



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

*Castle House
Great North Road
Newark
NG24 1BY*

Tel: 01636 650000

www.newark-sherwooddc.gov.uk

Tuesday, 30 August 2022

Chairman: Councillor R Blaney
Vice-Chairman: Councillor Mrs L Dales

Members of the Committee:

Councillor M Brock
Councillor R Crowe
Councillor L Goff
Councillor Mrs R Holloway
Councillor P Peacock
Councillor Mrs P Rainbow
Councillor S Saddington

Councillor M Skinner
Councillor T Smith
Councillor I Walker
Councillor K Walker
Councillor T Wildgust
Councillor Mrs Y Woodhead

MEETING: Planning Committee

DATE: Thursday, 8 September 2022 at 4.00 pm

**VENUE: Civic Suite, Castle House, Great North Road,
Newark, Notts, NG24 1BY**

**You are hereby requested to attend the above Meeting to be held at the time/place
and on the date mentioned above for the purpose of transacting the
business on the Agenda as overleaf.**

If you have any queries please contact Catharine Saxton on catharine.saxton@newark-sherwooddc.gov.uk.

AGENDA

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| 2. Declarations of Interest by Members and Officers | |
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| Part 1 - Items for Decision | |
| 5. Land Off Manor Close, Walesby - 22/00891/FUL Site Visit: 10:40am – 10:50am | 10 - 25 |
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| 7. Grange Farm, Gainsborough Road, Girton, NG23 7HX - 22/00937/FUL | 39 - 49 |
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Part 3 - Statistical and Performance Review Items

There are none.

Part 4 - Exempt and Confidential Items

There are none.

NEWARK AND SHERWOOD DISTRICT COUNCIL

Minutes of the Meeting of **Planning Committee** held in the Civic Suite, Castle House, Great North Road, Newark, Notts, NG24 1BY on Thursday, 11 August 2022 at 4.00 pm.

PRESENT: Councillor R Blaney (Chairman)
Councillor Mrs L Dales (Vice-Chairman)

Councillor M Brock, Councillor R Crowe, Councillor L Goff, Councillor Mrs P Rainbow, Councillor M Skinner, Councillor T Smith, Councillor I Walker, Councillor K Walker, Councillor T Wildgust and Councillor Mrs Y Woodhead

ALSO IN ATTENDANCE: Councillor R Jackson, Councillor Mrs S Michael and Councillor T Wendels

APOLOGIES FOR ABSENCE: Councillor Mrs R Holloway (Committee Member), Councillor P Peacock (Committee Member) and Councillor S Saddington (Committee Member)

25 DECLARATIONS OF INTEREST BY MEMBERS AND OFFICERS

The Chairman declared a Non-Registerable Interest on behalf of all Members of the Planning Committee regarding Planning Application Item No. 21/01830/FUL, Agenda Item No. 5 – Site Adjacent ‘The Old Grain Store’, Old Epperstone Road, Lowdham as one of the joint applicants was a district councillor and known to all Members of the Committee.

Councillors Mrs L Dales and I Walker both declared a Non-Registerable Interest regarding Planning Application Item No. 21/01830/FUL, Agenda Item No. 5 – Site Adjacent ‘The Old Grain Store’, Old Epperstone Road, Lowdham as appointed representatives on the Trent Valley Internal Drainage Board.

26 NOTIFICATION TO THOSE PRESENT THAT THE MEETING WILL BE RECORDED AND STREAMED ONLINE

The Chairman advised that the proceedings were being audio recorded and live streamed by the Council.

27 MINUTES OF THE MEETING HELD ON 7 JULY 2022

AGREED that the Minutes of the meeting held on 7 July 2022 were approved as a correct record and signed by the Chairman.

28 SITE ADJACENT 'THE OLD GRAIN STORE', OLD EPPERSTONE ROAD, LOWDHAM - 21/01830/FUL

The Committee considered the report of the Business Manager – Planning Development, following a site visit, which retrospectively sought a change of use of agricultural land and extension to the existing wood fuel production business, retention of earth bunds, retention of concrete retaining wall/clamp, retention of re-

sited biomass boiler, wood drying kiln and roof cover over. It was noted that the application was before Committee for determination as a District Councillor was one of the joint applicants. The application had previously been deferred at its Planning Committee meeting in February 2022 to enable the applicant to undertake a noise impact assessment.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting, which detailed correspondence received from a neighbouring property after the Agenda had been published.

Councillor Tim Wendels, Local Ward Member was in attendance and spoke in support of the application.

Prior to opening the application for debate, the Chairman read out to the Committee the advice from the Council's Monitoring Officer in relation to determining an application submitted by a fellow District Councillor.

Members discussed the application, considering the concerns raised in relation to the encroachment of development within Green Belt together with potential noise and emissions from the operation at the site. They noted the proposed operations of the site in response to the noise impact report with the chipper to no longer be used and an acoustic barrier required to be used when the saw was in operation. Members were evenly split in their support for rejection of the application.

AGREED (with 6 votes for and 6 votes against) (following which the Chairman used his casting vote to vote for refusal) that planning permission be refused for the reason stated within the report.

29 THURGARTON QUARTERS FARM, PRIORY ROAD, THURGARTON - 22/00947/FUL

The Committee considered the report of the Business Manager – Planning Development, following a site visit, which sought the conversion of an existing stable building to one dwelling and the redevelopment of the remaining site with the construction of 4 dwellings.

Members considered the presentation of the Senior Planner, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting which detailed correspondence received from the Applicant's Agent after the Agenda had been published.

Parish Councillor Katie Chan, representing Thurgarton Parish Council, was in attendance and spoke in support of the application noting that support of the application by the Parish Council had been unanimous and that no objections had been received by local residents.

Councillor Roger Jackson, local Ward Member, representing Thurgarton Parish Council and local residents, also spoke in support of the application.

Members discussed the application, considering the proposed development and commented how this might improve the current site.

A vote was taken and lost for refusal with 5 votes for and 6 votes against with 1 abstention.

The meeting was adjourned under paragraph 13.5(ii) of the Protocol for Members on Dealing with Planning Matters to allow for reasons to be discussed.

AGREED (with 6 votes for, 3 votes against and 3 abstentions) that contrary to Officer recommendations, planning permission be approved due to the proximity of the development to adjoining housing meaning it was not remote and therefore was considered as sustainable and the existing character and use of the site lent itself to improvement. It was, therefore, considered to comply with the development plan. Such approval be subject to appropriate conditions being agreed together with reasons for approval, as determined by the Business Manager – Planning Development, following consultation with the proposer and seconder of the motion to approve (Councillors Penny Rainbow and Malcolm Brock).

In accordance with paragraph 13.5 of the Protocol for Members on Dealing with Planning Matters, as the motion was against officer recommendation, a recorded vote was taken.

| Councillor | Vote |
|-------------------|-------------|
| R Blaney | Abstain |
| M Brock | For |
| R Crowe | For |
| Mrs L Dales | Against |
| L Goff | Against |
| Mrs P Rainbow | For |
| M Skinner | Abstain |
| T Smith | For |
| I Walker | For |
| K Walker | For |
| T Wildgust | Abstain |
| Mrs Y Woodhead | Against |

30 CHAPEL FARM, CHAPEL LANE, EPPERSTONE - 22/00291/FUL

The Committee considered the report of the Business Manager – Planning Development, following a site visit, which sought permission for the demolition of an existing dwelling and the erection of a replacement dwelling.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting, which detailed correspondence received from Epperstone Parish Council in support of the application after the Agenda had been published.

Parish Councillor Paul Bracegirdle, Chairman of Epperstone Parish Council was in attendance and spoke in support of the application and the proposed development of the site.

Councillor Roger Jackson, local Ward Member was in attendance at the meeting and also spoke in support of the application.

Members discussed the application, noting that agreement had been reached between Planning Officers and the applicant that the existing dwelling required demolition with the report outlining the reasons for the Officer recommendation of refusal in paragraph 10.

AGREED (with 9 votes for, 2 votes against and 1 abstention) that planning permission be refused for the reason stated within the report.

Councillor M Skinner left the meeting room prior to discussion on the following item and therefore did not take part in the vote.

31 LAND AT POST OFFICE FARM, MAIN STREET, OSSINGTON - 22/00701/FUL

The Committee considered the report of the Business Manager – Planning Development which sought planning permission for the erection of agricultural livestock buildings.

Members considered the presentation from the Business Manager – Planning Development, which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting, which detailed correspondence received from a neighbouring property after the Agenda had been published.

Councillor Sylvia Michael, local Ward Member, was in attendance and spoke in support of the application.

Members considered the application acceptable.

AGREED (unanimously) that planning permission be approved subject to conditions, for the reasons contained within the report.

32 FOOTBALL GROUND, STATION ROAD, COLLINGHAM - 22/01336/FUL

The Committee considered the report of the Business Manager – Planning Development which sought retrospective permission for a change of use from residential garden to leisure sports facilities and to change an area of leisure sports facilities to residential garden including the realignment of new boundary fencing.

Members considered the presentation from the Senior Planner which included photographs and plans of the proposed development.

A schedule of communication was tabled at the meeting, which detailed correspondence received from the parish council after the Agenda had been published.

Members considered the application acceptable.

AGREED (unanimously) that planning permission be approved, subject to the conditions as set out in paragraph 10 of the report and subject to the expiry of the consultation period with no further material issues, not already considered, being raised.

Councillor M Skinner returned to the meeting room.

33 PLANNING COMMITTEE SCHEME OF DELEGATION TO OFFICERS AMENDMENTS

The Committee considered the report of the Business Manager – Planning Development which sought approval for the proposed changes to the Planning Committee Scheme of Delegation to Officers.

The Business Manager – Planning Development informed Committee of the proposed amendments referring Members to the specific change in relation to applications supported by Town & Parish Councils/Meeting that are recommended for refusal by Officers.

AGREED (unanimously) that Planning Committee:

- a) adopt the amended Planning Committee Scheme of Delegation to Officers. Such amendments to include the amendments relating to applications supported by Town & Parish Councils/meetings that were recommended for refusal by Officers.; and
- b) note the trial in relation to HRA applications.

34 APPEALS LODGED

AGREED that the report be noted.

35 APPEALS DETERMINED

AGREED that the report be noted.

36 DEVELOPMENT MANAGEMENT PERFORMANCE REPORT

The Committee considered a report presented by the Business Manager - Planning Development which related to the performance of the Planning Development Business Unit over the three month period April to June 2022. In order for the latest quarter's performance to be understood in context, in some areas data going back to

April 2020 was provided. The performance of the Planning Enforcement team was provided as a separate report.

AGREED (unanimously) that the report be noted.

37 QUARTERLY PLANNING ENFORCEMENT ACTIVITY UPDATE REPORT

The Committee considered the report presented by the Business Manager – Planning Development which provided an update as to the activities and performance of the planning enforcement function for the first quarter of the current financial year. The report also provided examples of cases that had been resolved through negotiation and Notices that had been complied with.

In considering the report, Members commented that many members of the public had limited knowledge of the planning process. They agreed it could be beneficial if promotion of the planning system could be provided.

AGREED (unanimously) that the report be noted.

Meeting closed at 6.25 pm.

Chairman



Report to Planning Committee 08 September 2022
 Business Manager Lead: Lisa Hughes – Planning Development
 Lead Officer: Helen Marriott, Senior Planner, ext. 5793

| Report Summary | | | |
|---------------------------|---|-------------------|-------------------------------|
| Application Number | 22/00891/FUL | | |
| Proposal | Demolition of five existing garages and erection of one 2-bed bungalow with two parking spaces | | |
| Location | Land Off Manor Close, Walesby | | |
| Applicant | Newark & Sherwood District Council (NSDC) - Mr Kevin Shutt | Agent | SGA Llp - Mrs Karolina Walton |
| Web Link | 22/00891/FUL Demolition of five existing garages and erection of one 2-bed bungalow with two parking spaces Land Off Manor Close Walesby (newark-sherwooddc.gov.uk) | | |
| Registered | 10.05.2022 | Target Date | 05.07.2022 |
| | | Extension of Time | 09.09.2022 |
| Recommendation | Approve, subject to conditions | | |

This application is presented to Planning Committee at the discretion of the Business Manager – Planning Development due to the applicant being NSDC, notwithstanding this being a Housing Revenue Account application.

1.0 The Site

The application site is a rectangular shaped garage site containing a mix of garages/sheds and hardstanding within the settlement of Walesby. It is located south of the main part of Manor Close, at the end of a cul-de sac containing two storey semi- detached dwellings. 20th Century dwellings are located to the north, east and west of the site. Close boarded fencing separates the site from the dwellings to the north and west.

The site is also located adjacent to and west of electric gates which form the entrance to Firs Farm located to the south of the site (also defined by a brick wall). The south side of the site also forms the boundary of the conservation area (the site falls just outside of this boundary).

An electrical transformer operated by Western Power is located to the rear of the site and shares access through the site.

2.0 Relevant Planning History

No planning history.

3.0 The Proposal

The proposal seeks permission for the demolition of the existing garages located on the site and their replacement with one 2-bed bungalow. Solar panels would be located on part of the roof slope on its front elevation.

Plans have been amended during the lifetime of the application to reduce the size of the bungalow to address conservation concerns i.e. it was originally submitted as a 4-bed dormer bungalow.

It would measure 9.9m by 9.1m by 6.2m to the ridge and 2.5m to the eaves. The dwelling would be served by two parking spaces and garden area to the rear.

The application has been considered on the basis of the following plans and documents:

- Site Block Plan and Site Location Plan – 589 SGA 221 SL DR A 00001 Rev P10;
- Proposed Elevations and General Arrangement Plans – 589 SGA 221 XX DR A 00002 Rev P4;
- Existing Site Plan – 589 SGA 221 SL DR A 00004 Rev P1;
- Proposed Images – 589 SGA 221 XX DR A 00003 P3;
- Updated Car Parking Statement – dated June 2022;
- Heritage Statement – dated May 2022;
- Arboricultural Report – May 2022;
- Design and Access Statement - dated April 2022.

4.0 Departure/Public Advertisement Procedure

Occupiers of 13 properties have been individually notified by letter. A site notice was posted and an advert placed in the local newspaper.

5.0 Planning Policy Framework

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1 - Settlement Hierarchy
Spatial Policy 2 - Spatial Distribution of Growth
Spatial Policy 3 - Rural Areas
Spatial Policy 5 - Delivering the Strategy
Spatial Policy 7 - Sustainable Transport
Core Policy 1 - Affordable Housing Provision
Core Policy 3 - Housing Mix, Type and Density

Core Policy 9 - Sustainable Design
Core Policy 10 - Climate Change
Core Policy 14 - Historic Environment

Allocations & Development Management DPD

DM5 – Design
Policy DM9 - Protecting and Enhancing the Historic Environment
DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework
- Planning Practice Guidance
- Housing Needs Study and Sub Area Summaries 2021
- Residential Cycle and Car Parking Standards & Design Guide SPD June 2021

6.0 Consultations

Walesby Parish Council – this is yet another 2bed bungalow in a village which needs 3-4 bed properties.

Comments received prior to the amended plans being received stated:

The area is currently used for parking; residents pay Newark and Sherwood District Council (NSDC) for the spaces and use of the garages. It will therefore lead to a loss of parking for these residents. It is a concern that the property will be out of keeping with the area especially due to the proximity of the site to the conservation area. This area of the village is known to have bats living in it therefore any loss of potential habitat and shelter (by removal of trees) for these protected species is of concern. This proposal will not solve any housing issues for Walesby and in fact will adversely affect residents of Manor Close, by not only increasing the issues with the amount of parking, it could potentially reduce clear access to existing properties not only directly from the proposal itself but also from knock-on parking issues it may cause. It would be more beneficial to the residents of Manor Close to improve the area for parking rather than building a residential property which will only add to the parking issues.

