The roof will be clad with a natural slate as the existing dwelling with these slates reclaimed for use in the replacement dwelling.
- 4.7 The proposed front elevation now mirrors the design of adjacent houses and the building conservation team found the new design not now incongruous having taken “more of it’s architectural cues from the existing built form in North Cliffe and better breaks up it’s massing”.
- 4.8 Building conservation further state that “The result (of the new design) is a building that, while still large is less imposing, incongruous or competing”. “It now reads at a similar form and scale to an older row of houses to the north of the site”. Please note that the current submission has a *ridge height over 1m lower* than that referred to by the building conservation team.
- 4.9 They continue to say the designed proposal would be larger than ideally desirable (it is now smaller) “it would not be jarring or strikingly out of place”.



Front Elevation

Adjacent properties with steep gable design



5.0 LOCAL PLANNING POLICIES

5.1 Local Planning Policies S2 and S4 are relevant to this application.

Addressing climate change

Policy S2: Addressing climate change

The *Local Plan* and development decisions will support a reduction in greenhouse gas emissions and adaptation to the expected impacts of climate change. Table 1 sets out how this will be achieved.

5.2 The proposal will cut greenhouse gas emissions as the replacement dwelling will be built to far higher thermal standards and thus require less heating.

5.3 The actual heating system will be either an air source or ground source heat pump which will not burn fossil fuels and thus contribute to achieving the country's target of achieving net zero carbon emissions and accord with S2.

Policy S4: Supporting development in Villages and the Countryside

- A. Outside of the settlements listed in Policy S3, development will be supported to help maintain the vibrancy of Villages (listed in Appendix B) and the Countryside where it:
1. Is of an appropriate scale to its location taking into account the need to support sustainable patterns of development;
 2. Encourages the re-use of previously developed land where appropriate; and
 3. Does not involve a significant loss of best and most versatile agricultural land.

Development in Villages and the Countryside should also accord with the specific provisions of parts B or C of this policy.

Villages

- B. Within the development limits of Villages, as set out on the *Policies Map*, the following forms of development will be supported where it does not detract from the character and appearance of the village:
1. New housing, usually comprising a single dwelling;
 2. Affordable housing for local people;
 3. New and/or enhanced local services and facilities; and
 4. Economic development.

Countryside

- C. Outside of a development limit land will be regarded as the Countryside and the following forms of development supported, where proposals respect the intrinsic character of their surroundings:
1. Conversion of buildings for economic development (including work-live units), tourism or community uses. Conversions for new housing will be supported where the preservation of the building would enhance the immediate setting and where it:
 - i. would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset; or
 - ii. would re-use a redundant or disused building without significant alteration or significant extension.
 2. Replacement dwellings;



- 5.4 This proposal is supported by Policy S4 A2. as it will re-use previously developed land. The site has been previously a dwelling house (and still is) with part of the other buildings on site used as a Tailor's Shop and a Post Office in the past.
- 5.5 This application accords with Policy S4 C2. Replacement dwellings where proposals respect the character of their surroundings. It is considered that this has been achieved by careful design of the new dwelling and use of similar materials to not only the existing dwelling on site but also to the formerly tied Cottages.
- 5.6 The attached Historic Environment Supplemental Comment (HESC) makes it clear that in fact the refused proposed replacement dwelling was of appropriate size and design for it's surroundings. This view is based not only on the applicants professional advisors but also on the council's heritage professionals consulted by the Case Officer.
- 5.7 Whilst there is some disagreement regarding the actual footprint area of the existing building (which can be easily resolved with a site visit and tape measure) nonetheless we were only talking about a few percentage points over the 50% allowance, by my calculation (see above) 8%.
- 5.8 Notwithstanding this however, this new application now has a footprint area of 225sq m which is a 50% increase and thus allowable. The proposal also has a much lower ridge height and therefore all in all has less massing, height and is more of an appropriate scale than the previous proposed replacement dwelling which the council's heritage professionals approved.
- 5.9 What is of interest and as remarked upon in the HESC at paragraph 1.12 is that the size of the houses built within the village are large much more so than the dwelling that we seek to replace. It states "*However it should be stressed that that the existing dwellings in the village are not characterised by their small size. The estate houses built by Fox are large, with three apparent storeys and high roofs.*" "*Compared with it's surroundings, the existing dwelling at the application site appears small, mean and humble. Contrary to the reason for refusal the scale mass and bulk of the proposed replacement respects it's surroundings well and will cause no adverse impact*".
- 5.10 Again, the design of the proposal has been revised to take on the comments of Case Officer and the footprint has been reduced to within the 50% floor area requirement and thus complies with Policy S4.



