

Planning, Design and Access Statement

Demolition and Replacement of Existing Dwelling



At:
The Lodge
Goose Track Lane
West Lilling
YO60 6RR

On behalf of:
Mr & Mrs Try

Prepared:
November 2021

Fretwell's
PLANNING & DEVELOPMENT

07964763142 www.fretwellplanning.com gemma@fretwellplanning.com

Fold Yard Offices, Molescroft Farm, Grange Way, Beverley, East Yorkshire, HU17 9FS

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- 2.3. The current configuration as a result of the changes to the original dwelling means that the property does not retain heat and does not meet the requirements of modern-day living.
- 2.4. The property has been assessed as Grade F in a recent Energy Performance Certificate (EPC) (shown in Image 2 below), which is poor. This means that the existing property is costly to run and inefficient. According to recent usage, the property requires over 300 litres of oil per week to get the building to a comfortable temperature through the Autumn and Winter months. The householders are having difficulty getting trades to service and maintain the existing outdated heating system.

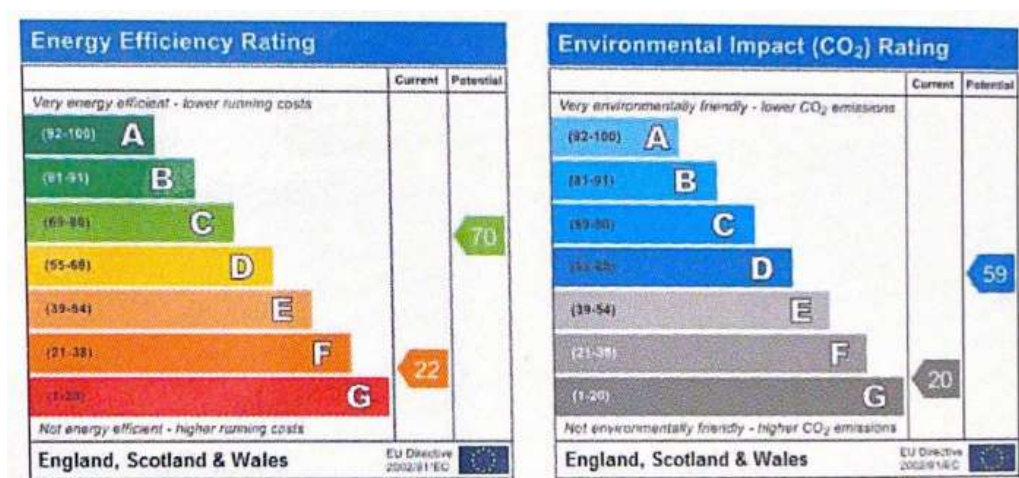


Image 2: Energy Performance Rating for the existing dwelling

- 2.5. The proposed dwelling will have a new green energy efficient heating system and far better insulation. The proposed scheme will incorporate a new renewable energy system. Mechanical ventilation and heat recovery will be installed, and underfloor heating will be accommodated. It is proposed to use modern building materials possibly an ICF system to maximise the insulation value of the new property and therefore energy efficiency.
- 2.6. The proposal is for the demolition of the existing dwelling and replacement with a new dwelling that is better suited to the family's needs. The aerial photograph below shows the site in its immediate context.



Image 3: Aerial View of Application Site

3. Planning History

3.1. Based on information available on Ryedale District Council's website, a planning history search of the application site has been carried out as follows:

- **Ref: 21/00561/FUL** – Erection of steel-framed building for storage of garden equipment following demolition of existing timber shed – Approved 15.07.2021
- **Ref: 21/00284/FUL** – The repositioning and erection of detached 3 bay garage building with first-floor accommodation to form 1no. two bedroom annexe following demolition of existing building and change of use of stable to allow use as a home office to include the installation of 2no. rooflights – Pending Consideration

4. Planning Policy

4.1. Applications are to be determined in accordance with the policies in the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states, 'if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.' This is recognised in Paragraph 11 of the National Planning Policy Framework (NPPF), with Paragraph 12 stating that the Framework 'does not change the statutory status of the development plan as the starting point for decision making'.

National Planning Policy Framework (NPPF) (2021)

- 4.2. The National Planning Policy Framework ('NPPF') published in July 2021, sets out the Government's planning policies for England and advises how these are expected to be applied. It sets out the national requirements for the planning system, but only to the extent that it is relevant, proportionate, and necessary to do so. Paragraph 38 of The National Planning Policy Framework is of key importance with reference to the consideration of planning applications and states:

"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible."