NCC Highways – No objection subject to conditions.

NSDC Environmental Health Officer – No objection subject to a condition requiring a fully phased contaminated land assessment.

NSDC Conservation Officer - Previous Conservation comments (dated 09/06/22) raised concerns with the proposed design and palette of materials of the dwelling and the impact this would have on the setting and significance of the adjacent Conservation Area. The design has, subsequently, been amended to a single storey bungalow which would lessen the visual prominence on the setting of the Conservation Area. Further options have been provided on the external materials, but these details could be conditioned and agreed at a later date. The

proposed development would have a negligible impact on the setting of the Conservation Area and its significance would be conserved (par.197 of NPPF). Therefore, there are no objections from a conservation perspective.

5 letters of representation has been received from neighbours/interest parties which are summarised as follows:

- Lack of parking in the area likely to cause stress and friction, yellow lines restrict parking, pedestrians have to walk on the road due to parking on pavements
- Parking should be provided for existing residents and visitors
- Parked cars hinder access to the farm, emergency vehicles and delivery vans and loss of site would leave no room to turn
- No room for construction vehicles
- Noise/dust would cause distress to pets and nearby horses
- Disruption to children and being able to comfortably use garden and open windows/doors
- Damage to habitats
- Overlooking
- Subsidence in the area/damage to property during construction
- Drainage issues
- Garages are relied on for storage
- The new dwelling should be in keeping with the street and not have a dormer
- The house will be sold off and used for monetary gain by NSDC
- The submission documents are inaccurate:
 - the existing garages do not experience any anti social behaviour issues
 - plots are rented for parking
 - garages are needed by residents of Manor Close

7.0 Comments of the Business Manager – Planning Development

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

Principle of Development

The settlement hierarchy for the district is set out in Spatial Policy 1 whilst Spatial Policy 2 deals with the distribution of growth for the district. This identifies that the focus of growth will be in the Sub Regional Centre, followed by the Service Centres and Principal Villages. At the bottom of the hierarchy are 'other villages' which do not have defined built up areas in terms of village boundaries. Consequently given its location in a rural area, the site falls to be assessed against Spatial Policy 3 (Rural Areas) of the Core Strategy. This provides that local

housing need will be addressed by focusing housing in sustainable, accessible villages. It states that 'Beyond Principal Villages, proposals for new development will be considered against the following criteria' then lists location, scale, need, impact and character for consideration as set out below.

Location

The first criterion 'Location' states 'new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs'. The policy further states that 'within settlements which do not meet the locational criterion of this policy but are well related to villages that do, consideration will be given to the infilling of small gaps with 1 or 2 dwellings so long as this does not result in the joining of outlying areas into the village in question, or the coalescence with another village'. The site is located within the built-up area of the village of Walesby which contains some services to meet day to day needs.

Scale

New development should be appropriate to the proposed location and be small in nature. This criterion relates to both the amount of development and its physical characteristics, the latter of which is discussed further in the Character section below. One additional dwelling is considered small scale in numerical terms and as such is unlikely to detrimentally affect local infrastructure such as drainage and sewerage systems.

Need

The development forms part of a five year building programme by NSDC to deliver approximately 360 new affordable dwellings across the District to directly meet affordable housing need. Core Policy 3 also states that the LPA will seek to secure new housing which adequately addresses the housing need of the district, namely family housing of 3 bedrooms or more, smaller houses of 2 bedrooms or less and housing for the elderly and disabled population. The proposed dwelling would contribute to the need for smaller affordable units that is required in this District and would also support community services and facilities in the area.

Impact

New development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people and not have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network.

Character

Policy SP3 states new development should not have a detrimental impact on the character of the area. This matter is dealt with in the relevant section below.

Impact on Visual Amenity and the Character and Appearance of the adjacent Conservation Area

Core Policy 9 requires new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment. Policy DM5 requires the local distinctiveness of the District's landscape and character of built form to be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

Policy CP14 of the Core Strategy requires continued preservation and enhancement of heritage assets and Policy DM9 of the DPD states that development proposals should take account of the distinctive character and setting of individual Conservation Areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council has a duty to have special regard to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

The site is located in a residential area with a mix of 20th Century houses but also Firs Farm which is a historic farmstead within Walesby Conservation Area. The Conservation Area is typically characterised by their vernacular appearance, constructed in brick walling and pantile roofs, with the exception of Church of St Edmund (Grade II*) to the north-east of the village.

The setting of the Conservation Area has already been significantly eroded by the 20th century infill development to Manor Close, which includes modern semi-detached houses. These houses are not characteristic of the form and style of historic buildings in Walesby and do not make a positive contribution to the Conservation Area setting.

The site is currently enclosed by a large boundary wall and there are single storey garages on the site, which are predominantly flat roofed. Due to the openness of the site and low-scale buildings, views of the traditional buildings in the Conservation Area (notably Firs Farm to the south) over these modern structures are still attainable.

The principle of development on this site has the potential to encroach upon and further erode the setting of the Conservation Area. Nevertheless, this setting has already been considerably diminished by the 20th century housing along Manor Close and it is considered that the reduced size dwelling which would be low-rise in height and massing in comparison to the adjacent buildings, would not dominate over the adjacent historic buildings or distract from views of or within the Conservation Area. The Conservation Officer raises no objection to the proposed development subject to conditions requiring the submission of and approval of materials and details to ensure that the bungalow would be in keeping with the surrounding vernacular. Overall, the proposal would result in no harm to the character and appearance of the Conservation Area in accordance with the policies identified above.

Impact upon Residential Amenity

Policy DM5 states that the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an

unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. As the proposed dwelling would be a bungalow, due to the intervening boundary treatments, separation distances and layout, it is not considered that any unacceptable overbearing or overlooking impacts would result for existing or future residents.

The bungalow would be afforded an area of private amenity space to the rear of the dwelling which would be modest in extent but sufficient for the needs of a 2 bed unit.

Due to the amount of garden and space available for the property, it is appropriate to consider removal of certain permitted development rights for extensions to the building. Those suggested for removal are Class A (extensions); B (roof alterations); D (porches) and E (outbuildings). Other permitted development rights are not considered would result in either harm to neighbouring amenity or have implications in terms of the outdoor amenity space provided to occupants of the dwelling.

Overall, it is not considered that any adverse impact upon living conditions would result, in accordance with the aims of Core Policy 9 and Policy DM5.

Impact upon Highway Safety

Spatial Policy 7 of the Core Strategy seeks to ensure that vehicular traffic generated does not create parking or traffic problems and Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.

The NSDC Parking SPD recommends that 2 bed properties within Walesby should have 2 parking space that should measure 5.5m x3m, the site plan shows that these can be achieved thereby meeting the requirements of the SPD.

The proposed development would potentially result in a loss of off street parking provision in the area through the loss of the garages and hardstanding. Supporting information submitted with the application confirms that the use of the current garages is as follows:

| Plot | Current use | Rental address |
|-------------------------|---|-----------------------|
| 1 (garage) | Storage - Contains household & builders items | Manor Close, Walesby |
| 2 (garage) | Storage - Contains household & builders items | Warsop |
| 3 (garage) | Storage | Boughton |
| 4 (garage) | Storage | Boughton |
| 5 (garage) | Storage | Manor Close, Walesby |
| 6 (grassed area) | Parking | Manor Close, Walesby |

Evidence suggests that none of the garages are used for the parking of vehicles currently, albeit it is also noted that this is disputed by local residents to some extent. Only two out of five of the garages are rented by local residents but are used for storage purposes as opposed to the parking of vehicles (at the time of the survey). The SPD states that a single garage space should measure 3.3m x 6m with a minimum door width of 2.4m. None of the garages appear to fully meet these guidelines and are not therefore considered ideal in terms of meeting the

size requirements of a modern car.

The applicant has advised that the owner/occupier of number 12 currently parks a car on the hardstanding without permission - they park in an area which has a western power easement running through it for 24hr access. Number 16 rents plot 6 as a parking area – this is in addition to off street parking spaces on their driveway. There is an existing shared off street parking area located at the Manor Close junction (to the north of the application site) which is likely to be in lawful use due to the passage of time this land has been used for this purpose. This area is not formally marked out for parking and whilst it can accommodate 3 spaces, it is often used for less. I note that NSDC own this land and the Applicant has stated that they intend to formally mark one of these bays and allocate it specifically to No 16. However, this is not a matter that can be controlled by planning condition as it relates to a parcel of land located off site – nor is it considered necessary since this area is already used for parking and the LPA is entitled to work on the understanding that as a public authority, the Council will act responsibly in the public interest.

The Applicant also advised that they had intended to provide a vehicle access gate to the frontage of No 12. However, NCC Highways raised concern that this could potentially create vehicle conflicts (from vehicles reversing in and out). These gates were subsequently removed from the plans.

I note that all of the dwellings on this part of Manor Close (with the exception of No 12 and No 18) have some off street parking provision. The current use of the application site for parking of vehicles (with or without consent of the landowner) would likely mean that there would be a small amount of displaced parking as a result of the development (albeit existing off street parking provision in the vicinity and the 3 off street bays could also be utilised in this regard). Whilst not deemed necessary by the Highways Officer, the parking spaces to serve the proposed bungalow face side onto the road so that on street parking immediately opposite No 14 is retained. The Highways Officer raises no objection to the proposed development on highway safety or loss of parking grounds. This is subject to conditions including the creation of a new dropped kerb and surfacing.

Overall, the proposal is not considered likely to result in any adverse impact upon highway safety in accordance with Policy DM5 and SP7.

Impact on Ecology / Trees

Core Policy 12 requires proposals to take into account the need for continued protection of the District's ecological assets. Policy DM5 of the DPD states that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced.

The proposal would involve the removal of a small hedgerow located adjacent to the proposed site frontage. Due to its small size and relatively low amenity value, it is not considered that its loss represents a constraint to development. The Agent has confirmed that the hedge that runs along the boundary with number 12 falls outside of the application boundary.

A Tree Survey has been submitted with the application. This identifies that two trees are located within the application site (T3 and T4). They are both identified as Category C trees of

low amenity value. T3 (Elder) is slightly smaller than T4 (Cherry) and would require removal to facilitate the development. Contrary to the view in the Tree Survey, the cherry tree is considered to have some amenity value and is visible from Manor Close. It was originally shown for removal however revised plans now show its retention within the rear garden of the proposed bungalow. To facilitate its retention, the applicant's arboriculturist has recommended a crown reduction by 30% removing up to 1.5m lateral growth and reducing it by up to 3m in height, back to suitable points, to create a balanced crown form. An additional tree would also be planted in the front garden area of the bungalow to mitigate the loss of soft landscaping on the site and would be required by planning condition - ideally, a greater level of soft planting to ensure no net loss of biodiversity should be secured. However, given existing site constraint and the dominance of hard landscaping on the existing site, it is considered that the impact on natural features taking into account the mitigation proposed is acceptable in this instance.

It is considered unlikely that the existing garages/sheds would be capable of supporting protected species such as bats (given their flat roof design and/or nature of construction). In addition, the Tree Survey confirms that if surveyed trees on site were assessed to contain negligible roost suitability for bat.

Overall, the scheme is unlikely to cause any harm to protected species and the proposal accords with the policies identified.

8.0 Implications

In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

9.0 Conclusion

The site is located within Walesby and the principle the development of the site to provide an affordable dwelling is considered acceptable. Subject to conditions, the proposed development would have no adverse impact on the character or appearance of the conservation area, trees or highway safety. The proposed development would not result in any adverse impact upon residential amenity or ecology.

10.0 Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried except in complete accordance with the following plans, reference numbers:

- Site Block Plan and Site Location Plan – 589 SGA 221 SL DR A 00001 Rev P10;
- Proposed Elevations and General Arrangement Plans – 589 SGA 221 XX DR A 00002 Rev P4;

Reason: So as to define this permission and for the avoidance of doubt following the submission of amended plans.

03

No development above damp proof course shall take place until manufacturers details (and samples/sample panels upon request) of all the external facing materials (including colour/finish and brickwork jointing and pointing) have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out and retained in accordance with the approved details.

Reason: In the interests of visual amenity including the character and appearance of the adjacent Conservation Area.

04

No development shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a scale of not less than 1:10 have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken and retained for the lifetime of the development in accordance with the approved details.

- Ridge, verge and eaves details
- Details of solar panels
- Details of any external flues/vents

Reason: In the interests of visual amenity including the character and appearance of the adjacent Conservation Area.

05

The occupation of the site shall not take place until:

- a) a dropped kerb vehicle access over the footway is provided and both the access and the driveway are widened to a minimum of 6.0 metres for a minimum distance of 7.0 metres behind the highway boundary and 3.7 metres width thereafter.
- b) the private driveway is surfaced in a suitably bound material (not loose gravel) for a minimum distance of 7.0 metres behind the highway boundary. The surfaced driveway shall then be maintained in such hard-bound material for the life of the development.

Reason: To enable vehicles to enter and leave the public highway in a slow and controlled manner, to prevent deleterious material from being discharged onto the public highway, in the interest of highway safety.

06

No part of the development hereby permitted shall be brought into use until the parking and turning areas are provided in accordance with the submitted plans and are surfaced in a suitably bound material (not loose gravel). The parking and turning areas shall not be used for any purpose other than parking and turning of vehicles and shall be maintained for the life of the development.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.

07

No works or development shall take place until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the Local Planning Authority. This scheme shall include:

- a. A plan showing details and positions of the ground protection areas.
- b. Details and position of protection barriers.
- c. Details of construction and working methods to be employed for any works (including removal of existing buildings/surfacing) within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- d. Details of timing of works or development in the context of the tree/hedgerow protection measures.

All works/development shall be carried out in full accordance with the approved tree/hedgerow protection scheme. The protection measures shall be retained during the development of the site.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

08

During the construction period the following activities must not be carried out under any circumstances:

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
- b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
- c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.

- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
- e. No soak-aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

Reason: To ensure that existing trees and hedges to be retained are protected, in the interests of visual amenity and nature conservation.

08

Prior to first occupation of the development hereby approved full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards, and structural cells. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.

Reason: In the interests of visual amenity and biodiversity.

09

The approved soft landscaping shall be completed during the first planting season following the first occupation/use of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations. The approved hard landscaping scheme shall be completed prior to first occupation or use.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

10

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Parts A to D of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.

Part A: Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's ['Land contamination risk management \(LCRM\)'](#)

Part B: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part C: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning

Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Part D: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

11

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

- Class A: The enlargement, improvement or other alteration of a dwellinghouse.
- Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
- Class D: The erection or construction of a porch outside any external door of a dwellinghouse.
- Class E: Buildings etc incidental to the enjoyment of a dwellinghouse.

Reason: To ensure that any proposed further alterations or extensions do not adversely impact upon the openness of the countryside.

