

# heritage statement

**Change of Use of part of existing Beauty Salon (Class E)  
to Dwelling (Class C3) and merging of new dwelling  
with existing to form a single dwelling**

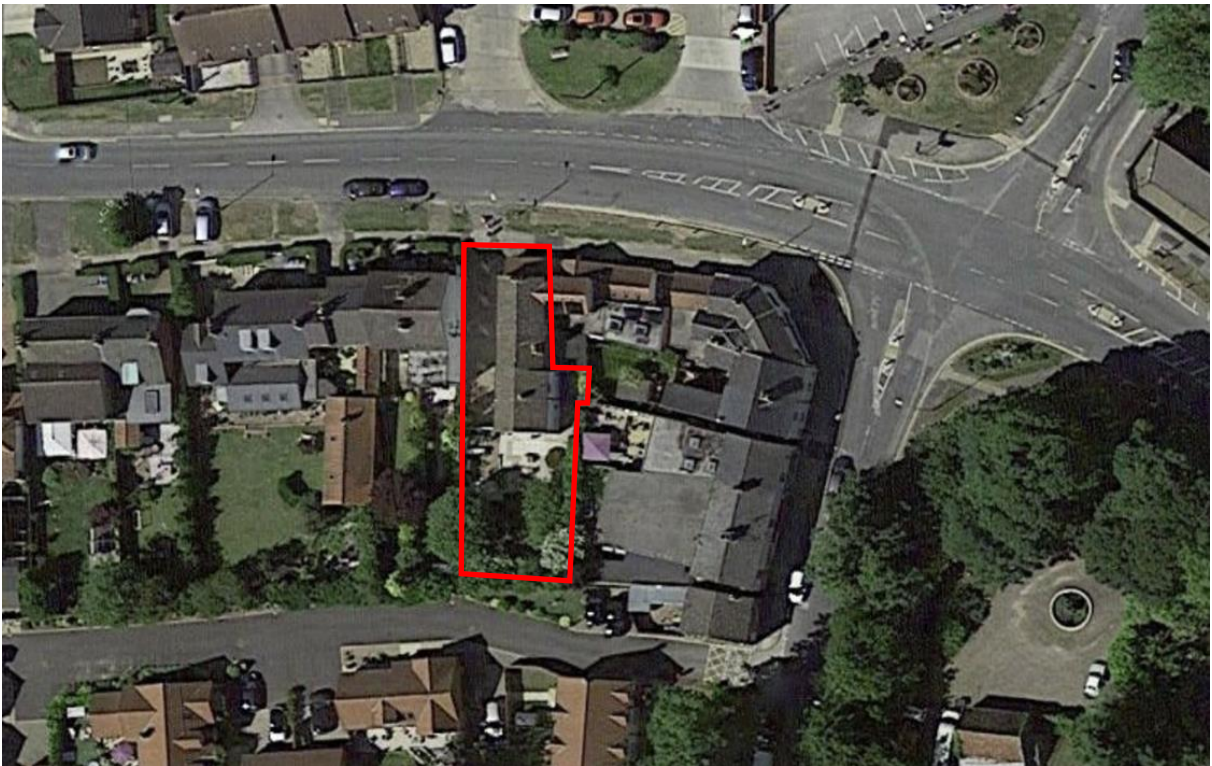
**3 and 5 Stockbridge Road  
ELLOUGHTON  
East Riding of Yorkshire  
HU15 1HW**



## Heritage

- 1.0 The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the Conservation Area may differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character. All Policies relating to Listed Buildings and Conservation Areas need to be understood in the context of the statutory requirements.
- 2.0 With regards to Conservation Areas, Section 72(1) of the Act requires that: “In the exercise, with respect to any building or other land in a conservation area, of any powers under the provision mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”
- 3.0 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.
- 4.0 In determining applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

- 5.0 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.
- 6.0 The existing dwelling (5 Stockbridge Road) forms part of what used to be a pair of dwellings of traditional masonry construction with white rendered walls and red pantile roofs. In 2009 planning permission was granted to change the use of 3 Stockbridge Road and to add a single storey extension to the front to form part of the Hair and Beauty Salon that occupied 1D Stockbridge Road.



**Aerial Photograph of application site**

- 7.0 The purpose of this planning application is to reverse the change of use from Hair and Beauty Salon back to private dwelling but then to knock through both dwellings to create a single 4-bedroom dwelling.

8.0 Physical alterations to the buildings will see a single doorway at ground floor level within the Hair and Beauty Salon blocked up to separate the Salon from the dwellings. The applicant then intends to knock through internally at ground and first floor to link the 2no dwellings. As part of the internal re-configuration, the applicant would like to install 1no new window in the Utility Room, 2no new windows into the gable wall overlooking the East Yorkshire Bus Depot and 2no new windows with obscure glass into the proposed Master Bedroom ensuite on the west facing elevation.

