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Heritage Statement

for

A single storey extension to rear to create additional storage space, change of use of land for car parking, installation of fuel tank, all ancillary to a garage / convenience store

at

Oasis Garage, Main Street, Long Riston,
HU11 5JX

ERYC PLANNING REF:

24/00382/PLF

Oasis Garage is a modern and unlisted building within Long Riston's Conservation Area. As such, the planning application is to be determined in accordance with the requirements of section 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation) Act 1990, respectively.

In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Section 16 of the National Planning Policy Framework requires

Paragraph 192

In determining applications, local planning authorities should take into 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 the local character and distinctiveness.

Paragraph 193

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets' 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.

Paragraph 194

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.

Policy ENV3 of the East Riding Local Plan further requires that

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 Ridings 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;
2. Listed Buildings and their settings;
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;

Development in relation to the Heritage asset

It is considered that the location of the building extension is on the edge of Long Riston's Conservation Area and with the design of the extension mimicking the existing building and the choice of materials all match existing it is felt that the proposal has no effect on Long Riston's Conservation Area. The solar panels are to be installed onto an existing drive thro' car wash building on a low mono style roof and is considered to match in with existing design and materials used on the car wash structure.

The change of use includes domestic garden area to proposed car park and erection of new / alteration to existing fencing. The existing fencing (adjacent to the main highway) is to be reduced to provide a more open feel when viewed from public views. The proposed car parking will be tarmac to match the existing garage parking area. Most of the existing trees and hedging are to remain as they exist with a Conifer tree and a Sycamore tree removed to allow access into the overflow parking area. It is considered that through the choice of materials and limited alteration to landscaping that the change of use will allow the development to integrate into the edge of Long Riston's conservation area.