Informatives

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

02

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

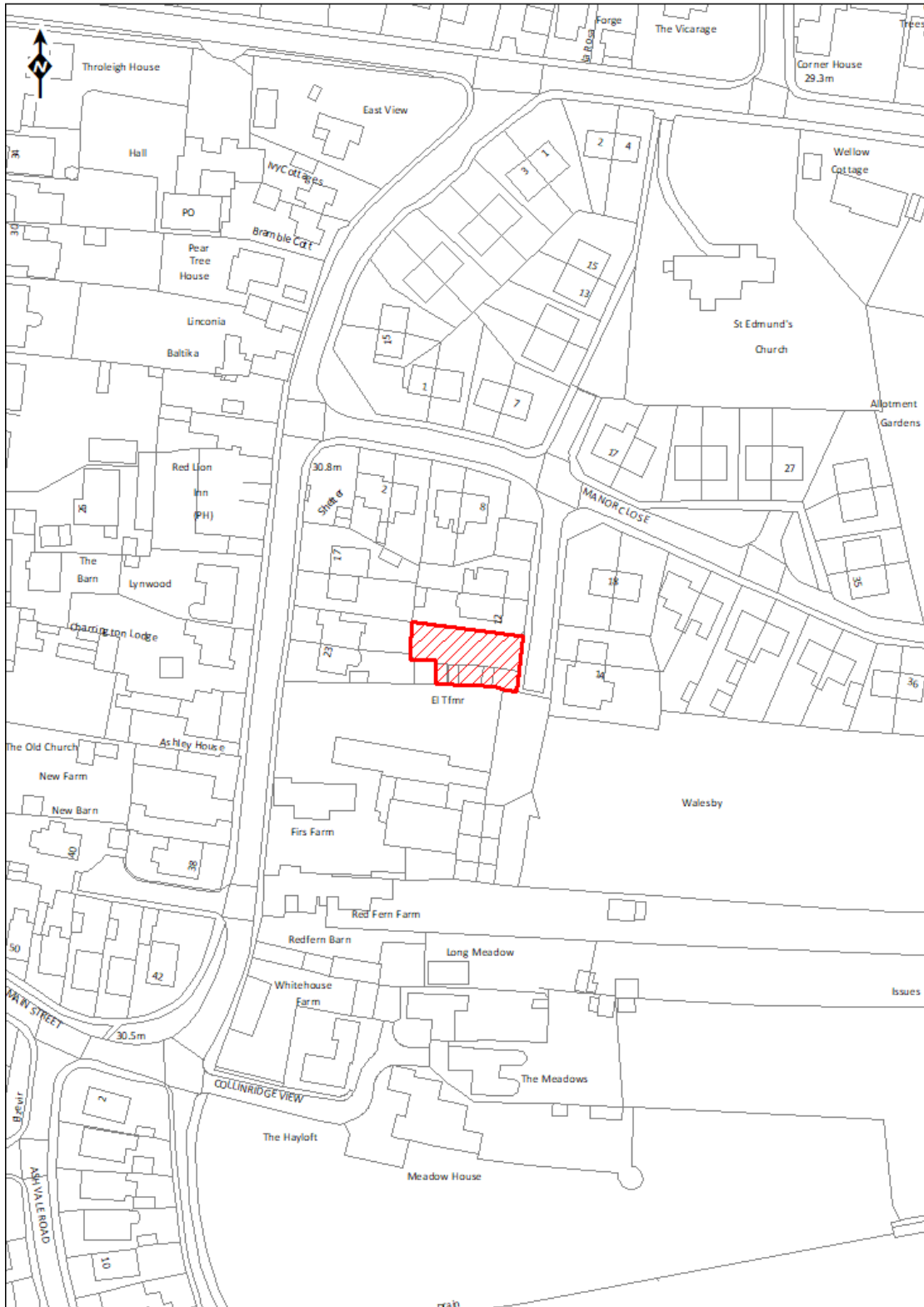
03

The development makes it necessary to amend an existing vehicular crossing. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Agent, Via East Midlands to arrange for these works to be carried out. Email: licences@viaem.co.uk Tel. 0300 500 8080 and further information at: <https://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activitie>

BACKGROUND PAPERS

Application case file.

Committee Plan - 22/00891/FUL



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Report to Planning Committee 8th September 2022
 Business Manager Lead: Lisa Hughes – Planning Development
 Lead Officer: Laura Gardner, Senior Planner, ext. 5907

| Report Summary | | | |
|---------------------------|---|-------------|---|
| Application Number | 22/01493/FUL | | |
| Proposal | Proposed new residential property (resubmission) | | |
| Location | Land to the rear of 32 Smith Street, Balderton, Newark On Trent, NG24 3BA | | |
| Applicant | Mr J Sheardown | Agent | Reynolds Associates - Mr Keith Reynolds |
| Web Link | 22/01493/FUL Proposed new residential property (resubmission) Land To The Rear Of 32 Smith Street Balderton Newark On Trent NG24 3BA (newark-sherwooddc.gov.uk) | | |
| Registered | 28.07.2022 | Target Date | 22.09.2022 |
| Recommendation | Approve, subject to conditions set out in Section 10.0 | | |

This application is being referred to the Planning Committee for determination by the local ward member, Cllr Brooks (on behalf of Cllr Brooks and Cllr Lee) for the following summarised reasons:

- Highway safety and access issues;
- Visibility due to parked cars;
- Delivery vehicles would find it difficult to access due to accessibility of the road and limited parking.

1.0 The Site

The application site is a broadly rectangular plot of land of approximately 0.03 hectares in extent. The site as existing forms part of the rear gardens of 32 and 34 Smith Street (albeit according to the site location plan is solely within the same ownership as no. 32). There is a single storey detached garage towards the south of the site. Despite its association with the

dwellings along Smith Street, the site fronts Coronation Street. The site is largely laid to grass with hardstanding in front of the garage and large conifer trees along the northern boundary.

The site is within the Newark urban area with surrounding development being predominantly residential. The site is however close to Newark Academy with a large expanse of land to the east being designated as protected playing fields. Balderton local centre is also relatively close by to the west.

2.0 Relevant Planning History

21/02526/FUL - Removal of existing garage and provision of 2 No. semi detached properties including extension of existing dropped kerb



Application refused January 2022 for the following reason:

The Council has recently adopted a Supplementary Planning Document on residential parking standards. For the Newark Urban Area which this site forms part of, a two bed dwelling should be served by 2 spaces of 3m by 5.5m in size. The proposed block plan annotates just one space per dwelling therefore failing to adequately provide off street parking for the proposed dwellings. In addition, the development of the site would lead to a loss of parking availability for no. 32 Smith Street which is not adequately mitigated for elsewhere. Smith Street is a narrow road with vehicles parking on the footways, this proposal would potentially worsen the current parking situation to the detriment of highway and pedestrian safety.

The proposal is therefore contrary to Spatial Policy 7 (Sustainable Transport) of the Amended Core Strategy 2019; the provisions of the NPPF and the Supplementary Planning Document “Residential Cycle and Car Parking Standards & Design Guide” adopted 2021.

3.0 The Proposal

Unlike the previous proposal which was for two semi-detached properties, the current application seeks permission for a single detached dwelling with four bedrooms. The dwelling would have a footprint of around 68m² and internal floor space of approximately 110.3m². It would have an overall pitch height of around 8.4m and eaves of approximately 5.2m. The front elevation would feature an entrance porch canopy.

The block plan shows the provision of three parking spaces and a rear garden to the north of the dwelling with retained pedestrian access to no. 32 Smith Street alongside the western boundary of the site. A small bike store and shed are also proposed.

The application has been considered on the basis of the following plans and documents:

- Site Location Plan – S10;
- Existing Block Plan – S11;
- Proposed Block Plan – S12;
- Proposed Site Plan – S13;
- Existing Block Plan – S14;
- Proposed Floor and Roof Plans – P200;
- Proposed Elevations – P210;
- Proposed Bike Storage Plans – P220;
- Proposed Plans Shed – P221;
- Preliminary Roost Assessment – Project number 101 Version 1 dated January 2022.

4.0 Departure/Public Advertisement Procedure

Occupiers of 8 properties have been individually notified by letter. A site notice has also been displayed near to the site.

5.0 Planning Policy Framework

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1 - Settlement Hierarchy
Spatial Policy 2 - Spatial Distribution of Growth
Spatial Policy 7 - Sustainable Transport
Core Policy 3 – Housing Mix, Type and Density
Core Policy 9 -Sustainable Design
NAP1 - Newark Urban Area

Allocations & Development Management DPD

DM1 – Development within Settlements Central to Delivering the Spatial Strategy

DM5 – Design

DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance (online resource)
- National Design Guide – Planning practice guidance for beautiful, enduring and successful places September 2019
- Residential Cycle and Car Parking Standards & Design Guide SPD June 2021

6.0 Consultations

Balderton Parish Council – Object. Members still consider that another residential dwelling here will add to the congested parking issues on Coronation Street. The playing field at the end of the street is home to a venue for large parties and a dance studio who has some 190 pupils. The proposal is also considered to be out of character as the adjoining gardens are all open areas backing onto Coronation Street.

NSDC Environmental Health (contaminated land) – This application is for the construction of residential dwellings at a garage site. Previous similar applications at other garage sites in the vicinity have identified elevated PAH contamination.

As it appears that no desktop study/preliminary risk assessment has been submitted prior to, or with the planning application, then I would request that our standard phased contamination conditions are attached to the planning consent.

NCC Highways - This is a re-submitted application for a single four-bedroom dwelling with parking for three cars and a cycle shed. Parking provision is acceptable, it would be preferable not to have tandem parking as this leads to on-street parking for ease of access to the back parking space. The site is however located on Coronation Street, which is a residential road and is also a dead end with lower levels of continual passing traffic. An extension to the dropped vehicle crossing is proposed. Visibility on exit from the site is acceptable. Pedestrian visibility of 2.0m x 2.0m should be provided with nothing over 0.6m in those splays.

No objections subject to conditions.

One letter of representation has been received, forming an objection which can be summarised as follows:

- Tandem parking will lead to on street parking on Coronation Street which already suffers from on street parking due to other streets in the area having no parking;
- Coronation Street is already used for parking for the village centre and cricket club etc.;
- Traffic levels on Coronations Street are substantial for its width;
- During inclement weather surface water runs onto the road from the site as there is no soakaway provision;
- Houses in the area have cellars that flood and this may add to the issue.

7.0 Comments of the Business Manager – Planning Development

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

Principle of Development

Spatial Policy 1 of the Core Strategy outlines the settlement hierarchy for the District identifying the Newark Urban Area as the sub-regional centre. It is intended that the Newark Urban Area be the focus for housing and employment growth in the District. As such residential development within the site is acceptable in principle provided the proposal accords with the remainder of the development plan.

Impact on Character and Design

Core Policy 9 requires a high standard of sustainable design that protects and enhances the natural environment and contributes to the distinctiveness of the locality and requires development that is appropriate in form and scale to the context. Policy DM5 mirrors this.

The site as existing forms the rear extremes of the properties fronting Smith Street. However, the site shares a frontage with Coronation Street and therefore cannot be considered as a true backland plot which would ordinarily be resisted against Policy DM5.

The existing garage within the site holds no architectural merit and therefore its demolition as part of the re-development of the site would not be unreasonable.

The land to the north of Coronation Street after the junction with Groveview Road is relatively open in nature featuring solely single storey buildings predominantly the type of modest detached garages such as the one within the site. The introduction of a two storey dwelling would therefore represent a contrast to the established character.

However, the design of the dwelling would respond well to the terraced properties on the opposite side of Coronation Street. The dwelling may appear slightly odd in the streetscene but the site and the surrounding area is not considered to be overly sensitive in character terms. The use of red bricks and grey roof tiles would respond well to the surrounding area. Despite the acknowledgement that the dwelling may appear as an ad hoc addition to a wider developed estate, I have not identified character harm which would justify refusal in this instance.

The proposed site plan shows an intention for a lower boundary treatment (1m close boarded fence) at the front of the site which would be beneficial in softening the impact of the development of the plot.

There is no doubt that the proposed development would be a notable change in character terms when compared to the existing site. However, the plot is considered capable of delivering additional built form without appearing too alien in the street scene.

Overall, I consider that the design is acceptable and conclude that the development of this plot in this way would not harm the character or appearance of the area thus according with the policies identified above.

Impact on Ecology and Trees

The proposal includes the demolition of an existing garage. Following a site visit it is clear that the garage is in a state of disrepair with gaps in the roof which could allow access for bats. A bat survey has been submitted with the application. The survey confirms that the site has negligible potential for bats and no sign of nesting birds was observed. It is however suggested that the new dwelling incorporates bat and bird boxes which could be secured by condition if permission were to be forthcoming.

There are large conifers along the northern boundary of the site. Although the proposed shed would be close to these conifers, given their low impact means of construction it is not considered that the sheds would affect the longevity of the conifers which would be retained.

Impact on Highways

Policy DM5 is explicit in stating that provision should be made for safe and inclusive access to new development whilst Spatial Policy 7 encourages proposals which place an emphasis on non-car modes as a means of access to services and facilities.

The Council has recently adopted an SPD on parking standards. For the Newark Urban Area which this site forms part of, a 4 bed dwelling should be served by 3 spaces of 3m by 5.5m dimensions. These are annotated on the submitted block plan as is a small building for cycle storage and indication of an electric charging point. Unlike the previous scheme for two dwellings, the proposal would now comply with the requirements of the SPD.

No reference was made in the original application to the loss of parking for the host dwelling at no. 32. This has been queried and the agent has confirmed that whilst the land is part of the applicant's ownership, it is not part of the rental possibility and therefore not used for parking at present. Clearly the proposed development would take any future opportunity for it to be used away and having visited the site, parking on Smith Street is busy and limited to street parallel parking. The Parish comments in respect to parking issues in the area are noted. However, on the basis that the proposal can accommodate the required parking for the proposed dwelling within the site boundary, the impact of a single dwelling is not likely to have significant impacts on parking provision in the area. In also noting the sustainable location of the site, it would be extremely difficult to resist the application on the basis of existing parking issues.

NCC Highways have commented on the proposals noting that their objection formed part of the reason for refusal on the previous scheme. Their comments make reference to a preference for non tandem parking which is supported in principle (as per the SPD) but in this case the parking arrangement is considered acceptable. To insist on three spaces side by side is likely to lead to a car dominated frontage. Subject to the suggested conditions, the revised proposal has successfully overcome the previous objections on highways grounds. One of the conditions would be to deal with surface water drainage which based on the comment from a neighbouring party may improve the existing position.

Impact on Amenity

Policy DM5 requires development to be acceptable in terms of not having a detrimental impact on residential amenity both in terms of existing and future occupiers. Indeed seeking to secure a good standard of amenity for existing and future occupants of land and buildings is one of the 12 core planning principles set out in the NPPF.

Noting the aforementioned open character to the north of Coronation Road either side of the site, the most likely affected neighbours would be the properties (including the host dwelling) to the north along Smith Street. However, the generous garden lengths would mean that there would be approximately 29m between the rear elevations which would be an adequate distance to safeguard against overbearing of overlooking impacts.

The distances between principal elevations to the south of Coronation Street would be much less at around 18m but this would be across the highway and entirely acceptable in an urban setting such as this one.

In terms of the outdoor amenity provision for the proposed occupiers, the dwelling would be afforded an area of rear garden space broadly commensurate to the size of the dwelling and afforded privacy by the proposed boundary treatment.

Taking the above factors into account I have identified no harmful amenity impacts to existing or proposed occupiers.

Housing Need

In 2020, the Council undertook a Housing Needs Assessment comprising a household survey based upon a random sample of 13,266 households and also a review of relevant secondary data as well as obtaining views and information from a wide range of stakeholders.