6.0 NATIONAL PLANNING POLICIES

- 6.1 National planning policies relevant to this application would be contained in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 1 Class A – enlargement, improvement or other alteration of a dwelling house.
- 6.2 Such PD rights allow for the side extension of a detached house by up to 50% thus with the width of the building being 14.9m then this could be widened to 22.35m together with a rear extension (to the existing building) of 4m. Subject to the ridge heights of any extension not exceeding the existing ridge height then the extensions could be 2 storey.
- 6.3 A quick calculation will show that exercise of these rights could amount to a greater floor area than that allowable under the Local Policy S4. The result however would be an incongruous building which would detract from the setting of the Listed Church.
- 6.4 It is not therefore intended to pursue this avenue to increase the floor space available for this family.

7.0 EXISTING DWELLING

- 7.1 As previously stated the existing dwelling is in extremely poor condition requiring complete refurbishment which would entail taking the internal structure back to brick and taking up the damp ground floors and leveling the sloping first floors. The existing walls are 225mm solid brick and damp.
- 7.2 As the present accommodation is inadequate for Mr Bradwell and Ms Preston's family as they have 3 teenage children requiring their own bedrooms, then the existing house would require the extension to an extension, so to speak. This would still leave unsatisfactory accommodation having rooms off rooms etc.
- 7.3 At the end of the day the cost of a new dwelling would not be too dissimilar to the full refurbishment and extension of the existing building, it would be by far the most preferable option.



Photo Montage of Existing Dwelling

Damp external wall Bed 2



Damp external wall Bed 3



Damp floor and walls Dining Room



Damp walls, floor and ceiling GF WC



Structural movement over Kitchen door



Kitchen



Damp Kitchen Floor



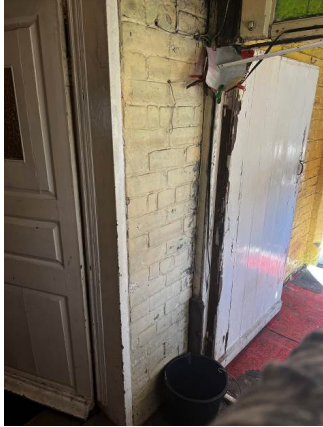
Movement cracks and damp Lounge



Damp external wall Bed 1



Rear lobby leaking roof



Damp floor and walls Snug



Damp quarry tile flooring



Rear of house showing timber Kitchen construction



Front of house with decayed timber



Rear Lobby and Kitchen



8.0 OUTBUILDINGS

- 8.1 There are a range of outbuildings included within the site of the dwelling, these have been previously used as a Tailors Shop and Post Office, however approximately 50% of these buildings have had roof collapses.
- 8.2 Notwithstanding this however, the intention is to repair and refurbish the remaining buildings and to retain the roadside elevation of the collapsed section of buildings providing the necessary strengthening, this may entail constructing supporting masonry on the site side of the wall. The walls will then be capped with reclaimed clay roof tiles so as to shed rainwater and enhance longevity.
- 8.3 This will then retain the roadside street scene as it is at present, and importantly the old post box set in this wall such work is permitted development.
- 8.4 The reuse of southern part of these buildings as a garage for the main dwelling again is considered to be permitted development however drawings of the proposal are included for reference.
- 8.5 It is respectfully pointed out that the retention of these outbuildings is by choice of the applicants and that as they are not within a conservation area then all works to them would be covered under the permitted development regulations.
- 8.6 Thus any requirement for sectional drawings, structural reports and 1:20 window and door drawings would not therefore be appropriate.

Outbuildings showing partial collapsed roof



Roadside view



Post box set in wall and to be **retained**



9.0 DRAINAGE

9.1 Foul – connection to existing Septic Tank.

9.2 Surface Water – connection to new soakaways.

9.3 Drainage Feasibility Statement

- i) It is not possible to connect to the main sewer due to the distance involved – see Plan 7 of 7 Existing Block Plan which shows the distance to the sewer.
- ii) Further, as the site is 1m lower than the invert a gravity connection is not possible. YW stipulate that all connections must be a gravity connection.