- 4.3. Planning law requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise (Paragraph 47). Decisions should be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.

- 4.4. The relevant sections of the NPPF are:

Section 2. Achieving Sustainable Development
Section 4. Decision-making
Section 5. Delivering a Sufficient Supply of Homes
Section 6. Building a Strong, Competitive Economy
Section 8. Promoting healthy and safe communities
Section 11. Making effective use of land
Section 12. Achieving well-designed places

- 4.5. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development is summarised to mean *"meeting the needs of the present without compromising the ability of future generations to meet their own needs"*

- 4.6. Paragraph 8 of the NPPF recognises three objectives of sustainable development. These are interdependent and can also support each other. These are:

a) An economic objective - to help build a strong responsive and competitive economy. It should also promote sufficient land of the right types is available in the right places and at the right time to support grown innovation and improved productivity.; and by identifying and coordinating the provision of infrastructure.

b) The Social objective – to help build strong, vibrant, and healthy communities through ensuring sufficient number and range of homes can meet the needs of future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) An environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.7. Paragraphs 10-14 of the NPPF refer to the presumption in favour of sustainable development. Paragraph 14 confirms that the presumption in favour of sustainable development is at the heart of the NPPF. With reference to decision-taking, paragraph 11 advises:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.”

4.8. Paragraph 38 of the NPPF states that:

*‘Local planning authorities should approach decisions on proposed developments in a positive and creative way. They should use the full range of planning tools available....and **work proactively with applicants** to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible’*

4.9. Paragraphs 74 -77 relate to the issue of maintaining housing supply and delivery. The paragraphs advise of the requirements of local planning authorities to maintain a minimum of a 5-year housing supply against their housing requirement set out in adopted strategic policies. The supply of sites should also include a buffer to accommodate any historic undersupply of housing. Figures should also be regularly monitored to maintain the supply of housing and ensure it remains above the 5-year threshold.

- 4.10. Paragraph 92 advises that planning policies and decisions should aim to achieve healthy, inclusive and safe places.
- 4.11. Paragraph 108 recognises parking standards for developments should only be set where there is a clear and compelling justification that they are necessary for managing the local road network.
- 4.12. Paragraph 111, refers to the consideration of traffic impact arising from new development, advising that *“development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or the residual impacts on the road network would be severe”*.
- 4.13. Paragraph 120 recognises that planning policies should give weight to several criteria including promoting the development of under-utilised land and buildings to help meet needs for housing where land supply is constrained, and available sites could be used more effectively.
- 4.14. Paragraphs 153- 158 identify the need for new development to be planned for in ways that avoid increased vulnerability from climate change. It recognises that development can reduce greenhouse gas emissions through location orientation and design. In determining applications, Councils should consider landform, layout, building orientation amongst others to minimise energy consumption.
- 4.15. Paragraph 159 recognises inappropriate development in flood risk areas should be avoided by directing development away from high-risk areas. This is expanded on in paragraph 161 which notes sequential testing is a requirement to ensure development is in a low-risk flood area. In addition, paragraph 167 notes that LPAs should ensure that flood risk is not increased elsewhere as a result of the proposed development.
- 4.16. The NPPF states that *‘The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.’* (paragraph 2)

National Design Guide

- 4.17. The National Design Guide (NDG) was produced by MHCLG and published on 1st October 2019. The NDG reinforces the aim of the NPPF to create high-quality places and buildings and illustrates how well-designed places can be achieved in practice and can be used by all those involved in the shaping of places, including decision making.
- 4.18. The NDG (Paragraph 8) states that *“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities...This includes people at different stages of life and with different abilities...”*

4.19. The NDG addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities in the form of ten characteristics:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built Form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public Spaces – safe, social, and inclusive
- Uses – Mixed and integrated
- Homes and Buildings – functional, healthy, and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

4.20. The focus is on place-making. The ten characteristics contribute towards three overarching and cross-cutting themes - creating a physical character, sustaining community, and addressing climate issues.

Local Plan

4.21. The Development Plan comprises the Ryedale District Council Ryedale Plan – Local Plan Strategy (RPLS) (2013). The Development Plan also includes the Adopted Proposals Maps and retained saved policies from the Ryedale Plan (2002).

