

PLANNING STATEMENT



**Leas Farm
Lendales Lane
Pickering
North Yorkshire
YO18 8EE**

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1. INTRODUCTION

House at Leas Farm, Lendales Lane, Pickering, North Yorkshire

This Planning Statement is been submitted by in support of the relocation of the new residential development at '*Land at Leas Farm, Lendales Lane, Pickering, North Yorkshire*'.

This application follows the grant of outline planning consent in June 2017 (Application Reference: 17/00303/OUT) and subsequent reserved matters application (Application Reference: 17/00957/REM) The development was described on the outline planning application forms as follows:

"Erection of an agricultural workers dwelling".

This application comprises a proposal for the relocation of the development differing from both the outline and reserved matters applications.

Please note that existing cabin used for temporary accommodation, will be vacated and removed upon the completion and occupation of the new house. The applicant has a legal obligation to have someone on site 24/7 as livestock are kept at the farm.

2. THE OUTLINE CONSENT AND PLANNING CONDITIONS

The original outline planning consent authorises the development of the site for residential development, as per approval no: 17/00303/OUT.

The outline planning consent conditions are set out below:

- Condition 4 states that the existing mobile home must be removed prior to commencement.
- Conditions 5 & 6 require details and samples of materials be available for inspection and approved in writing by the Local Planning Authority prior to commencement. Materials are stated within the drawings forming this application but more detailed information will be provided during the detail design stage.
- Condition 7 requires the details of all window, door and garage door openings. Detail sections will be provided during the detail design stage.
- Condition 8 stipulates that certain structures and additions are not to be permitted. However, please note that a door canopy has been included as part of this proposal.
- Condition 9 – details of vehicular parking and turning arrangements have been included within this application.

- Condition 10 states that the vehicle access, turning and parking areas are brought into use prior to the house being brought into use.
- Conditions 11 & 12 – a plan for preventing the depositing of mud etc. will be provided prior to any vehicles entering the site for construction purposes. Details of site compounds and construction vehicle parking, and storage of materials, will also be provided.
- Conditions 13, 14, 15 & 16 – an assessment of likely ground contamination will be undertaken and necessary remediation works undertaken.

3. AMOUNT

The proposed house has a floor area (GIA) of 150m².

The proposed garage has a floor area (GIA) of 38m².

The total floor area is 188m².

The total site area is 1,244m², or 0.124ha.

The extent of the works can be seen on drawing no's *11143-02 Proposed Site Plan, 11141-03 Proposed Floor Plans, and 11141-04 Proposed Elevations.*

4. LAYOUT

The site is to be accessed via a new vehicular access leading from the existing farm entrance on Leas Lane. The driveway leads onto the yard to the side of the house and provides sufficient space for parking and turning. Upon entry to the house a hallway leads through to the kitchen, living and dining rooms. The living room is to the left hand side of the hallway and the kitchen to the rear. The bedrooms are all upstairs and accessed via a landing at the top of the staircase in the hallway.

The house is now situated closer to the southern boundary than indicated on the reserved matters application and sits approximately 6.5m away from the boundary at its closest point.

The revised location of the house does not have a negative impact on the amenity, overlooking or privacy of any neighbouring properties; the closest building to the south of the site is at a distance of approximately 51 metres. The building across the road, to the east, is approximately 32 metres away from the closest point of the new house.

Layout of the building is illustrated on drawing no's; *11141-03 Proposed Floor Plans and 11141-04 Proposed Elevations.*

5. LANDSCAPING

A 1.2m high post and rail fence will be erected to the north, west and south boundaries if the site. The existing hedgerow to the east, fronting Leas Lane, will remain as existing. The front yard, access paths and patio area are to be hard surfaced. There will be a min. 1.5 x 1.5m level landing adjacent to the front door; the door itself will have a level threshold.

The extent of the external works can be seen on drawing no *11141-02 Proposed Site Plan*.

6. APPEARANCE

There are a number of houses and farm buildings along Leas Lane, some of the houses are of stone construction and others are brick. The farm buildings range from stone through to modern clad buildings. This proposal is intended to be in-keeping with the houses within the vicinity, particularly those to the south of the application site, and adopts a more traditional stone clad appearance. The house is to be of a stone cladding typical of the area as whole, and several traditional features are included such as the window sills and surrounds. Cast stone sills are proposed to the windows with stone surrounds. A timber framed canopy above the front door is proposed as the main focal point at the front of the house. The windows are to be of UPVC and the doors are to be of timber. The roof is to be of red pantiles, again, to be in-keeping with the other rooves in the vicinity.

See *11141-04 Proposed Elevations*.

7. CONTAMINATION

A Phase 1 Desk Study Investigation has been submitted as part of this application.

APPENDIX A – SITE PHOTOGRAPHS

Photograph 1

View south towards the application site.



Photograph 2

View north from site entrance.



Photograph 3
View south from site entrance.



Photograph 4
Area to rear (west) of application site.