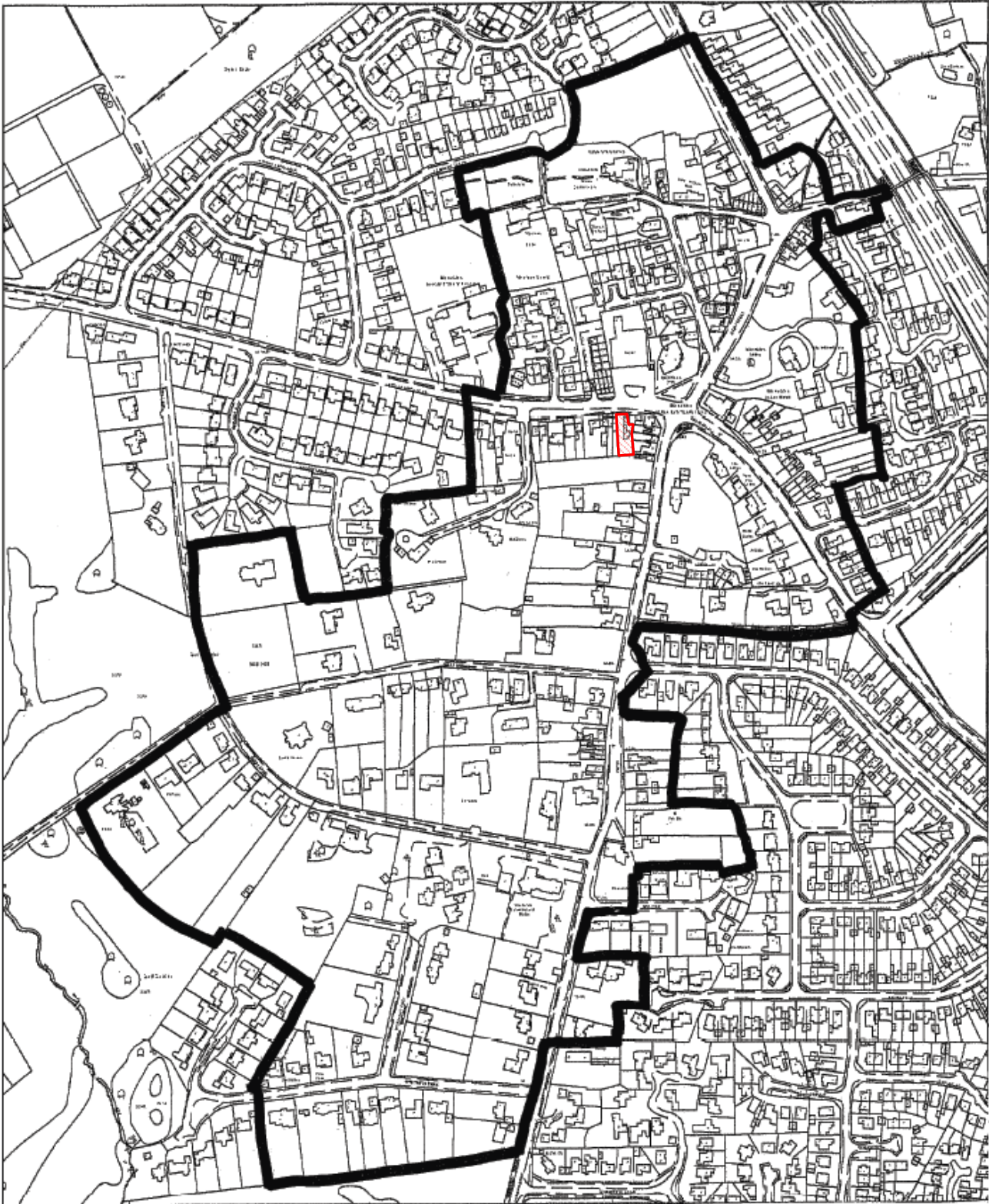
Other works include partially bricking up the entrance door opening into 5 Stockbridge Road and replacing it with a window, the removal of the front entrance porch to 3 Stockbridge Road and the insertion of a full height window into the opening and the formation of a new front door with canopy.

The applicant would also like to install new gates to the drive to give them security. The gates would be electrically operated and, due to space, would open outwards. Adjacent to the vehicle gates would be a pedestrian gate which would provide both the applicant and the owner of 7 Stockbridge Road access to the rear. To the front of the single storey part of 3 Stockbridge Road, the applicant intends to install a new steel rail fence to match the one to the front of 7 Stockbridge Road. The resulting area behind the fence would then be soft landscaped.

9.0 The proposed alterations are to undertaken sympathetically and using materials which are common within the conservation area.

10.0 It is considered that the proposed development would not have an adverse impact on the character or appearance of the Conservation Area given its location in the middle of a large number of differing style buildings, many of which are characterless and don't offer anything positives to the Conservation Area.

11.0 It is therefore considered that Planning Permission should be granted for the proposed development.



Elloughton Conservation Area (2010)

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