9.4 The use of the Septic Tank is therefore the only option remaining.

10.0 MINERALS ASSESSMENT

10.1 This is a brownfield site (previously developed site) with existing buildings on it.

10.2 The proposal is to replace one building with a new one on virtually the same footprint – see Proposed Block Plan 6 of 7.

10.3 There is therefore no additional effect on the mineral resource as the status quo is not changed.

11.0 HERITAGE (the previous Heritage Statement is attached plus the HESC.

11.1 The previous application was refused permission on the grounds that it did not comply with Policy S4 para 4.41 and also that in the LPA's opinion the proposal would result in demonstrable harm to the character of the local area, in so far as it fails to respect the scale and design of other dwellings within the local area and due to its scale, bulk and mass adversely impacts on the locale.

11.2 These comments have been taken on board and the size of the new proposal significantly altered to reduce its bulk. The ridge height has been lowered by over 1 metre (1030mm) and the depth of the building has also been reduced. It should be noted that the width is less than the existing building, which could under PD rules be widened by a further 50%.

11.3 Referring again to the Conservation Team Comments (which were made regarding the previous larger proposal) they state that the revised design "takes its cues from the existing built form in North Cliffe" meaning it is similar to the other pairs of semi detached houses shown above. They also comment that it is similar in scale and form to this building, that it is not incongruous, is less imposing and its massing is better broken up. Finally that it is not out of place.

11.4 Therefore in view of these comments and the fact this proposal is even smaller than that commented upon, we consider that the proposal now relates well to the site and its local and wider context and thus Policy ENV1 has been complied with.



View approaching North Cliffe from the north



11.5 The dominant feature in this approach are the steep gabled roofs of the semi-detached houses to the left side of the photograph. Most of the other dwellings being screened by the mature trees.

View further along from north



11.6 It is only when traveling further along this section of road that St John's Church and in particular the Church tower comes into view, the character of the area is dominated by the steep pitched roofs of the properties shown on the left of the above photograph.



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- 11.7 Progressing down the road the eye immediately switches from the high gabled roofs on the left to the imposing and dominating church and tower. The application site being very well screened by mature trees and hedging and it is only when a passerby is virtually on top of the church that a glance left might be afforded of the site. In no way would this lead to a diminution of the setting of the character of the area or landscape.
- 11.8 In addition, the materials chosen for its construction will be those (or very similar) used in the building of the surrounding properties, i.e. matching brickwork using as much reclaimed material as possible and natural slates for the roof covering.
- 11.9 Further the window and door styles will closely copy that of the former tied houses in both form and colour.
- 11.10 The existing dwelling is of little architectural merit and in fact is considered to detract from the setting of the heritage asset – St John’s Church. The semi derelict outbuildings also adversely affect its setting thus the refurbishment of part will in itself improve the setting of the heritage asset.
- 11.11 Therefore, it is considered that the construction of the new property, repair of the outbuildings and retention of the roadside wall (including the post box) will not adversely affect the setting of the heritage asset or the character and appearance of the area but will enhance it.
- 11.12 The attached Heritage Statement prepared by Humble Heritage confirms that the *“The proposed development will preserve the setting and special architectural or historic interest of the Grade II listed Church of St John and its significance will be unharmed”*.

12.0 CONCLUSION

- 12.1 The proposed replacement dwelling accords with the relevant Local Policies S2, S4 and ENV1.
- 12.2 The replacement dwelling will not adversely effect the setting of the heritage asset or character of the area.
- 12.3 The replacement dwelling improves upon the existing dwelling in terms of design, style, carbon footprint and reduction of greenhouse gases.
- 12.4 It is therefore considered that the proposal should be recommended for approval.



13.0 ATTACHMENTS

- i) Existing dwelling
- ii) Existing floor area calculation
- iii) Proposed elevations
- iv) Proposed floor plans with photograph
- v) Proposed footprint area calculation
- vi) Refused area footprint calculation
- vii) Proposed block plan
- viii) Location and existing block plans
- ix) Design Access and Planning Statement
- x) Flood Risk Assessment (FRA)
- xi) Heritage Statement (refused application)
- xii) Historic Environment Supplemental Comment (HESC)
- xiii) Drainage and Minerals Statement
- xiv) Foul Drainage Assessment Form
- xv) Conservation Team Comments