4.22. The relevant policies are as follows:

- **Policy SP1** – General Location of Development and Settlement Hierarchy
- **Policy SP2** – Delivery and Distribution of New Housing
- **Policy SP13** – Landscapes
- **Policy SP14** – Biodiversity
- **Policy SP16** – Design
- **Policy SP17** – Managing Air Quality, Land and Water Resources
- **Policy SP18** – Renewable and Low Carbon Energy
- **Policy SP19** – Presumption in favour of Sustainable Development
- **Policy SP20** – Generic Development Management Issues

- *Which can be justified in order to secure significant improvements to the environment or conservation of significant assets in accordance with the National Enabling Development Policy and Policy SP12 of this plan, or*
- *Which is justified through the Neighbourhood Planning Process.*

- 5.4. The proposal would see the replacement of an existing dwelling. Policy S2 (Delivery and Distribution of New Housing) specifically allows for replacement dwellings in the Wider Open Countryside. This identifies that providing the dwelling is a replacement, then irrespective of where it is located (within settlement/open countryside) the new dwelling is a) supported in principle, and b) is not subject to any occupancy restrictions.
- 5.5. The proposal, therefore, complies with the policy principles set out in the adopted Development Plan.

Design

- 5.6. The relevant policy in respect of design is Policy SP16 which requires developments to create high-quality durable places that are accessible, well-integrated with their surroundings and which reinforce local distinctiveness.
- 5.7. To accord with the policy, and reinforce local distinctiveness, the location, siting, form, layout scale and detailed design of new development should respect the context provided by its surroundings.
- 5.8. The NPPF in Section 12 relates to achieving well-designed places. Paragraph 130 b) states planning policies and decisions should ensure that developments “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”
- 5.9. The NDG (paragraph 39) states that “*well designed places are based on a sound understanding of the features of the site and the surrounding context...integrated into their surroundings so that they relate well to them...influenced by and influence their context positively...*”
- 5.10. The layout of the proposal is shown on the accompanying plans and in the image below.