The Newark sub-area shows a meaningful need (25.5%) for four or more bed dwellings. The proposal would not address the most required type of accommodation for the sub area (3 bedrooms) but given the windfall nature of the site this is not considered fatal to the application. Clearly any additional housing will contribute towards overall housing delivery for the District, which in a sustainable settlement is welcomed.

8.0 Implications

In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

9.0 Conclusion

Located in the Newark Urban Area, the principle of development is acceptable. It has been concluded that the site could accommodate the proposed dwelling without adversely affecting the character of the area or residential amenity.

The revised proposal for a single dwelling rather than two semi-detached dwelling has successfully overcome the previous reason for refusal in that the proposed site can now meet the requirements of the SPD for parking and cycle provision. It is noted that the proposal would remove any potential for the site to be used for off street parking but this is not considered sufficiently harmful in highway safety terms to warrant refusal.

In the absence of any demonstrable harm, the additional dwelling in a sustainable settlement is acceptable and the recommendation below is for an approval subject to conditions.

10.0 Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with approved proposed plans reference:

- Proposed Block Plan – S12;
- Proposed Site Plan – S13;
- Proposed Floor and Roof Plans – P200;
- Proposed Elevations – P210;
- Proposed Bike Storage Plans – P220;
- Proposed Plans Shed – P221;

Reason: So as to define this permission.

03

No development above damp proof course shall take place until manufactures details and samples of the external facing materials (including colour / finish) have been submitted to

and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: In order to preserve or enhance the character and appearance of the conservation area.

04

The dwelling hereby approved shall not be occupied until details of bat and bird boxes in line with the Ecological Opportunities section (4.3) and Appendix 3 of Preliminary Roost Assessment – Project number 101 Version 1 dated January 2022 have been submitted to and approved in writing by the Local Planning Authority. The ecological enhancement measures shall then be installed, prior to occupation, in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: In the interests of maintain and enhancing biodiversity.

05

No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of 8.0 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).

06

A 2 metre x 2 metre pedestrian visibility sight splay, free of obstruction above a height of 600mm, and relative to the back of the footway/edge of carriageway, shall be provided on both sides of the vehicular access prior to the occupation of the development hereby approved and shall be retained thereafter.

Reason: In the interest of pedestrian safety.

07

No part of the development hereby permitted shall be occupied until an extended dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety.

08

No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the discharge of surface water from the driveway area to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development.

Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

09

Development other than that required to be carried out as part of an approved scheme of remediation must not commence until Parts A to D of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.

Part A: Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part B: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing

of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part C: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Part D: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Notes to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge

including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

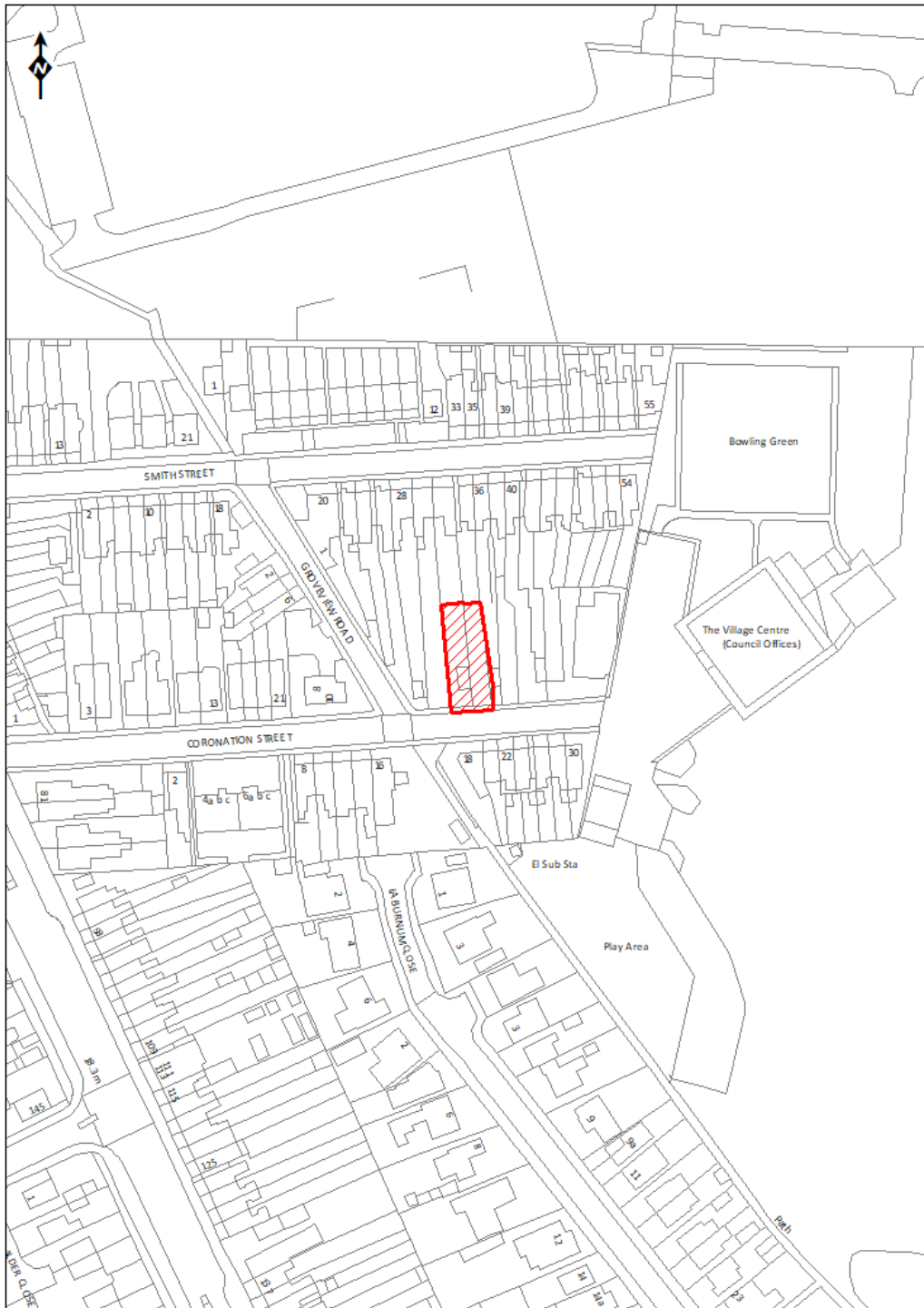
03

The development makes it necessary to construct a vehicular crossing over a footway/verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact VIA EM Ltd, telephone: 0300 500 8080 to arrange for these works to be carried out.

BACKGROUND PAPERS

Application case file.

Committee Plan - 22/01493/FUL



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Report to Planning Committee 08 September 2022
 Business Manager Lead: Lisa Hughes – Planning Development
 Lead Officer: Honor Whitfield, Planner, ext. 5827

| Report Summary | | | |
|---------------------------|---|---------------------------|---------------------------------------|
| Application Number | 22/00937/FUL | | |
| Proposal | Change of use of land to residential and erection of garage | | |
| Location | Grange Farm, Gainsborough Road, Girton, NG23 7HX | | |
| Applicant | Mr S Price | Agent | Plan-It Design Ltd Mr Richard Willows |
| Web Link | https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RBS1UHLBKVE00 | | |
| Registered | 17.05.2022 | Target Date: | 12.07.2022 |
| | | Extension of Time: | 09.09.2022 |
| Recommendation | That Planning Permission is approved subject to the Conditions detailed at Section 10.0 of this report subject to the expiration of the press notice/site notice advertising the application as a departure from the Development Plan. | | |

This application is before the Planning Committee for determination, in accordance with the Council’s Constitution, because the application is a departure from the Development Plan.

1.0 The Site

The site lies in the open countryside within the parish of Girton but remote from the village. The site is approx. 6.7 km from the principal village of Collingham and is predominately surrounded by arable fields. To the south-west is Spalford Warren/Woods and to the west is a sluice lake associated with Girton Lakes. The barn/garage that is the subject of this application lies immediately to the south west of the Grange Farm and to the north of agricultural buildings associated with the wider use of the site.

The application site comprises part of a converted barn range (single and two storey) arranged primarily in a ‘U’ shape set back from but adjacent to the A1133, within the open countryside.

The rear ward barn (within the U format), which is the subject of this application, is two storey with the remaining barns being single storey. The site lies within flood zone (FZ) 2 as defined by the Environment Agency and is surrounded by land in FZ3. The host dwelling has also been identified as a non-designated heritage asset (NDHA) in recent applications and an Inspector's appeal decision.

2.0 Relevant Planning History

00/01121/FUL - Extension to a private dwelling – Permitted 17.10.2000

02/00578/FUL - Change of use of farm buildings to provide 6 self-catering tourist accommodation units – Permitted 02.08.2002

06/00483/FUL - Erection of barn to replace barn destroyed by fire – Permitted 08.05.2006

10/00321/FUL - Conversion of two barns to form two holiday cottages – Withdrawn 05.10.2010

10/00955/FULM - Change of use of land to form touring caravan park – Refused 07.10.2010

11/01041/FUL - Change of Use of Existing barns to 5 No. self-catering holiday let cottages – Permitted 30.11.2011 - Implemented but conditions not discharged.

18/01486/FUL - Change of use from Holiday Let to a Private Domestic Dwelling – Withdrawn 31.10.2018

19/00043/FUL - Removal of condition 3 from planning permission 11/01041/FUL To enable barn conversion to be used as domestic dwelling to house company manager – Withdrawn 01.03.2019

19/00887/FUL - Change of Use of Existing barns to 4 No. self catering holiday let cottages and 1 No. dwelling (part retrospective, revised submission of planning permission 11/01041/FUL) – Permitted 15.08.2019

20/00690/FUL - Householder application for erection of 1.5 storey extension to existing dwelling – Refused 20.07.2020.

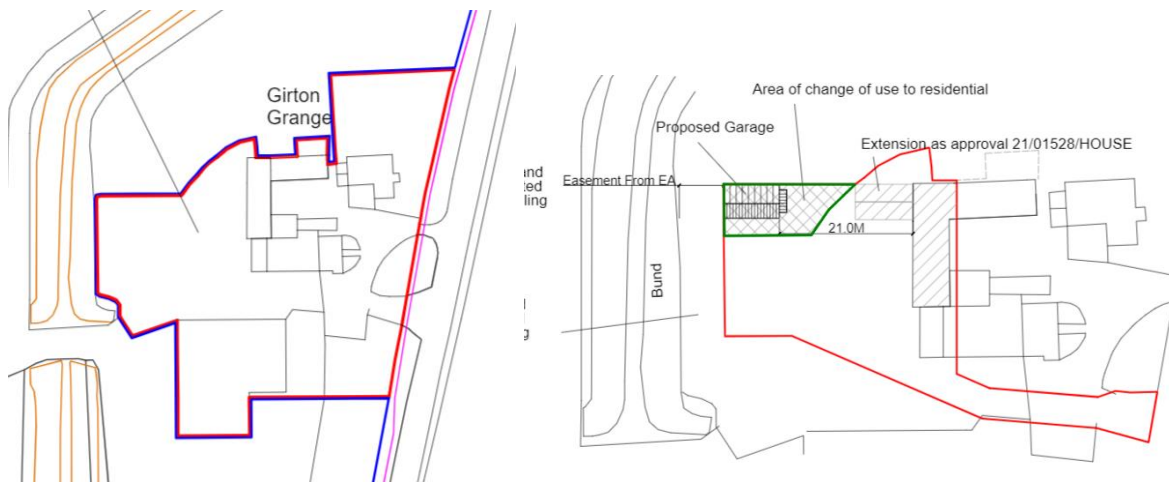
21/01528/HOUSE - Single-storey extension to existing dwelling. Resubmission of application 20/00690/FUL – Refused 26.08.2021 – Appeal allowed 21.02.2022

3.0 The Proposal

Permission is sought for the change of use of approx. 126m² of land to residential curtilage and erection of a detached garage and store building. The garage building would be approx. 9m x 5.5m, 4.1m to the ridge and 2.1 to the eaves at the front and 1.8m at the back. The garage would have three bays, one with side hung timber doors and two open fronted. A lean-to log store is also proposed on the side set in from the front and rear elevations. Materials are proposed to be cedar horizontal timber cladding and clay pantiles. The garage would be positioned approx. 21m from the rear elevation of the barn.

NB: All measurements above are approximate

The Site Plans below show the area of land proposed for the change of use. The plan on the left is the site location plan that was approved for the original conversion of the barns to residential and the plan on the right shows the land associated with this dwellinghouse in red and the area of land proposed for the change of use in green.



For the avoidance of doubt, the assessment outlined below is based on the following plans and supporting information:

- Amended Site Location Plan – Ref. 22-039 002 Rev. B
- Proposed Scheme and Block Plan – Ref. 22-039 001 Rev. B
- Householder Flood Form

4.0 Departure/Public Advertisement Procedure

Occupiers of 2 properties have been individually notified by letter. A site notice has been displayed and an advert has been placed in the local press.

Earliest Decision Date: 22.09.2022

5.0 Planning Policy Framework

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

- Spatial Policy 3 - Rural Areas
- Core Policy 9 - Sustainable Design
- Core Policy 10 – Climate Change
- Core Policy 14 - Historic Environment

Allocations & Development Management DPD

- DM5 – Design
- DM6 – Householder Development
- Policy DM8 – Development in the Open Countryside
- Policy DM9- Protecting and Enhancing the Historic Environment
- Policy DM12 - Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance (online resource)
- Householder Development SPD 2014

6.0 Consultations

NB: Comments below have been summarised. Full Consultee comments can be found on the online planning file.

Girton Parish Council – No comments received.

NSDC Conservation Officer – No objection.

7.0 Comments of the Business Manager – Planning Development

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

Principle of Development

The Adopted Development Plan for the District is the Amended Core Strategy DPD (2019) and the Allocations and Development Management DPD (2013). The adopted Core Strategy details the settlement hierarchy which will help deliver sustainable growth and development in the District. The intentions of this hierarchy are to direct new residential development to the Sub-regional Centre, Service Centres and Principal Villages, which are well served in terms of infrastructure and services. Spatial Policy 2 of the Council's Core Strategy sets out the settlements where the Council will focus growth throughout the District. Applications for new development beyond Principal Villages as specified within Spatial Policy 2 will be considered against the 5 criteria within Spatial Policy 3. However, Spatial Policy 3 also confirms that, development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. Direction is then given to the relevant Development Management policies in the Allocations and Development Management DPD (policy DM8).

Given the nature of the application site, it clearly falls within the Open Countryside rather than in any village - DM8 is therefore applicable. The expansion of domestic curtilage into the open countryside would not fall within the list of appropriate development types within the open countryside as set out within Policy DM8 and as such, this development would not accord with this policy and thus would be unacceptable in principle.

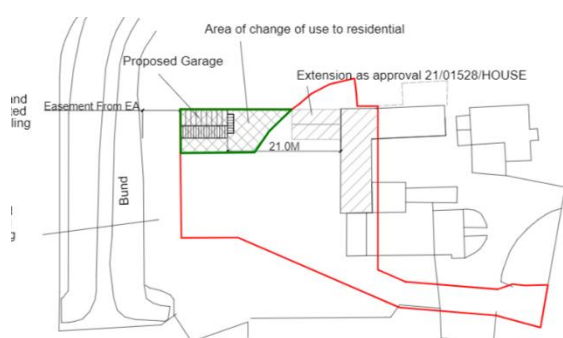
In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. As set out above, in this case the change of use of approx. 126m² of agricultural land to residential curtilage would be contrary to the development plan, which amongst other things, aims to safeguard the countryside from harmful encroachment. However, the planning history for the site and the site-specific context are material considerations.

