

# PLANNING STATEMENT



## **Formalisation of the Conversion of a Barn to Form Two Dwellings and Associated Works and Infrastructure**

**The Maltings / The Granary  
Hornsea Road  
Leven  
Beverley  
HU17 5NJ**

**On Behalf of Mr and Mrs Wood**

**March 2024**

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## 1.0 Introduction

1.1 Gallagher Planning is pleased to submit the planning application which this report accompanies. The application has been submitted on behalf of Mr and Mrs Wood and seeks planning permission for the regularisation of the subdivision of a barn conversion to form two dwellings, limited demolition and the erection of an extension together with associated works and infrastructure.

1.2 The site boundary is identified below in Image 1.



Image 1: Site Location Plan Extract

1.3 The application is also accompanied by a set of planning drawings prepared by H Anderson.

## 2.0 Description of Site and Proposed Development

- 2.1 The application site is located in the East Riding of Yorkshire village of Leven. The property is registered with the Council as two separate addresses and council tax has been paid for both properties for a number of years. However, when the property originally received planning approval (discussed in more detail later in this report) it was for a single dwelling. The property was sub divided into two dwellings in 2009 and has functioned as such since this time. This application seeks to regularise the sub division in land use planning terms.
- 2.2 Image 2 below is an aerial photograph of the site and its immediate context which illustrates the site's location within Leven.



Image 2: Site Context Aerial Photo (source: [www.google.com](http://www.google.com))

- 2.3 The subdivision of the property to form two dwellings is, due to the passage of time, now lawful. Planning permission is however required for associated works, including the demolition of a link between the buildings and the erection of an extension to one of the properties as well as the creation of defined curtilages. Following a discussion with the East Riding of Yorkshire Council's planning team (and a family member of the applicant), it was agreed that the optimal way forward was to submit an application to regularise the planning position and to also seek consent for the works.
- 2.4 The application site is not located within a conservation area and is not home to a listed building.
- 2.5 The image below shows the proposed site layout:

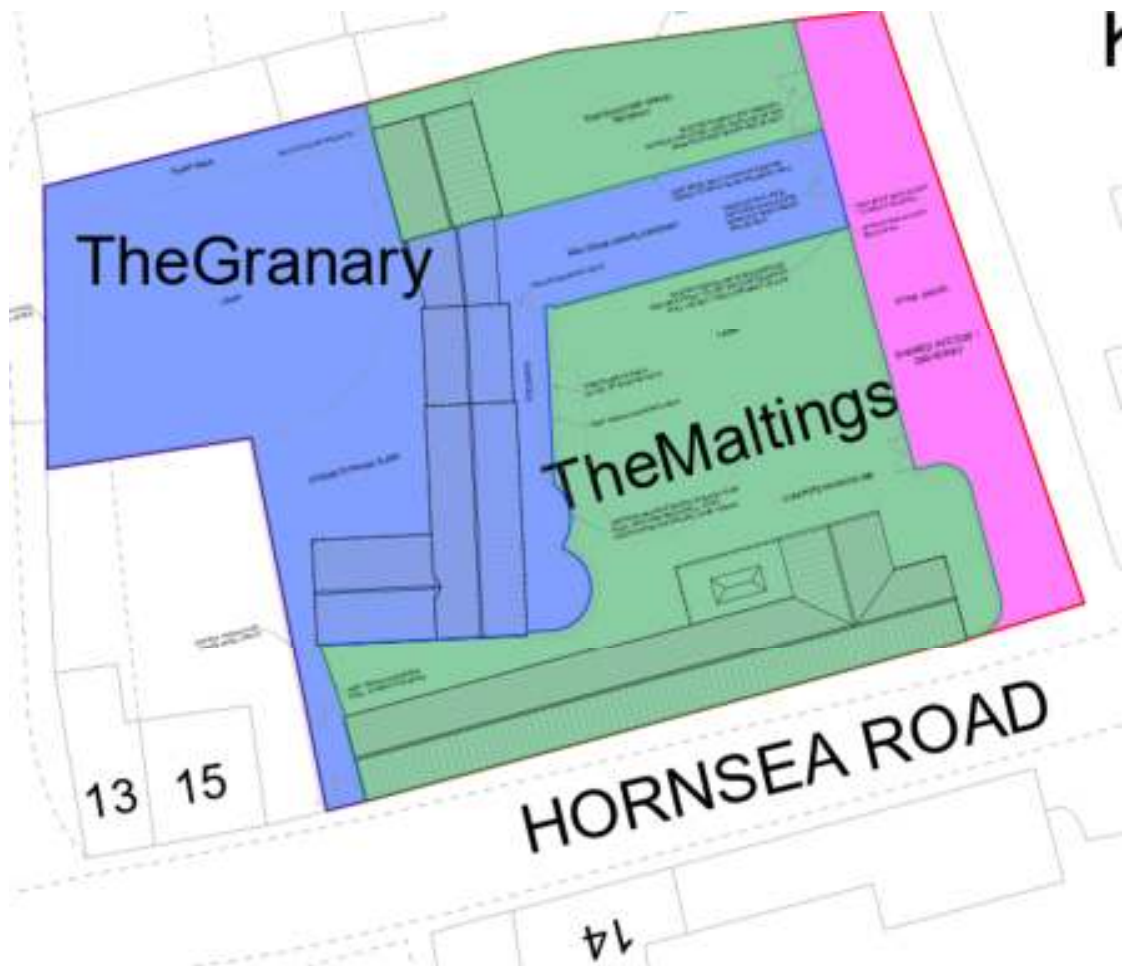


Image 3: Extract Block Plan as Proposed

### **3.0 Planning History**

3.1 Based on information available on the East Riding of Yorkshire Council's website, the planning history of the site is as follows:

- Reference: 02/07439/PLF Conversion of existing barn and extensions, including rebuilding of frontage buildings to form one dwelling - Approved
- Reference: 05/01876/PLF Alterations to existing dwelling - Approved
- Reference: 05/08020/PLF Erection of single storey extension to rear and carport to side – Approved

3.2 As mentioned earlier, The Maltings (property ref. 010009940657) and The Granary (property ref. 010070619476) both have been registered as separate addresses by the East Riding of Yorkshire Council. There is no planning history available online to suggest that this subdivision was ever regularised through planning.

## 4.0 Planning Policy

### Local Planning Policy

4.1 Applications are to be determined in accordance with the policies in the Development Plan. In this case, the Development Plan for the area comprises the East Riding Local Plan Strategy Document (ERLP) adopted in April 2016 and the Allocations Document that was adopted in July 2016.

4.2 The policies most relevant to this proposal are:

- Policy S4 – Supporting development in Villages and the Countryside
- Policy ENV1 – Integrating high-quality design – seeks to achieve high-quality design, safeguarding and reflecting the distinctiveness of the local area.

4.3 Policy S4 B states:

*“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.”*

4.4 The site of application is located within the defined village boundary of Leven as shown below at Image 4 and is not within the village’s conservation area.





Image 4: Extract ERYC Local Plan Policies Map 2016

### National Planning Policy

- 4.5 The National Planning Policy Framework (NPPF, 2023) is a material consideration and is the Government's overarching framework for planning policy.
- 4.6 Proposals that accord with the development plan should be approved without delay and where it is silent or relevant policies are out of date, permission should be granted unless any adverse effects of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific policies within the NPPF indicate that development should be restricted (Paragraph 11).
- 4.7 Section 11 of the NPPF relates to making effective use of land. Planning policies and decisions should promote the effective use of land in meeting the need for homes



and other uses. While safeguarding and improving the environment and ensuring safe and healthy living conditions. This includes encouraging multiple benefits from both urban and rural land and taking opportunities to achieve net environmental gains – such as development that would enable new habitat creation or improve public access to the countryside and the development of under-utilised land and buildings.

- 4.8 The Government also seeks to secure high-quality design and a good standard of amenity for all existing and future occupants of buildings. Paragraph 131 places great importance on the design of the built environment, stating:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process..”*

- 4.9 Paragraph 135 states that:

*“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

## **5.0 Planning Considerations**

### Principle of Development

- 5.1 The application site lies within the defined village boundary of Leven and is an appropriate location for new housing in principle. This coupled with the fact that the subdivision is now lawful (by either the 4 year or the 10 year rule) means that it is our opinion that the principle of the development (creating two dwellings rather than the single approved dwelling) is acceptable.
- 5.2 The proposed works at the site, namely the creation of defined curtilages for both properties, the demolition of the modern infill link between the dwellings and the erection of an extension to one of the dwellings are also in our opinion acceptable in principle.

### Design

- 5.3 One of the core planning principles of the NPPF is that planning should seek to secure high-quality design and a good standard of amenity for existing and future occupants of land and buildings. National planning policy recognises the role that high-quality design plays in creating sustainable places. Good design is a key aspect of sustainable development and should contribute positively to making places better for people. The NPPF advises that in the assessment of design, consideration where appropriate should be given to layout, form, scale, detailing and materials.
- 5.4 The proposed extension to The Maltings is located “within” the site and will not be visible from the public highway. The extension is designed to a high quality making use of sympathetic materials, and will not detract from the character of the building nor impact on the character of the village. Due to the unorthodox nature of the proposals, there are no other design considerations with this application.

### Impact on Residential Amenity

- 5.5 The future residents of the Maltings and The Granary will benefit from a higher level of amenity than is the case currently. This higher level of amenity will be created through the introduction of distinct curtilages for both properties. No impacts are anticipated on any other neighbour's amenity.

## **6.0 Conclusion**

- 6.1 The principle of this proposed development should be considered supportable due to policy compliance with Policy S4 and due to the site's history as set out above.
- 6.2 The proposal will not have any detrimental impact on the residential amenity of neighbouring dwellings and will enhance the amenity of future residents of The Maltings and The Granary.
- 6.3 The proposed rear extension to the Maltings is of a high design quality.
- 6.4 In summary, it has been demonstrated that there are no policies or other material considerations which would suggest that planning permission should not be granted.
- 6.5 We confirm that we represent the applicant with respect to this planning application. We will be in touch with the appointed planning officer in the coming weeks to discuss the proposed development.