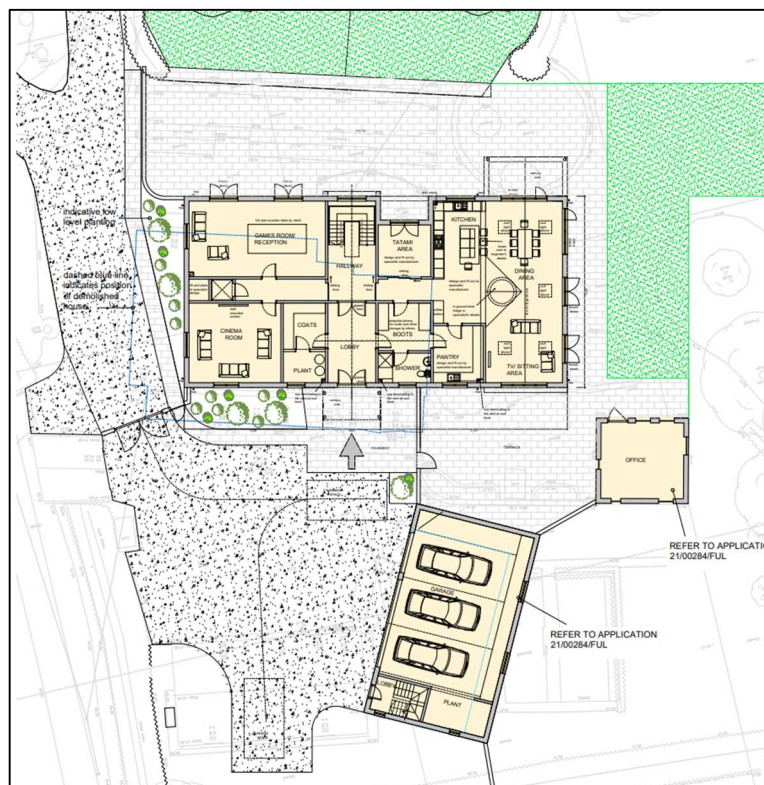


Image 5: Layout Plan

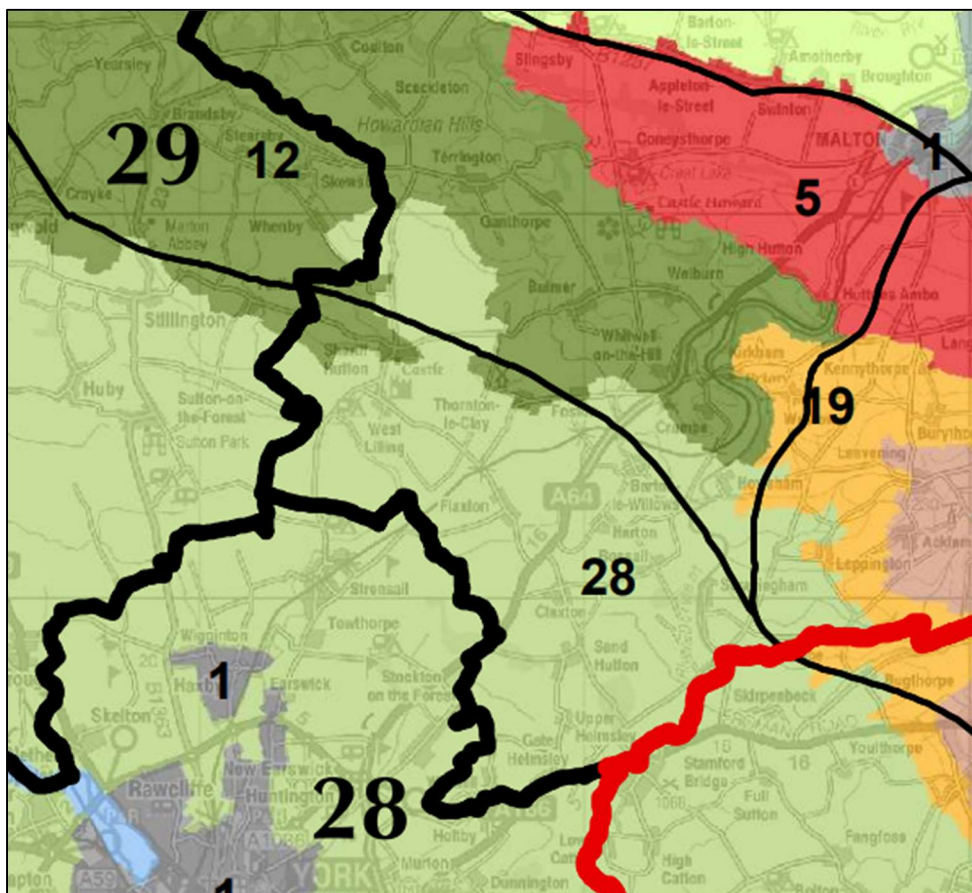
- 5.11. The accompanying Design and Access Statement prepared by Crescent Architects Ltd sets out the design principles and concepts with a particular emphasis on energy efficiency. The key elements of the proposal and the design rationale behind the proposal is set out. Photographs from the locality have been included to illustrate the choices made by the applicant.
- 5.12. The proposal has been sensitively designed to reflect the character of the existing dwelling and characteristics in the village. The materials chosen will be used to match those of the existing property (known as 'The Lodge') and will be rendered in a white chalk finish, which will offer improved thermal capabilities when used with modern brickwork or ICF construction. Engineering bricks will add detail to the dwelling and be used in conjunction with stone cills and an oak porch canopy structure. The history of the existing property is reflected in the eaves and detailed mouldings are proposed together with a seamless guttering system.
- 5.13. The development is in keeping with the site's surroundings and does not detract from the character of the village. The dwelling will be screened from the public highway by existing mature hedgerows and trees.
- 5.14. Having regard to the above, it is considered that the proposal is acceptable and would not have any detrimental impact on the character or the appearance of the area. As such, it is considered that the above design complies with Policy SP16 (Design) of the Ryedale Local Plan, Local Plan Strategy.

Access & Highways

- 5.15. Policy SP20 of the Local Plan Strategy covers a number of issues that relate to the development management process.
- 5.16. Policy SP20 states that *“Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads.”*
- 5.17. The access is shown on the accompanying plans. Parking and turning are provided to ensure that vehicles can manoeuvre to access and egress safely in a forward gear.
- 5.18. It is considered that development of the site could be achieved which would be acceptable in terms of access, highway safety, and have adequate parking and servicing provision as access in and out of the property is unchanged.
- 5.19. The development would, therefore, comply with the requirements for the proposed development to be safe and accessible in terms of highway impacts as detailed within Section 9 (Promoting Sustainable Transport) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework. The proposal would not be detrimental to highway safety and would accord with policy SP20 of the RLPS and advice contained within the NPPF.

Impact on the Character of the Area

- 5.20. Policy SP13 (landscapes) states that development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities.
- 5.21. West Lilling lies in the National Landscape Character Area of the Vale of York (28) and the Vale Farmland with Plantation Woodland and Heathland (28) as defined in the ‘North Yorkshire and York Landscape Characterisation Project.’ (May 2011).