Under 19/00887/FUL the barns were consented to be converted to holiday lets in addition to the change of use of one of the barns (that is the subject of this application) to a dwellinghouse. The plan below (L) shows the site location plan that was approved for the overall conversion of the barn. A plan was also approved to define the extent of the residential curtilage for the dwellinghouse (below, right) within a walled garden area.



Officers considered that, notwithstanding the red line of the site location plan that the curtilage of the dwellinghouse was restricted to this walled garden area. However, in the recent appeal decision at this site the Inspector approved an extension which exceeded the walled garden area, instead relying upon the red line approved under 19/00887/FUL (above, left) as the land relating to the barns and previous consent for conversion to residential use. On this basis, the Inspector did not consider the extension beyond the walled garden constituted a change of use of land.

However, owing to negotiations with the Conservation Officer (which will be explored in the following section), in this application the garage would be positioned on land that is outside of the previous red line plan, resulting in a change of use of approx. 126m² of land to residential (below, highlighted green). On the ground, the land is laid to grass and appears to be mowed as part of the grassland that surrounds Girton Grange Farmhouse. The land to the south is used as part of a commercial enterprise but the wider site is well defined by a large earth bund with an easement around it by the Environment Agency (EA). This can be seen on the aerial image below (R), such that, whilst being within the open countryside, the site is already constrained by a physical land barrier that prevents encroachment into the undeveloped open countryside beyond it.



Whilst the impact of the development on the character and appearance of the area and heritage will be explored in greater detail below it is concluded overall that the positioning of the garage as proposed would result in no harm to the setting of the farm complex as a NDHA and would not, given the site-specific context, result in any visual harm on the openness of the countryside. Alternative garage positionings have been explored throughout this application but the final scheme advanced is considered to sustain the significance of the barn range and would be preferential from a heritage perspective, and all these factors will weigh into the overall planning balance.

Impact on the Character of the Area (including heritage)

The NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive. Core Policy 9 states that new development should achieve a high standard of sustainable design that is of an appropriate form and scale to its context complementing the existing built and landscape environments. Policy DM5 of the DPD states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development. Regarding landscape character impact, CP13 explains that new development which positively addresses the implications of relevant Landscape Policy Zone that is consistent with the landscape conservation and enhancement aims for the area will be supported.

The hostdwelling is part of a converted barn range which are collectively considered to be local interest buildings. Annex 2 of the National Planning Policy Framework (NPPF) states that Local Interest buildings are non-designated heritage assets. The impact of a proposal on the significance of a non-designated heritage asset is a material consideration, as stated under paragraph 203 of the NPPF. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Policies CP14 and DM9 of the Council's Local Development Framework DPDs, amongst other things, also seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the National Planning Policy Framework (NPPF). The NPPF makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 8.c).

The overall objective for any proposed addition to a residential dwelling or its curtilage should be based around its successful integration with the host dwelling and its surrounding area. To help achieve this, a balanced visual relationship with the host dwelling and its features should be struck, and the character and appearance of the surrounding area respected through design, proportions and detailing of the proposal. These themes are translated into policies CP9 and DM5 and DM6. As above, heritage policies are also relevant in this case, given the host dwelling is considered to be a non-designated heritage asset.

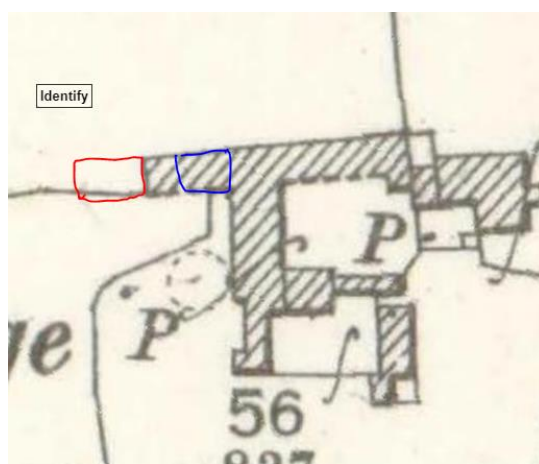
Proposed Garage

For garages, the NSDC Householder Development SPD advises that proposals should be domestically proportioned and should not introduce a feature that would be overly dominant

in comparison to the main dwellinghouse. Consideration should also be given to how the proposal is sited in relation to the dwelling and the impact on the surrounding area and whether the form and angle of pitch to the roof is sympathetic to that of the host dwelling and that external facing materials have been chosen which respect those of the existing property.

Given the heritage context the Council's Conservation Officer (CO) has reviewed the proposal. Initially the garage was proposed on north-south alignment, obstructing the visibility of the threshing barn opening which was considered to be unsympathetic to the setting of the building. Notwithstanding the fact that this site is well removed from the public realm, the association of the hostdwelling (as a converted threshing barn) with the land is a key link through which the barns heritage value is derived. As such alternative positionings were considered.

In accordance with the Council's Conversion of Traditional Rural Buildings SPD the use of existing buildings on site for garaging was explored, however these have either been converted to holiday lets (in accordance with a pervious consent) or are currently in use for commercial purposes. Accepting that an additional building would be required to provide any secure external storage/garaging for this dwelling alternative positionings for an outbuilding were considered. These included exploring locations within the existing residential curtilage, however due to site restrictions such as an easement on some of the land by the EA the final positioning as advanced within this submission was proposed. This sees the garage aligned with the approved extension on an east-west alignment. Not only does it keep the more open aspect of the threshing barn, but it also forms a more intuitive agricultural layout and one that is partially reflective of the historic layout. Reviewing historic maps also shows that there was some sort of structure on the approximate footprint historically.



Overall, the CO concludes that they raise no objection to the amended proposal and consider it would preserve the setting of the barn ranges as NDHAs.

From a purely planning perspective, considering the positioning, style and scale of the proposed garage I am mindful that the footprint is quite large, however the hostdwelling is a large property set within a generous plot and in comparison, the garage would remain subservient to the dwelling as a two-bay garage with store to serve a four bed property. As the garage would also be sited to the rear of the dwelling, set well back from the highway, views from the public realm would be very limited. Furthermore, owing to the subservient

height and sympathetic style it is considered that the garage would accord with the principles set out at point 8.14 of the Householder Development SPD and would not adversely impact the character of the area from purely a design perspective.

Change of Use of Land

Turning now to the impact of the change of use of land to accommodate the garage. From visiting the site, it is clear that the change of use of this portion of land wouldn't visually result in a great difference to the existing situation. Currently the land is part of grassland that surrounds Girton Grange Farmhouse and is open all round to this property's curtilage. Because of the existing earth bund this land already has a somewhat enclosed character associating it with the built complex to the east, rather than reading as open countryside, visually at least. On the ground the change of use of this portion of land (which is small when considered relative to the wider land enclosed by the bund) would unlikely have any perceivable impact from either inside or outside of the site. Coupled with the construction of the extension as recently approved it is considered that the positioning of the garage as proposed could also assist in preventing any further encroachment into the surrounding land as it would form a physical barrier enclosing the land to the south around the host dwelling.

Overall, whilst noting the in-principle policy objection to encroachment of domestic curtilage into the open countryside it is considered that there are site specific circumstances in this case that would mean that there would be no adverse impact on the wider character of the area as a result. Furthermore, there is a heritage benefit from positioning the garage within this land in that it would preserve the setting of the barn range as a NDHA and would partially restore the form of historic elements of this barn that have since been lost.

It is therefore not considered that the proposed garage in terms of its scale and design would dominate the host dwelling, nor would it have any adverse impact upon the wider area given the location of the property and its site-specific context. The garage would successfully integrate with the site and respect the hostdwelling design and proportions, sustaining the character and appearance of the dwelling, the barn range as a NDHA and wider area. The proposal is therefore considered compliant with the aims of policies CP9, CP14, DM6, DM9 and the Householder Development SPD in addition to Section 16 of the NPPF.

Impact upon Residential Amenity

The NPPF seeks to secure high quality design and a high standard of amenity for all existing and future occupants of land and buildings. Policies DM5 and DM6 of the DPD states that development proposals should ensure no unacceptable reduction in amenity upon neighbouring development.

The dwelling occupies a relatively isolated position from neighbouring properties and given the location of the proposed garage would be well removed from the closest neighbouring property and screened by the hostdwelling itself. On the basis of the above, it is therefore considered that there would be no overlooking, overshadowing or overbearing implications that would result from this proposal and therefore the proposal complies with Policy DM6 and DM5 of the DPD in this regard.

Impact on Flood Risk

The site is located within Flood Zone 2/3 as defined by the Environment Agency data and whilst not technically householder development, given the entire site is within the flood zone and the only place a domestic garage can be positioning is close to the host dwelling, there are no sequentially preferable sites in which this garage could be located. A householder flood risk form has been submitted which states that floor levels within the proposed development will be set no lower than the existing floor levels and flood proofing will be incorporated where appropriate. It is not considered that the proposal would be likely to cause any detrimental impacts to neighbours or the surrounding area from flooding or surface water run-off or exacerbate the existing arrangement. There are ample areas of porous surfacing within the remainder of the site to allow water to permeate and as such the proposal is considered to accord with CP10, DM5 and DM6 in this regard.

8.0 Implications

In writing this report and in putting forward a recommendation, Officers have considered the following implications: Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have referred to these implications and added suitable expert comment where appropriate.

9.0 Planning Balance and Conclusion

Whilst domestic garages as householder developments are ordinarily acceptable in principle, owing to negotiations to overcome heritage concerns the proposal would result in the change of use of land to residential. The expansion of domestic curtilage into the open countryside does not fall within the list of appropriate development types within the open countryside as set out within Policy DM8 and as such, is considered to be unacceptable in principle.

However, it has been concluded that the positioning of the garage as proposed would result in no harm to the setting of the farm complex as a NDHA, is preferential in order to provide a heritage benefit to the site and would not, given the site-specific context, result in any visual harm on the openness of the countryside. Alternative garage positionings have been explored throughout this application but the final scheme advanced is considered to sustain the significance of the barn range and would be preferential from a heritage perspective. Whilst noting that the development would be contrary to the Development Plan, it is considered in this case that the heritage benefits and the lack of any identified visual or character harm on the open countryside, coupled with the site history and previous inspectors' decisions are material considerations that weigh in favour of the proposal such that the harm through changing the use of a small portion of land is outweighed in this case. No harm has been identified in respect of amenity or flood risk and thus it is recommended that planning permission is granted subject to the conditions outlined in Section 9.

9.0 Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans/submitted documents:

- Amended Site Location Plan – Ref. 22-039 002 Rev. B
- Proposed Scheme and Block Plan – Ref. 22-039 001 Rev. B

Reason: So as to define this permission.

03

No development above damp proof course shall take place until manufacturers details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

Informatives

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as less than 100m² of floorspace is proposed.

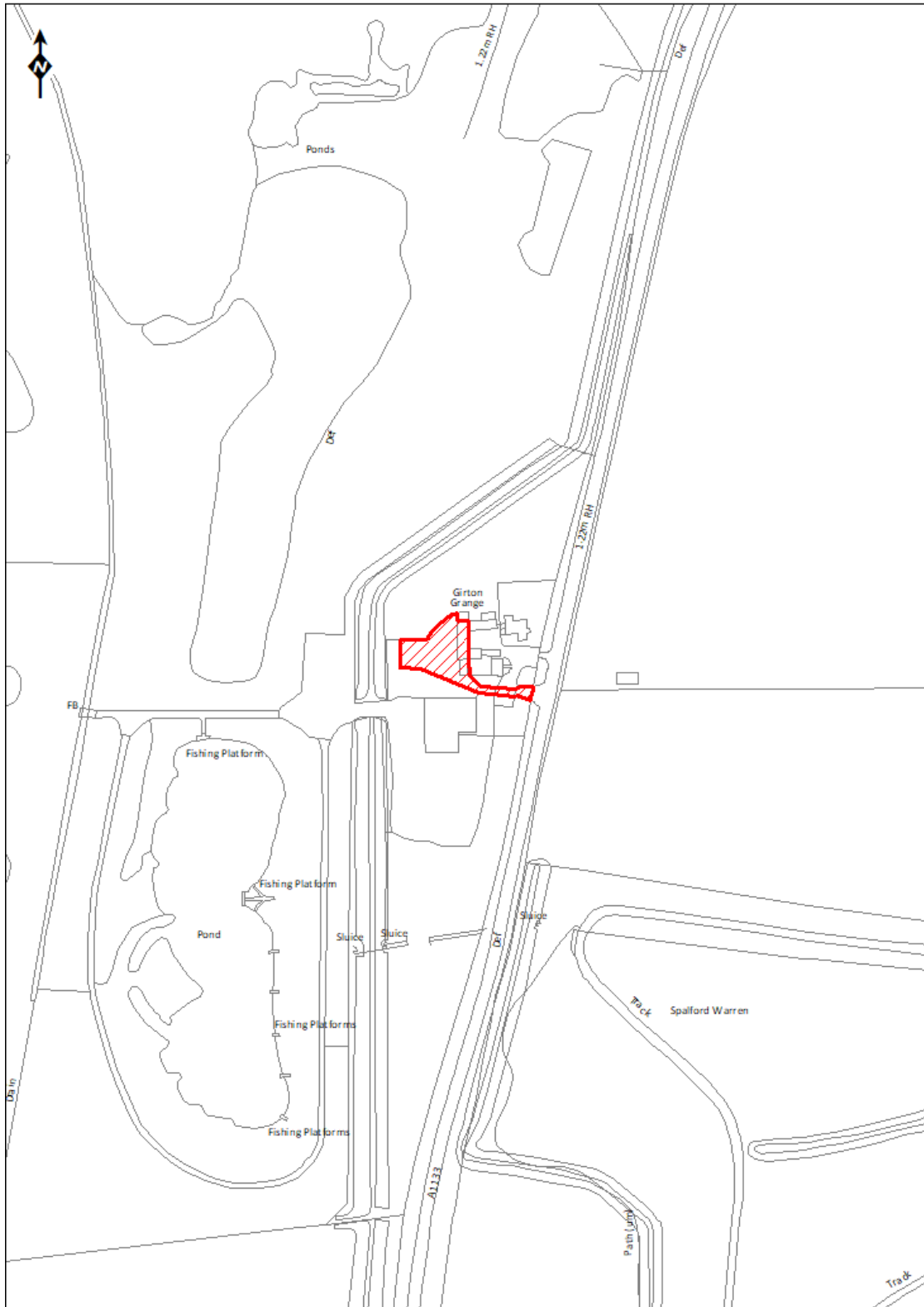
02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

BACKGROUND PAPERS

Application case file.

Committee Plan - 22/00937/FUL



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Report to Planning Committee 8th September 2022
 Business Manager Lead: Lisa Hughes – Planning Development
 Lead Officer: Laura Gardner, Senior Planner, ext. 5907

| Report Summary | | | |
|---------------------------|---|-------------|--|
| Application Number | 22/00936/FUL | | |
| Proposal | Erection of stands (seated and standing) and installation of turnstiles to existing stadia pitch | | |
| Location | Community And Activity Village, Lord Hawke Way, Newark On Trent, NG24 4FH | | |
| Applicant | Todd Cauthorn | Agent | Rayner Davies Architects LLP - Mr Matthew Vicary |
| Web Link | 22/00936/FUL Erection of stands (seated and standing) and installation of turnstiles to existing stadia pitch Community And Activity Village Lord Hawke Way Newark On Trent Nottinghamshire NG24 4FH (newark-sherwooddc.gov.uk) | | |
| Registered | 13.05.2022 | Target Date | 08.07.2022 |
| Recommendation | Approval, subject to the conditions outlined in Section 10.0 | | |

This application is being presented to the Planning Committee in line with the Council's Scheme of Delegation as the Council own part of the site.

