



DESIGN ACCESS & HERITAGE STATEMENT FOR ERECTION OF A DWELLING FOLLOWING DEMOLITION OF EXISTING DWELLING & REMOVAL OF A SEPTIC TANK AND INSTALLATION OF A BIO DISC TREATMENT UNIT.

BUSTARD NEST FARM, BURNBUTTS LANE  
HUTTON CRANSWICK, DRIFFIELD YO25 9JL

1. INTRODUCTION

The application site includes a vacant farmhouse, part of its existing outbuildings and adjoining land west of the village of Hutton Cranswick. It has an existing access drive served of Burnbutts Lane and has farm buildings to the north. A line of trees are south east of the garden area, and in addition a small line of trees to the garden west area. The site is surrounded by open agricultural fields.

2. PROPOSALS

- 2.1 The application is for the demolition of the existing dwelling and erection of a more modern home with ancillary accommodation, all done with attention to detail and to the highest modern standards.
- 2.2 The proposal is to provide a family home to the working farm and with landscaped gardens to the southern aspect.

3. PLANNING HISTORY

- 3.1 In October 2013 planning permission (DC/13/02589/PLF/EASTNN) was granted for the erection of a two storey extension to side (following part demolition of building to side), however this work was never undertaken. In December 2013, a pre application enquiry was undertaken (DC/13/13892/PREP/EASTNN) for the erection of a replacement dwelling which wasn't pursued however at the time this was considered to be favourable.

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4. PLANNING POLICY

- 4.1 The Development Plan is the East Riding Local Plan 2016. The National Planning Policy Framework 2019 (Framework) is a material consideration.
- 4.2 The Framework explains that at its heart is a presumption in favour of sustainable development and that the planning system has three overarching objectives to achieve such development. These are interdependent and need to be pursued in mutually supportive ways. These objectives are economic, social and environmental. It expects local planning authorities to approach decision-taking in a positive and creative way to foster the delivery of sustainable development.
- 4.3 Local Plan policy S1 also expresses a presumption in favour of sustainable development and that the council will take a positive approach to such development.
- 4.4 Policy S4A specifies that outside of settlements development will be supported to help maintain the vibrancy of villages and the countryside where it is of an appropriate scale to its location; encourages the re-use of previously developed land where appropriate, and does not involve a significant loss of best and most versatile agricultural land.
- 4.5 The Framework states that planning decisions should ensure that developments will function well and (*inter alia*) add to the quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; maintain a strong sense of place using spaces, building types and materials to create attractive places to live and work; and optimise the potential of a site.
- 4.6 Local Plan policy ENV1 requires a high quality of design. This Local Plan policy has various elements relevant to this proposal as follows:



A All development proposals will:

- (1) Contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout construction and use; and
- (2) Seek to reduce carbon emissions and make prudent and efficient use of natural resources, particularly land, energy and water.

B Development will be supported where it achieves a high quality of design that optimises the potential of the site and contributes to a sense of place. This will be accomplished by:

- (1) Having regard to the specific characteristics of the site's wider context and the character of the surrounding area;
- (2) Having an appropriate scale, density, massing, height and material.
- (3) Having regard to healthy lifestyles;
- (4) Incorporating energy efficient design
- (5) Incorporating hard and/or soft landscaping, alongside boundary treatment of an appropriate scale and size, to enhance the setting of buildings, public space and views;
- (6) Paying attention to the use of local materials, architectural styles and features that have a strong association with the area's landscape, geology and built form, with particular attention to heritage assets.

4.7 Local Plan policy ENV4 requires developments to conserve, restore, enhance or recreate biodiversity.

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## 5 MERITS OF THE PROPOSAL

### PRINCIPLE

- 5.1 The dwelling is in a very poor rundown condition, has serious damp problems and also sharing structural movement.  
A walkover survey was undertaken along with photographs to show the problems internally and externally.  
The following are listed below provided as the existing condition survey.
- A LOBBY  
Very poor condition, serious damp penetration, stairs to first floor unsafe.
  - B DINING ROOM  
Serious damp penetration to walls with spalling of plaster  
Structural movement at ceiling level with existing beam over showing deflection  
Existing fireplace has deflected resulting in facade of fire surround showing "outward movement! Into the room  
Subsidence to existing floor with a 50mm change in floor to ceiling height
  - C LIVING ROOM  
Serious damp to walls and spalling of plaster  
Cracking to plaster ceiling due to structural movement
  - D SNUG  
All as C above
  - E KITCHEN  
High levels of damp, structural cracking of concrete floor due to movement
  - F LARDER  
High levels of damp, structural movement to ceiling
  - G LANDING  
Damp due to ingress of water, structural movement to north wall which has bearing support for beam over
  - H BATHROOM  
High levels of damp, water ingress at ceiling level
  - I BEDROOM & EN SUITE  
High levels of damp, water ingress at ceiling level
  - J BEDROOMS(OFF LANDING AREA)  
High levels of damp, cracking to ceiling
  - K TWO FURTHER BEDROOMS  
High levels of damp, deflection of floors, cracking to ceilings.

The general assumption for the existing dwelling is that due to its age, no significant substantial foundation and showing severe movement externally, the general synopsis is that the dwelling is unsuitable for modern day standards of living without incurring substantial costs for full renovation. The existing layout also is considered to be non functional, the property has been vacant for over 2 years.

## 5.2

The proposed dwelling is to be sited on the former existing dwelling area. It will be a high quality insulated family home with brickwork facade and a slate roof. The dayroom area will be a GRP flat roof incorporating a roof lantern (the familys request & specification).

All window & doors will be UPVC and double glazed, solar panels will be integrated into the roof design (facing south)

Its purpose is to provide a family home on a working farm, (currently the owner is commuting to the farm every day usually x3/4times daily from his home in Hutton Cranswick), , this will remove the need to travel to work and emphasise the importance of being on the farm at all times.

The proposal requires on site infrastructure to be provided therefore infrastucture relating to foul and surface water drainage would incorporate the need to remove the existing septic tank and install a modern day "biodisc" treatment unit as shown on the site plan.

As the proposal incorporates demolition of the existing dwelling a bat survey has been undertaken and submitted as part of the application.

The proposal will economically result in expenditure to the local economy during the construction work and later by the occupants by them using local services.

As stated the construction design will incorporate energy efficient measures.

The site will also be landscaped within the garden area incorporating rural fencing measures (post & rail 1.500 high) and retention of trees as identified on the site plan.

## CONCLUSION

The proposal would provide a modern economically efficient dwelling which would not detract from the area, replacing a sub standard dwelling on the site.

The design of the dwelling is sympathetic to the rural environment with the proposals of the highest quality and therefore is considered to accord with Local Plan planning policies and the policy provisions of the Framework.



9 CONCLUSION

- 9.1 The site is currently vacant and overgrown. The proposal would be confined to an area of land surrounded by modern housing developments.
- 9.2 The principles outlined within this statement would show a good quality design can be achieved which removes any perceived impact to neighbouring properties due to the layout and orientation of openings of the dwellings.
- 9.3 The application is for outline planning permission only and the scheme shown identified for ILLUSTRATIVE PURPOSES ONLY., consequently I invite the council to grant outline planning permission.