*Image 6: North Yorkshire and York Landscape Characterisation Project
Relationship of Primary Landscape Units to National Character Areas (Extract)*

5.22. The key characteristics of the landscape character are:

- A patchwork of low lying, predominantly arable fields, often delineated by a network of mature hedgerows and interspersed with patches of regular-shaped mixed and coniferous plantation woodlands;
- Large heathlands are key features on sandy soils
- Distant visual containment is provided by higher Landscape Character Types to the east and west;
- Strong sense of openness throughout much of this Landscape Character Type;
- Scattered settlement pattern of towns, villages and farmsteads within the landscape around the main historic City of York;
- A network of trunk roads linking the larger settlements and towns.

5.23. The LCT has moderate visual sensitivity overall. Whilst there is a strong sense of openness within much of the farmland as a result of the flat or gently undulating topography, patches of plantation woodland disrupt views to adjacent Landscape Character Types in places;

5.24. The Guidance states that new development within historic villages may not be consistent with the historic form of the village and vernacular materials and design of buildings. It is,

therefore, necessary to conserve and enhance the local vernacular and protect the scattered settlement pattern of villages and farmsteads.

5.25. The replacement dwelling is proposed on a large plot. The site is discrete. The established trees and hedges to the east further assist to screen the development.

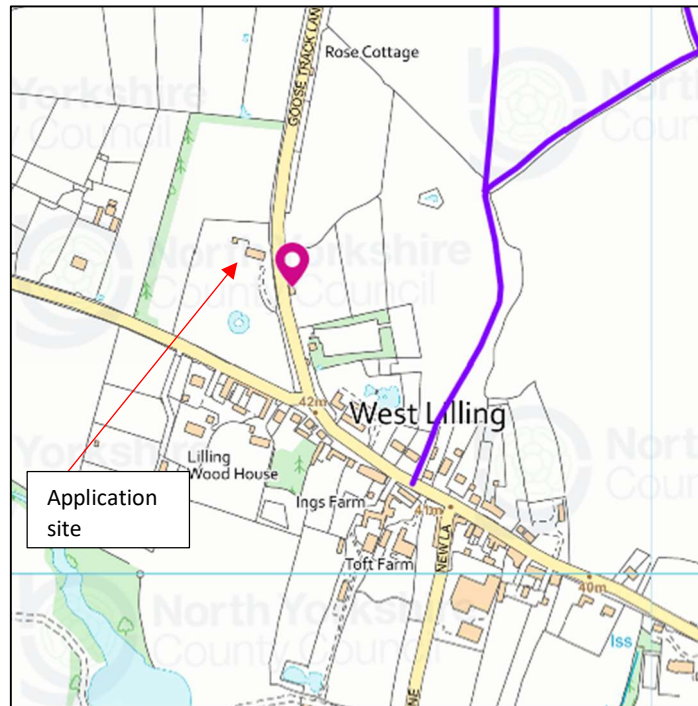


Image 7: Application site and relationship to surroundings

5.26. The proposed replacement dwelling will serve to enhance the immediate landscape setting, not detract from it. The proposal will remove the unsympathetic extensions and alterations which detract from the character of the original house.

5.27. The proposal would see the redevelopment of the plot with a new dwelling which would make a positive contribution to the character and appearance of the area. As such the proposals accord with Policy SP13.

Drainage and Flood Risk

5.28. Policy SP17 of the Local Plan and the National Planning Policy Framework advises that development should be located in areas where there is the lowest probability of flooding.

5.29. The application site is identified as lying within Flood Zone 1 which is the lowest risk of flooding from rivers and the sea. The site is therefore in a sequentially preferable location where development is sought to be focused.