1.0 The Site

The application site forms a small linear portion of the wider Community and Activity Village operated by the YMCA. The site is immediately to the east of the Newark Leisure Centre. The site is within the urban area of Newark and defined as a public open space protected by SP8 policy. A rectangular portion to the east of the site is recognized as a site of interest in nature conservation being identified as a notable grassland with neutral and acid areas as defined by the Newark South Proposals Map in the Allocations and Development Management Development Plan Document (DPD).

The site has been subject to development in recent years in connection with the extant planning permission to which this application relates. At the time of the Officer site visit the site featured the approved car park immediately adjacent to (but separated from) the Leisure Centre car park as well as some of the approved sporting facilities including the Athletics track and football pitches. The main building was substantially complete in construction terms albeit not operational.

Land uses in the immediate vicinity include the aforementioned Leisure Centre as well as Gladstone House. Land to the west of the Leisure Centre car park is being developed for residential development which is being promoted by Arkwood. The eastern boundary of the site is defined by the Sustrans National Cycle Network which is set at a lower level to the site itself. There is a public bridleway dissecting the site which links Elm Avenue to Balderton Lakes. The rear gardens of residential properties along Bancroft Road abut the northern boundary of the wider YMCA site. Also abutting part of the northern boundary of the wider site is the designated conservation area but the site itself is outside of the CA. This element of the conservation area features Newark Cemetery.

2.0 Relevant Planning History

22/00261/S73M - Variation of conditions 2 and 3 attached to planning permission 17/01693/FULM to re-position previously approved skate park and 3no. 5-a-side pitches (switch position), Remove tennis courts, Reduce car park spaces from previous approval of 157 to 155 (loss of 2 spaces) to increase accessibility to new 5-a-side pitch positions.

Change cycling facility from 750lm training circuit to mixed programme offering a community trail, learn to ride and a pump track facility, Lighting and landscaping, Substitution of some information in approval notice condition 02 and 03 and additional information for cycle facility designs

Application approved May 2022.

22/00716/NMA - Application for a non-material amendment to 17/01693/FULM to remove reference to 'Tennis Courts' within description of proposal.

Application approved 12th April 2022.

21/00275/S73M - Application for the variation of condition 03 including revised parking scheme, alterations to external gym adjoining main building and associated landscaping and change to main entrance to revolving doors, attached to planning permission 17/01693/FULM.

Application approved by Planning Committee at the meeting on 27TH April 2021 (decision issued 28th April 2021).

20/00339/S73M - Application to vary condition 3 attached to 17/01693/FULM to allow changes to building, minor changes to elevations and other substitute information to accommodate additional wellbeing facilities and associated offices, and revised landscape design.

Application approved by Planning Committee at the meeting on 31st March 2020 (decision issued 3rd April 2020).

17/01693/FULM - Existing playing fields and sports facilities to be altered, and supplemented by new sports playing pitches, cycle track, skate park, tennis courts, multi-purpose pitches and provision of alternative route for existing bridleway.

Extension of playing pitch areas into vacant land to the East of current facilities.

Proposed building including crèche and pre-school facility, training, offices, music, dance and art studios, sports facilities, changing areas to serve both the internal and external sports, function rooms, cafe and kitchen.

Application approved by Planning Committee in December 2017 and as referenced above has been implemented on site.

16/00947/FULM - Use of former Tarmac land and part of existing sports ground for construction of a closed road cycle circuit. Erection of lighting columns, fencing, extension of existing car-park, and associated works including construction of a temporary haul road. *Application withdrawn.*

3.0 The Proposal

The proposal seeks permission for the erection of stands (seated and standing) and the installation of turnstiles to support the use of the existing stadia pitch.

The original application included a number of plans setting out various options for the development but it has since been clarified that the proposed development is based on the plans referenced below:

- Location Plan – 2242(08)018;
- Stadia Pitch Spectator Access Diagram – 2242(08)019;
- Stadia Pitch Spectator Zone Diagram – 2242(08)020 Rev. F;
- Typical Turnstile Building – {G} – 100 Rev. A;
- Typical Turnstile Building – {G} – 101 Rev. A;
- National Ground Grading – Category F;
- Covering Letter by Rayner Davies Architects dated 12th August 2022 2242/2.0/MJV.

4.0 Departure/Public Advertisement Procedure

Occupiers of three properties have been individually notified by letter.

5.0 Planning Policy Framework

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1 - Settlement Hierarchy

Spatial Policy 2 - Spatial Distribution of Growth
Spatial Policy 7 - Sustainable Transport
Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities
Core Policy 6 – Shaping our Employment Profile
Core Policy 9 -Sustainable Design
Core Policy 12 – Biodiversity and Green Infrastructure
Core Policy 13 – Landscape Character
Core Policy 14 – Historic Environment
NAP1 - Newark Urban Area
NAP3 – Newark Urban Area Sports and Leisure Facilities

Allocations & Development Management DPD

DM1 – Development within Settlements Central to Delivering the Spatial Strategy
DM5 – Design
DM7 – Biodiversity and Green Infrastructure
DM9 – Protecting and Enhancing the Historic Environment
DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

National Planning Policy Framework
Planning Practice Guidance (online resource)
National Design Guide – Planning practice guidance for beautiful, enduring and successful places September 2019

6.0 Consultations

Newark Town Council – Newark Town Council **support** this application in principle, however, Members would welcome input from Newark & Sherwood District Council as to what steps are, or are likely to be taken (if any), to address the parking concerns which have been identified in respect of use of the YMCA. Members would also like confirmation as to how the sport floodlights are managed, in order to minimise any perceived nuisance caused by them for occupants of neighbouring properties.

NCC Highways – The proposal will have no impact on the existing highway network. Therefore, we have no highway comments.

8 letters of representation has been received which can be summarised as follows:

- The impact on nearby homes of extra noise and light pollution has not be considered;
- This is a residential areas in a town not a large city;
- Noise and light pollution are already an issue;
- Concerns of further disturbance to wildlife on the lake nearby;
- Extra traffic;
- Where is the neighbourhood consultation on this type of venture for the site;
- The location is not suitable close to many residential properties; the cemetery and the wildlife of Balderton Lake;

- The metal sheet cladding of the stands would be noisy;
- Bowbridge Road is not fit for purpose;
- Palace Theatre and Newark Castle are best placed for entertainment venues;
- Representation from Active4Today that there are existing parking issues which are having a financial impact on the sports and fitness centres income levels;
- Weekend events at the YMCA have caused overspill into the sports and fitness centre car park resulting in staff having to deal with frustrated customers;
- The latest proposal increasing footfall will compound the issue;
- Parking spaces have recently been reduced even though the facilities continue to develop further;
- Where will additional parking spaces be found if this application is approved;
- Starting guns and loud speakers are already disturbing residents;
- There are enough suitable and well established venues that can hold spectator events as proposed;
- The floodlights are already too high;
- If this application is approved there will be more plans for music festivals and loud noise;

7.0 Comments of the Business Manager – Planning Development

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

Principle of Development

The Spatial Strategy of the Core Strategy identifies the Newark Urban Area as the sub-regional focus intended to be the main location for new services and facilities within the District. Moreover, Policy DM1 facilitates development within the Urban Boundary for leisure development appropriate to the size and location of the settlement, its status in the settlement hierarchy and in accordance with the Core Strategy and other relevant Development Plan Documents.

In the context of the nature of the proposal, for enhancements to the existing community and leisure facility, Spatial Policy 8 is also deemed of relevance. This states that the provision of new and enhanced community and leisure facilities will be encouraged, particularly where they meet the identified needs of communities, both within the district and beyond. This aligns with the stance of the NPPF which confirms that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

I therefore find the principle of development acceptable subject to an assessment of the

specific implications of the proposal.

Impact on the Character

The stadia pitch to which this application relates is positioned towards the south of the wider site with the Leisure Centre to the west and the building associated with the Communities and Activities Village to the north. Both of these buildings are of a notable scale and height such that the stadia pitch itself is a relatively discrete element of the wider site.

The proposal includes various elements as detailed below:

- 105 Covered seated stand - 35m by 2.6m with a height of 4.1m;
- 64 seating grandstand – 9.84m by 2.94m with a height of 4.4m;
- Existing covered stand – 5m by 1.6m with a height of 2.93m to the eaves;
- Turnstile housing 2.5m by 2.5m with a height of 2.37m.

The development would be well associated with the use of the stadia pitch and in the context of the scale of the aforementioned nearby buildings the stands would assimilate well into the surrounding area.

Impact upon Residential Amenity

The stadia pitch is some distance from the nearest residential properties which are around 250m away and intervened by the built form of the associated building. Comments received during the consultation have raised concerns with the existing activities within the site.

Whilst there may be some increased noise and disturbance during matches, this would largely be blocked by the building and the aforementioned distances to neighbouring properties. The proposal relates to the formalisation of spectating and does not necessarily mean that there would be a greater number of spectators than that associated with the extant development with no associated facilities. No specific amenity harm, which would justify refusal of this proposal noting its modest extent, has therefore been identified.

Impact upon Highway Safety

The extant use has established the level of parking provision required for the wider site and the use of the stadia pitch would rely on such parking. It is noted that concern has been raised during the consultation of the application that the parking is already at capacity and that the increased use of the pitch could compound the issues.

The agent has submitted a response to the parking concerns raised by officers in the context of the Travel Plan which was already undertaken for the original application.

The parking standards set out in this approved Travel Plan are based on the size and type of facilities, rather than the number of people in attendance. The plan also noted that car parking spaces are shared between differed uses, i.e. a busier time for football pitches would be offset by less use of other facilities. We therefore are of the opinion that the Travel Plan in its current form is adequate to cover 'match day events'.

The Travel Plan states the overall maximum capacity of the site as 1145 in relation to calculating the number of cycle parking spaces (5% of total capacity). We have reviewed the overall site capacity with the YMCA. As is shown in the enclosed capacity table, for match days the maximum capacity is below 1145 by means of other facilities being closed, namely the Nursery / Pre-school and the ground floor function area.

It is an FA requirement for grounds at Step 5 (Category F) that spectators are provided with toilet and refreshment facilities as per sections 2.4 and 2.5, to meet these requirements the YMCA are required to allocate the Ground Floor function area to spectators on match days.

Essentially a case is made that on the match day events, other uses within the wider facility would not be at capacity and therefore the existing parking provision can accommodate the potential increased use of the stadia pitch. It is noted that the site already has approval for football use and there is nothing to stop the same number of spectators visiting the site just without the level of cover that the stands would provide.

NCC Highways have been consulted on the additional details and confirmed that in their judgement the proposal will have no impact on the existing highways network and therefore they have no highway comments. On the basis of the justification provided with the application, and indeed a lack of objection from NCC Highways, no conflict is identified with the relevant provisions of Policy DM5 or Spatial Policy 7 which would warrant resistance of the proposal.

Impact upon Ecology

As is set out in the description of the site above, the wider site is set in a sensitive ecological context and the extant scheme has ensured that an appropriate level of ecological mitigation has been included on site. The stands proposed would be within areas of previous hardstanding and therefore would have no impact on the ecological implications of the original proposal.

8.0 Conclusion

The proposal would enhance the sporting offer of the wider site which is supported by national policy and Spatial Policy 8. No specific harm has been identified and therefore the benefits of the proposal hold determinative weight and the recommendation is one of approval.

9.0 Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans reference:

- Stadia Pitch Spectator Zone Diagram – 2242(08)020 Rev. F;
- Typical Turnstile Building – {G} – 100 Rev. A;
- Typical Turnstile Building – {G} – 101 Rev. A.

Reason: So as to define this permission.

03

The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application.

Reason: In the interests of visual amenity.

Note to Applicant

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

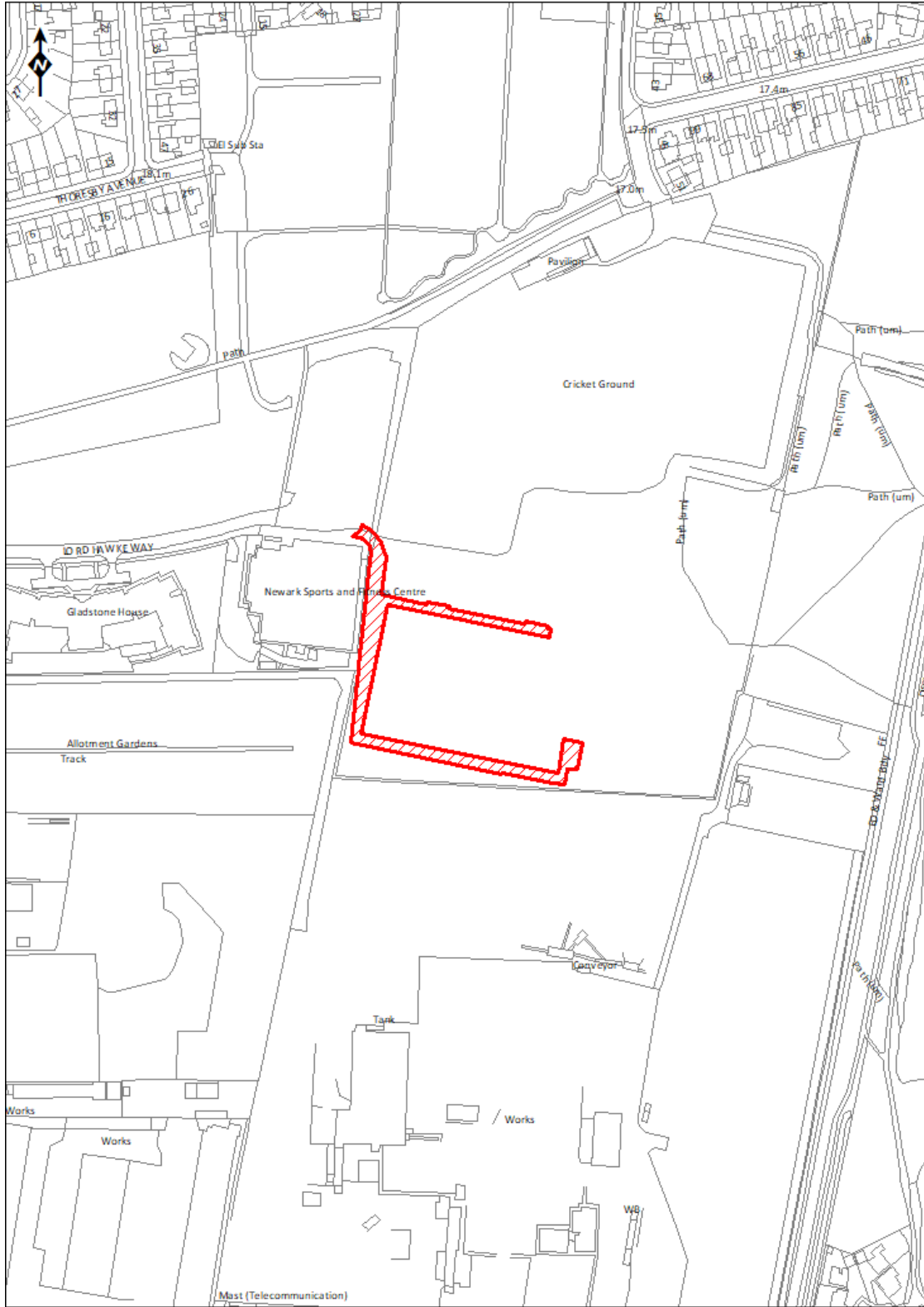
The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

BACKGROUND PAPERS

Application case file.

Committee Plan - 22/00936/FUL



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Report to Planning Committee 8th September 2022
 Business manager Lead: Lisa Hughes – Planning Development
 Lead Officer: Yeung Browne – Planner x 5893

| Report Summary | | | |
|---------------------------|---|---------------------------------|------------------------------|
| Application Number | 22/00783/FUL | | |
| Proposal | Erection of one x 2 bedroom bungalow | | |
| Location | Land At Southwell Road East Rainworth | | |
| Applicant | Newark & Sherwood District Council - Mr Kevin Shutt | Agent | SGA LLP- Mrs Karolina Walton |
| Web Link | https://publicaccess.newark-sherwooddc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | | |
| Registered | 28.04.2022 | Agreed Extension of time | 24.08.2022 |
| Recommendation | That planning permission is approved subject to conditions | | |

This application is before the Planning Committee for determination, in accordance with the Council’s Constitution, because the applicant is the Council.

1.0 The Site

The site is an area of landscape/garden lying south of Southwell Road East in Rainworth and sits north of existing dwellings along Coopers Rise. The land is fenced off and does not appear to be in use at present.

The proposed site is approximately 300m², broadly rectangular in shape and although formerly gardens to Coopers Rise; the proposed access to the new dwelling will be directly from Southwell Road East. There are a couple of large attractive trees located near the centre of the proposed site.

2.0 Relevant Planning History

Pre-application advice has been sought but there is no formal planning history relating to the site.

3.0 The Proposal

The proposal seeks permission for a two bedroom bungalow set to the north of nos. 5, 7 and 9 Coopers Rise with an associated parking space and garden area to the north of the dwelling.

The proposed 2 bed bungalow will have approximately 62m² in footprint, measuring 8.653m in width and 8.543m in depth. The bungalow would be completed with side gable ends, standing at eaves and ridge height of approximately 2.4 m and 5.6m respectively. Materials proposed are brick (Forterra Tame Valley Red) with roof tiles to be grey concrete.

The following documents have been submitted with the application:

- Existing site Location Plan 1:1250 ref: 597-SGA-270-SL-DR-A-00001 Rev P1, received on 19 April 2022
- Revised Proposed site and block plans ref: received 597-SGA-270-SL-DR-A-00001 Rev P7, received on 18 August 2022
- Revised Proposed visibility splays ref: received 597-SGA-270-SL-DR-A-00005 Rev P03, received on 30 June 2022
- Proposed floor plan and elevation of house type C ref: 597-SGA-270-ZZ-DR-A-00002 Rev P1, received on 19 April 2022
- Design and Access Statement received 19 April 2022
- Arboriculture report received 21 June 2022
- Biodiversity Statement received 08 Aug 2022

4.0 Departure/Public Advertisement Procedure

Occupiers of four properties have been individually notified by letter.

5.0 Planning Policy Framework

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

- Spatial Policy 1 - Settlement Hierarchy
- Spatial Policy 2 - Spatial Distribution of Growth
- Spatial Policy 3 – Rural Areas
- Spatial Policy 6 – Infrastructure for Growth
- Spatial Policy 7 - Sustainable Transport
- Core Policy 1 – Affordable Housing Provision
- Core Policy 3 – Housing Mix, Type and Density
- Core Policy 9 - Sustainable Design
- Core Policy 10 – Climate Change

Allocations & Development Management DPD

- DM1 – Development within Settlements Central to Delivering the Spatial Strategy
- DM5 – Design
- DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework
- National Planning Practice Guidance
- Residential Cycle and Car Parking Standards SPD 2021
- NSDC Draft Open Space Assessment and Strategy 2021

6.0 Consultations

Rainworth Parish Council – Support the application

NCC Highway Authority – [further to previous comments] on 30 June 2022 in regards to the revised details and visibility splay, stated there are no Highway Authority objections to the proposal subject to conditions and informative.

NDSC Landscape officer – considered this section of Southwell Road East (proposed site and the adjacent area) has a strong wooded character, a linear feature of mature hedgerows interspaced with large trees. It is recognised that, individually trees on this site are not of significant value, but collectively as a habitat (biological niche), and visually they do contribute to the green character of the area. Stated in the comment that the current proposal will lead to the removal of all trees from the site, which would have a significant negative impact on the visual amenity of the area, detreating what is a tree lined street.

A biodiversity statement has since been submitted with suggested mitigation.

One representation was received from a nearby resident, while no objection to the proposed new dwelling, has concern over the existing Conifer trees when the work commences.

7.0 Comments of the Business Manager – Planning Development

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

Principle of Development

The Adopted Development Plan for the District is the Core Strategy Development Plan Document (DPD) (2019) and the Allocations and Development Management Policies DPD (2013). The adopted Core Strategy details the settlement hierarchy which will help deliver sustainable growth and development in the District. The intentions of this hierarchy are to direct new residential development to the Sub-regional Centre, Service Centres and Principal Villages, which are well served in terms of infrastructure and services. Spatial Policy 2 (Spatial

Distribution of Growth) of the Council's Core Strategy sets out the settlements where the Council will focus growth throughout the District.

The site is located within the built-up area of Rainworth and within the Rainworth District Centre as shown on the Proposals Maps in the Allocations and Development Management DPD. Under Spatial Policy 1 of the Core Strategy, Rainworth is identified as a Service Centre which has a good range of local facilities and is therefore considered to be an appropriate location for new housing and employment as it is considered to be a sustainable location for new development. The principle of development is therefore considered to be sustainable, acceptable and in accordance with the Local Development Framework, the National Planning Policy Framework (NPPF) and its Planning Policy Guidance, subject to consideration of the following matters.

Housing Mix and Density

Core Policy 3 confirms that the Local Planning Authority (LPA) will normally expect development densities of no lower than an average of 30 dwellings per hectare. The site area of 0.3 hectares means the density of development 9 dwellings per hectare falling below the aspirations of the policy. However, given that the site is surrounded entirely by residential curtilages and the area where this single dwelling is proposed is also of a low density, provision of just 1 dwelling is not disputed in principle.

In terms of the Council's housing need assessment, the 2020 housing Needs Study shows that for the Mansfield Fringe sub area (of which Rainworth is a part of) the principle requirement is 4 or more bedroom houses (34.3%) followed by 3 bedroom houses (26.9%). In relation to the number of affordable rented homes needed within Mansfield Fringe, this is 67 per annum, of which 9, two bedroom bungalows are required. This two bed bungalow would still contribute to meeting an identified need in the sub area in accordance with CP1.

Impact on the Character of the Area

The NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping. Core Policy 9 states that new development should achieve a high standard of sustainable design and layout that is of an appropriate form and scale to its context, complementing the existing built and landscape environments. Policy DM5 of the DPD requires development to reflect 'the scale, form, mass, layout, design, materials and detailing' of the surrounding built form.

Chapter 11 of the NPPF refers to making effective use of land, advising that planning decisions should promote an 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 (para. 119). This chapter goes on to state how planning decisions should also promote and support the development of under-utilised land especially if this would help to meet identified needs for housing (para.120.d). Para. 121 explains how LPA's should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, such as the supply of affordable housing with para 122 reiterating that planning decisions "need to reflect changes in the demand for land".

This site currently comprises an unused landscape area, which is fenced and sits behind existing bungalows of Coopers Rise and south of Southwell Road East. Policy DM5 states: [P]roposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.

The development proposes one detached bungalow to the site, which would be set back from the Southwell Road East by approximately 10m with similar building line as the adjacent dwelling to the northwest. The property would be read in the context of dwellings on Southwell Road East.

The bungalow would be constructed of red brick with concrete tiles. The application site is within an established residential area. The area does not have a prevailing character; however on the northwest side of Southwell Road East adjacent to the development site and Station Road, there are number of two storey semi-detached dwellings. To the rear, properties on Coopers Rise and on St Peters Drive across Southwell Road East, are a mix of bungalows and two storey semi-detached dwellings. There is no consistent urban grain within the area.

With regards to the aesthetics of the proposed bungalow, it is noted that the properties and boundary treatment have been designed sympathetically to the surrounding area. The property would broadly follow the building line of the neighbouring dwelling which would assist in assimilating the property into the existing street scene. It is considered the proposed would not cause harm to the streetscene or the appearance and character of the area. As such the proposal accords with Core Policy 9 of the Amended Core Strategy and Policy DM5 of the ADMDPD.

Impact upon Residential Amenity

Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development.

The development would be single storey in nature which would limit the potential for harmful amenity impacts to neighbouring occupiers. Furthermore, the bungalows on Coopers Rise are positioned on an elevated level when compared to the proposed site.

As mentioned previously, the dwelling would broadly follow the building line of the dwelling to the northwest at no.68 Station Road. The distance between the two properties would be approximately 8.5m. A double paned window is proposed in the side elevation facing northwest. The proposal includes the retention of the existing hedgerow on its northwest boundary as well as the close boarded fence, the former is approximately 2.0m in height. It is not considered the proposed bungalow would create any overlooking issue or amenity harm to this neighbouring dwelling.

The southwest (rear) elevation of the proposed new dwelling consists of a set of French doors and a standard three-pane window. The distance between the proposed dwelling to no.3 Coopers Rise is over 30m. Dwellings to the south of the proposed new dwelling, nos 5 and 7

Coopers Rise are positioned on higher ground and they are set at 90 degree angle with the distance between them approximately 15m and 23m respectively. It is not considered the proposed development would result in overbearing or overlooking impacts to these neighbouring plots.

The closest dwelling to the southeast is another semi-detached bungalow, approximately 12.5m from the site boundary. Taking account of the single storey nature of the dwelling and the orientation of the dwellings, it is not considered that the proposed bungalow would create amenity harm to the dwelling to the southeast.

In regard to the amenity provisions for the proposed bungalow, area of outdoor amenity space is proposed to the northeast and southwest of the dwelling. This is considered sufficient for a two bedroom bungalow. Furthermore, the provision of a 1.8m high fence surrounding the rear garden with hedge on the northeast and southwest would ensure a degree of privacy.

Nevertheless, in order to ensure that any future alteration or extensions are sympathetic to the original design, layout and the impact to the other neighbouring dwellings is appropriately considered, some permitted development rights are recommended are removed from this new dwelling. Those recommended for removal comprise Classes A (extensions) and B (roof alterations) as these could, potentially, have the greatest impact.

With the above in mind, a single storey dwelling could be accommodated within this site without significantly impacting upon existing neighbouring amenity and an acceptable garden area for any future occupiers could be provided commensurate with the size of the dwelling in accordance with Policy DM5 of the Allocations and Development Management DPD.

Impact upon Highway Safety

Spatial Policy 7 states that 'the Council will encourage and support development proposals which promote an improved and integrated transport network and an emphasis on non-car modes as a means of access to services and facilities. In particular the Council will work with the County Council and other relevant agencies to reduce the impact of roads and traffic movement, to support the development of opportunities for the use of public transport, increase rural accessibility and to enhance the pedestrian environment.'

Policy DM5 of the DPD states that 'Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible. Parking provision for vehicles and cycles should be based on the scale and specific location of the development.'

Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. Paragraph 109 of the NPPF makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Council has recently adopted a residential cycle and car parking standards SPD. For a one bed property in Rainworth the parking requirement is for one space, this proposal would provide a minimum of 2 spaces of appropriate dimensions.

The proposed will require a dropped kerb from Southwell Road East for the allocated parking space, which is not an unusual practice on this part of Southwell Road East.

Consultation has been undertaken with NCC as the Highways Authority. Their comments raise no objections subject to conditions which can be reasonably imposed. The movements associated with a two bed dwelling would not have a perceivable impact on the overall highways network which would warrant concern. The proposal is considered to be in accordance with Spatial Policy 7 of the Amended Core Strategy DPD and Policy DM5 of the A&DM DPD.

Landscape and Biodiversity

The proposed site is former residential garden. Information regarding landscaping and biodiversity has been provided, shown on the Revised site location & site block plan ref: 597 SGA 270 SL DR A 00001 P6 and the biodiversity statement.

This includes:

- 2 bat boxes built in to the gable end of the bungalow at high level.
- 2 bird boxes located in the rear garden
- Planting 14m of new hedgerow to the rear of the garden.
- Planting 3 cherry blossom trees within the garden of the new build bungalow.
- Planting 1 cherry blossom tree within the garden of no11 of the adjacent council owned bungalows (the tenants have been consulted with agree to the tree planting) The tenants have also requested that the 4 conifer type trees be removed as they are impacting on the amenity of the tenants.
- Incorporate 3 hedgehog highways through the new boundary fences.

Additional planning within the wider community is also offered with the proposal as part of offsetting for biodiversity net gain. This additional planting, together with the planting of the tree in the garden of number 11 cannot reasonably be sought by way of condition. Conditions need to relate to the development proposed and the above landscaping within the application site is considered appropriate for the development. Notwithstanding this, it is likely as a public body, the Council will do its best in relation to landscaping and biodiversity. NDSC landscape officer confirmed the mitigation put forward is agreeable subject to condition to secure for a 10-year period.

Flooding/surface water run-off

Policy DM5 'Design' of the Allocations & Development Management DPD requires new development proposals to pro-actively manage surface water including the use of Sustainable Drainage Systems. New mapping has been released by the Environment Agency on surface water flood risk. This surface water mapping provides a useful indication of low spots where water is likely to 'pond', where surface water flooding is deeper or shallower, direction and approximate speed of flowing water (indicating flow paths) and the spatial location of surface water flood risk in relation to sites.

The proposed dwelling would replace some parts of the existing permeable green area with impermeable built form thus potentially affecting surface water run-off. The Planning

Statement submitted with the application states that surface water would be disposed via a sustainable drainage system or soakaway determined by engineer.

Sustainable drainage is an important consideration and one that Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) advises on where necessary. However, in accordance with relevant guidance and legislation, the LLFA are only a statutory consultee for applicable major developments, which this development is not.

No details on surface water drainage have been submitted. However, given the site's location in an area prone to surface water flooding it is considered details of surface water drainage could be adequately dealt with through an appropriately worded condition.

Waste Management

The proposed dwelling would have a paved area to accommodate bins away from the access paths. It is considered the proposed layout plan to be acceptable in relation to bin storage.

5 Years Housing Land Supply and Affordable Housing Stock

This proposal will make a small but nonetheless positive contribution to the Council's 5 year housing land supply and a valuable contribution to affordable housing provision through social rent. It should be noted that a scheme for 1 residential unit would not require any affordable dwellings in policy terms albeit this is welcomed. However, given that the scheme is acceptable in any event, it is not considered that it is necessary to secure the housing as affordable units and this does not need to be weighed in the balance.

8.0 Conclusion

The proposal would provide a single 2 bed dwelling in a highly sustainable area. This will be offered for social rent as there is an identified need for this type of property.

Having regards to the above, it is considered that the proposal is acceptable in principle, relates well to the surrounding properties; that the proposal development would provide affordable housing, when there is a need for such accommodation District wide. The development would have an acceptable impact on the character of the area, neighbouring amenity and highway safety subject to the recommended conditions. It is therefore recommended that planning permission is granted.