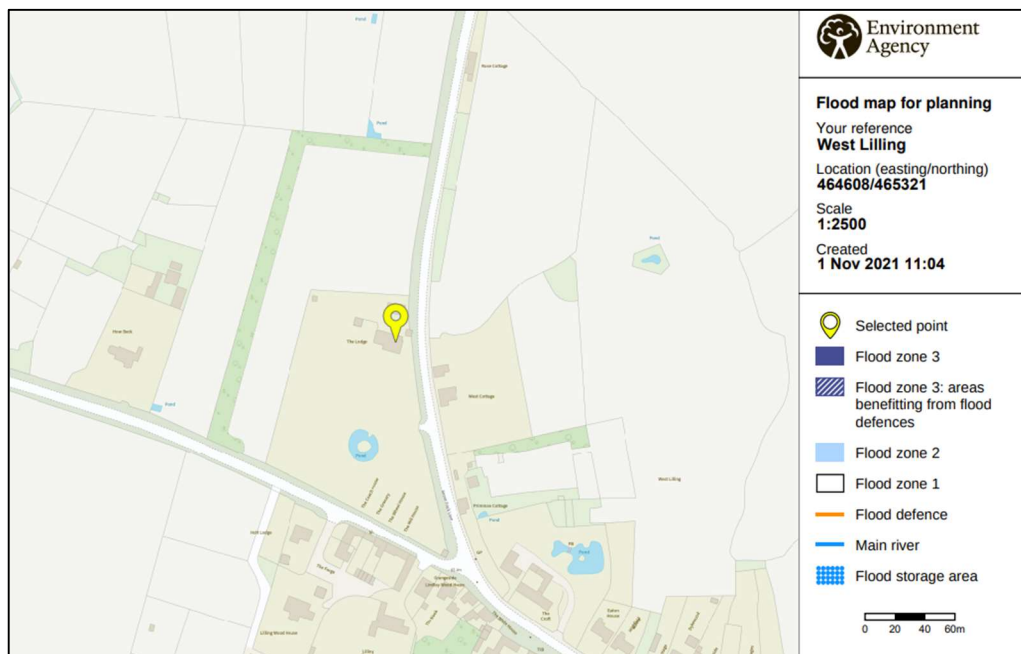


Image 9: Flood Risk Map (Source: Environment Agency)

5.30. Surface water will be discharged to soakaways, as existing. The Applicant intends to incorporate rainwater harvesting in to the property with the details and location of the tank, yet to be determined.

5.31. Foul drainage is currently discharged to a septic tank but the intention is for the property to be connected to the main drainage network.

Impact on Amenity

- 5.32. In respect of visual impact and impact on amenity, policy SP20 applies. This policy states that *“New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence ...”*
- 5.33. Policy SP16 seeks to create high-quality places which are accessible, well-integrated and protect amenity and well-being. Policy SP20 also seeks to control the character, design and safety of new development.
- 5.34. The property occupies a large plot where there are no immediate neighbouring properties. There is considerable distance between the proposed development site and neighbouring properties. The proposal would therefore have no negative impact upon adjacent residents through the loss of privacy, overshadowing, overbearing, noise nuisance or disturbance. All the neighbours have been consulted throughout the process and they have all been supportive of the objective of regenerating the property and making it relevant to today.
- 5.35. It is not considered that the proposed development would impact the amenity of neighbours and as such would comply with Policies SP16, SP20 (generic development management issues) of the Local Plan Strategy and the NPPF.

Sustainability

- 5.36. Sustainability is the central theme running through the National Planning Policy Framework (NPPF) and proposals for sustainable development should be approved without delay. There are three strands to sustainability: social, economic, and environmental. The NPPF advises that to achieve sustainable development, economic, social, and environmental gains should be sought jointly and simultaneously.
- 5.37. The proposed replacement dwelling will have some economic benefit through the employment created on-site during the construction phase of the development together with the supply chain. In terms of social sustainability, a replacement dwelling will be provided which meet the needs of present and future generations and fosters well-designed and beautiful places.
- 5.38. Policy SP18 of the RLPS relates to Renewable and Low Carbon Energy. It is expected that all new development will demonstrate that the levels of the Energy Hierarchy have been considered, considering the feasibility and viability issues associated with the delivery of decentralised and low carbon energy. For all new build residential development, proposals need to demonstrate that it meets the highest ‘Code for Sustainable Homes’ standard (or its successor) that is feasible and viable on site. Environmentally, the proposed development seeks to adhere to high standards of construction.

6. Conclusion

- 6.1. The proposal would represent a sustainable form of development by replacing an existing dwelling with an energy-efficient, sympathetic design. This would result in a family home which would remove the unsympathetic alterations and extensions to create a family home more suited to modern life.
- 6.2. The proposal is of a scale and design that would also respect the character of the area. The orientation and location have been adapted to position the dwelling away from the road and reduce the impact of the noise and vibration of passing lorries and heavy machinery.
- 6.3. The proposed development will not pose a risk to highway safety. And other matters of acknowledged importance, including residential amenity and flood risk.
- 6.4. The NPPF introduces a presumption in favour of sustainable development, and this is currently a key material consideration in planning decisions. The proposed development is sustainable and is considered to satisfy the requirements of both national and local planning policies and guidance.
- 6.5. With regard to the provisions of both national and local planning policies and the material considerations relevant to the site, it is deemed that the site is acceptable for the proposed conversion and that this planning application should be approved.