9.0 Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall be carried out only in accordance with the details and specifications included on the submitted application form, documents and shown on the drawings as listed below:

- Revised Proposed site and block plans ref: received 597-SGA-270-SL-DR-A-00001 Rev P7, received on 18 August 2022
- Revised Proposed visibility splays ref: received 597-SGA-270-SL-DR-A-00005 Rev P03, received on 30 June 2022
- Proposed floor plan and elevation of house type C ref: 597-SGA-270-ZZ-DR-A-00002 Rev P1, received on 19 April 2022
- Arboriculture report received 21 June 2022
- Biodiversity Statement received 08 Aug 2022

Reason: To ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.

03

The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application.

Reason: To ensure the satisfactory appearance of the completed development in the interests of visual amenity.

04

The dwelling hereby permitted shall not be occupied until visibility splays of 2.4m x 120m as shown on drawing no. 00005 Rev P3 received on 30 June 2022 titled Visibility Splays are provided. The area within the visibility splays shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6m in height.

Reason: In the interests of highway safety.

05

The dwelling hereby permitted shall not be occupied until the driveway and parking area has been provided and surfaced in hard bound material for a minimum distance of 5m to the rear of the highway boundary and has been constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway. The hard bound surfacing and measures to prevent the discharge of surface water shall thereafter be retained for the life of the development.

Reason: In the interests of highway safety.

06

The dwelling hereby permitted shall not be occupied until the driveway is provided with a dropped vehicular footway crossing, constructed in accordance with the Highway specification to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

07

Prior to first occupation of the development hereby approved, the biodiversity mitigation, hard and soft landscape works as details in the biodiversity statement received on 08 August 2022 and shown on drawing ref: 597 SGA 270 SL DR A 00001 P7 received on 18 August 2022 shall be implemented in full on site and retained for a minimum period of ten years from occupation.

Reason: In the interests of visual amenity and biodiversity.

08

Any trees/shrubs and hedges which, within a period of ten years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

09

Prior to any works commencing on the construction of the foundations of the dwelling, full details of the manner in which surface water is to be disposed of from the site shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be maintained for the lifetime of the development.

Reason: To ensure that the site is drained in a satisfactory manner.

10

The bin storage facilities/area shown on the approved plan reference 597-SGA-270-SL-DR-A-00001 P7, shall be provided prior to first occupation of any of the dwelling hereby approved and retained for the lifetime of the development.

Reason: To ensure that adequate bin storage is provided for occupiers in the interests of residential and visual amenity.

11

Notwithstanding the provisions of the Town and Country planning (General Permitted Development Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

- Class A: The enlargement, improvement or other alteration of a dwellinghouse.
- Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Reason: To ensure that any proposed further alteration or extensions are sympathetic to the original design and layout in this sensitive location.

Informative

01

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

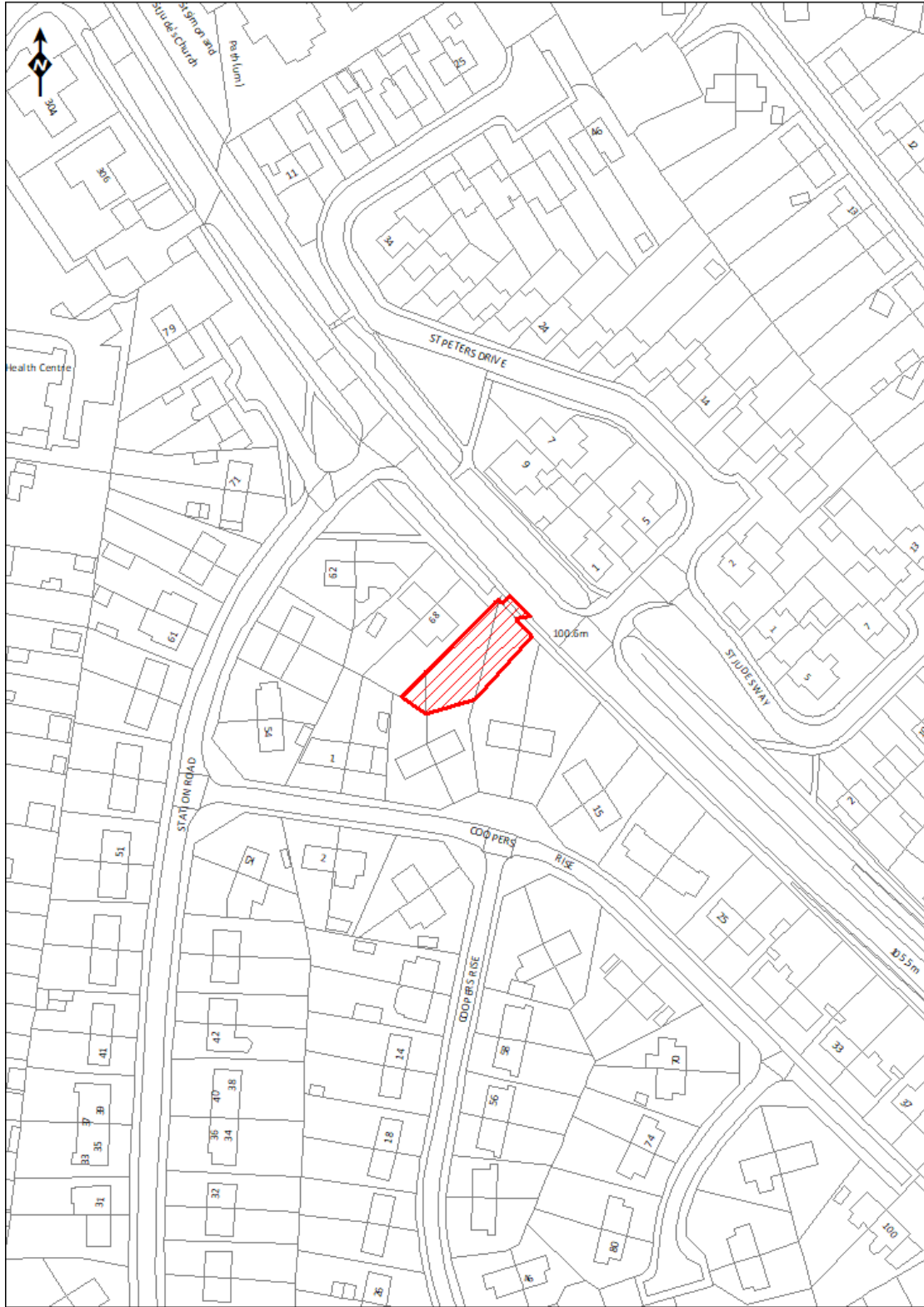
The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

03

The development makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be carried out to the satisfaction of the Highway Authority. You are therefore required to contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or at licences@viaem.co.uk to arrange for these works to take place.

BACKGROUND PAPERS

Committee Plan - 22/00783/FUL



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Planning Committee – 8 September 2022.

Appeals Lodged

- 1.0 Members are advised that the appeals listed at Appendix A to this report have been received and are to be dealt with as stated. If Members wish to incorporate any specific points within the Council’s evidence please forward these to Planning Services without delay.
- 2.0 Recommendation
- 2.1 That the report be noted.

Background papers

Application case files.

Further information regarding the relevant planning application and appeal can be viewed on our website at <https://publicaccess.newark-sherwooddc.gov.uk/online-applications/search.do?action=simple&searchType=Application> or please contact our Planning Development Business Unit on 01636 650000 or email planning@nsdc.info quoting the relevant application number.

Lisa Hughes
Business Manager – Planning Development

Appendix A: Appeals Lodged (received between 25 July 2022 and 22 August 2022)

| Appeal reference | Application number | Address | Proposal | Procedure | Appeal against |
|----------------------------|--------------------|--|---|------------------------|--------------------------------------|
| APP/B3030/W/22/33005 72 | 21/02677/FUL | Land At Main Street Maplebeck | Construction of a timber stable and manege for private use, including change of use of part of site from agricultural to recreational use. | Written Representation | Refusal of a planning application |
| APP/B3030/D/22/330107 1 | 22/00504/HOUSE | Home Farm Main Street Kirklington Nottinghamshire NG22 8ND | Proposed detached garage | Fast Track Appeal | Refusal of a planning application |
| APP/B3030/W/22/33017 87 | 22/00575/FULM | Plot 1 New Lane Blidworth | Change of use of paddock to equestrian use, erection of stable block, provision of hard standing, formation of new access to highway and parking area (part- retrospective) | Written Representation | Refusal of a planning application |

| | | | | | |
|----------------------------|----------------|---|--|------------------------|---|
| APP/B3030/X/22/330265 2 | 22/00685/LDC | The Paddocks Southwell Road Halloughton NG25 0QP | Application for a Certificate of Lawful Development for proposed Swimming Pool-Gym-Art Studio outbuilding and Garage and domestic heating oil tank secure storage outbuilding. | Written Representation | Refusal of a certificate of lawfulness |
| APP/B3030/D/22/330338 2 | 22/00728/HOUSE | Trent Holme Cottage High Street North Clifton NG23 7AR | Proposed replacement side and rear extension | Fast Track Appeal | Refusal of a planning application |

Planning Committee – 8 SEPTEMBER 2022

Appendix B: Appeals Determined (between 25 July 2022 and 22 August 2022)

| App No. | Address | Proposal | Application decision by | Decision in line with recommendation | Appeal decision | Appeal decision date |
|----------------|---|---|-------------------------|--------------------------------------|------------------|----------------------|
| 21/02245/FUL | Hutchinson Engineering Services Ltd Great North Road Weston NG23 6SY | Change of use of land to form extension to existing haulage yard area for the parking of vehicles and trailers and storage of goods | Delegated Officer | Yes | Appeal Dismissed | 5th August 2022 |
| 21/02506/HOUSE | Pine Lodge 5 Low Street Collingham NG23 7LW | Proposed ground floor rear extension, first floor rear and side extension above existing garage, new porch, external alterations | Delegated Officer | Yes | Appeal Allowed | 8th August 2022 |

Recommendation

That the report be noted.

Background papers

Application case files.

Further information regarding the relevant planning application and appeal can be viewed on our website at <https://publicaccess.newark-sherwooddc.gov.uk/online-applications/search.do?action=simple&searchType=Application> or please contact our Planning Development Business Unit on 01636 650000 or email planning@nsdc.info quoting the relevant application number.

Asha Hughes
Business Manager – Planning Development



Appeal Decision

Site visit made on 2 August 2022

by Steven Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 8th August 2022

Appeal Ref: APP/B3030/D/22/3301352

Pine Lodge, 5 Low Street, Collingham NG23 7LW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Daniel and Katie Townsend against the decision of Newark and Sherwood District Council.
 - The application Ref: 21/02506/HOUSE, dated 26 November 2021, was refused by notice dated 21 April 2022.
 - The development proposed is for a ground floor rear extension, a first-floor rear and side extension above the existing garage, porch redesign, a 2 storey garage and external alterations.
-

Decision

1. The appeal is allowed, and planning permission is granted for a ground floor rear extension, a first-floor rear and side extension above the existing garage, porch redesign, and external alterations at Pine Lodge, 5 Low Street, Collingham, NG23 7LW in accordance with the terms of application 21/02506/HOUSE, dated 26 November 2021, and subject to the conditions set out in the attached schedule.

Procedural Matters

2. The submitted site plan includes a detached two storey garage and office /gym in the southeast corner of the appeal site. Both main parties agree that this is no longer part of the application. I have determined the appeal accordingly. I have also amended the description of development in my decision.

Main Issue

3. The main issue is whether the proposal would preserve or enhance the character or appearance of the Collingham Conservation Area and its effect upon the setting of the adjacent listed wall and nearby listed buildings.

Reasons

4. The appeal property is within the defined village envelope of Collingham and within the Collingham Conservation Area (CA), designated in 2006. It contains a mixture of buildings dating from the 16th to the 19th century, with many sited at the back of pavement and where there is a common use of reddish brick and

double pitched pantile roofs. The area is well landscaped with mature trees and green areas and there is an abundance of listed buildings, including the boundary wall (Grade II listed) to the front of the appeal site and dating from the late-18th century and constructed in blue lias with brick and ashlar dressings. All of these features add positively to the significance of the CA.

5. The appeal building is a 20th century addition and is set back from Low Road in an extensive plot. The local planning authority (LPA) considers that it is '*not a positive contributor to the Conservation area*', though by its simple style and palette of materials, these help to minimise its visual impact upon the setting and significance of the designated heritage assets. I agree, that by its more modern design and its location within a large curtilage, it stands out as being different to the general character and appearance of the properties in the area as described above.
6. Public views of the proposed development would be mostly from Low Road and from where the front elevation would be changed significantly by the incorporation of an asymmetric appearance to it and with an increase to its two-storey element. However, the front elevation would not be brought materially closer to Low Road and the maximum height of the building would also remain essentially the same. The proposed development and extensions to the rear of the property would not be significantly visible from the public domain and would be acceptable in design terms.
7. The proposed changes to the dwelling would add architectural interest to what is a somewhat bland exterior to the existing building. It would have a different appearance to the general character of the immediate area, but then so does the building in its current form. The dwelling would be set back within the curtilage in the same way as currently. Owing to the scale and position of the proposed extensions and modifications, they would not cause any harm to the settings of the listed buildings in the area or to the character and appearance of the CA. I find that the setting of the nearest listed building, being the boundary wall to the front of the appeal site, by its distance from the dwelling, would also not be harmed. I do not find that the loss of the perceived simplicity of the current dwelling would cause harm to any of the designated heritage assets.
8. For the above reasons, I conclude that the proposed development would preserve the character and appearance of the CA and the settings of nearby listed buildings and the listed wall. It would therefore accord with policy 14 of the Newark and Sherwood Amended Core Strategy 2019, policy DM9 of the Allocations and Development Management DPD (2013), section 16 of the Framework and paragraph 13 of the Planning Policy Guidance, all of which stress the need to preserve and enhance the character and appearance of heritage assets.

Conditions

9. I have taken into consideration the suggested conditions of the LPA in the event that the appeal is allowed.

10. I have imposed the standard time condition and a condition to ensure the development is in accordance with the approved plans in the interests of certainty.
11. In the interests of the character and appearance of the CA, it is necessary to impose conditions relating to the use of external building materials, windows and doors.
12. In view of the location of the building, set back into the site, I have not found it necessary to impose a condition relating to external lighting. Furthermore, as the proposed development is set within spacious grounds, and taking into account its distances from its boundaries including the main road, I have not found it necessary to include a condition requiring obscure glazing.

Conclusion

13. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.

Steven Hartley

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall not begin later than three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in accordance with the following approved plans: -
 - i. Location and Site Plans received 31 March 2022 (Excluding the detached two storey garage and gym);
 - ii. Proposed Site Plan received 31 March 2022;
 - iii. Proposed Ground Floor Plan received 31 March 2022;
 - iv. Proposed First Floor Plan received 31 March 2022;
 - v. Proposed Roof Plan received 31 March 2022;
 - vi. Proposed Elevations (East and North) received 31 March 2022;
 - vii. Proposed Elevations (West and South) received 31 March 2022;
 - viii. 3D View Front Perspective received 31 March 2022 and
 - ix. 3D View Rear Perspective received 31 March 2022.
3. No development above damp-proof course shall take place until manufacturers' details of all the external materials, including details of windows and doors, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and development shall thereafter be retained for the lifetime of the development in accordance with the approved details.
6. All rooflights hereby permitted shall be conservation style rooflights and flush fitting within the roof plane.