

PLANNING COMMITTEE – 3 AUGUST 2021

Application No:	21/01333/HOUSE	
Proposal:	Single-storey rear extension	
Location:	Ringlet House, Highbury Green, Eakring, NG22 0BU	
Applicant:	Mr John Robinson	
Registered:	15.06.2021	Target Date: 10.08.2021
Link to Application File:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QUOGPFLBG0Y00	

In line with the Constitution the application is referred to Members of the Planning Committee for determination as the applicant is an officer of the Council.

The Site

The application site relates to Ringlet House, a modern two storey red brick dwelling constructed under permission 10/01679/FUL and located within Eakring Conservation Area. The Conservation Area (CA) was designated in 1974, covering the historic core of the village and the boundary was reviewed in 1988 extending the boundary to include the whole of the built up area of the village and landscape setting to the south. Eakring village is made up of farm groups and houses mostly dating from the 18th and 19th century. The village is predominantly vernacular buildings, plain, well-proportioned and of modest scale. The host dwelling is accessed east off Kirklington Road and is not immediately visible from the highway. The property's principal elevation faces north with the private amenity space to the rear which is enclosed by a mixture of close boarded fencing and hedgerows/vegetation. The property does not lie within an area at risk of flooding.

Relevant Planning History

10/01679/FUL – Construction of four new houses and extension of existing property – Permitted 28.11.2011.

Permitted development rights *under classes A (enlargement, improvement or other alteration of a dwellinghouse), B (additions etc to the roof of a dwellinghouse), C (other alterations to the roof of a dwellinghouse), D (porches), E (buildings etc incidental to the enjoyment of a dwellinghouse) of Schedule 2, Part 1, Class A (gates, fences, walls etc) of Schedule 2, Part 2 and Class A of Schedule 2, Part 40 (now 14 - Renewable energy) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)* have been removed from these properties under Condition 14.

The Proposal

The application seeks permission for the erection of a single storey rear extension. The extension would measure approx. 6m wide x 4m deep, 2.1m to flat roof height and would adjoin an existing mono-pitched single storey range on the rear of the property. The extension would be orangery style with a central lantern light within the roof, sliding glazed doors on the western side elevation

and fixed full height glazed panels on the southern and eastern elevations. The extension would be faced in Tecra Cassandra Multi bricks (to match the host dwelling) with a fibreglass roof and the window frames (Deceuninck 2800 UPVC profile in Renolit woodgrained classic cream) would match the host dwelling.

Departure/Public Advertisement Procedure

Occupiers of 5 neighbouring properties have been individually notified by letter, a site notice has been displayed and an advert has been placed in the local press.

Planning Policy Framework

The Development Plan

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

Core Policy 9: Sustainable Design

Core Policy 14: Historic Environment

Allocations & Development Management DPD (adopted July 2013)

Policy DM5: Design

Policy DM6: Householder Development

Policy DM9: Protecting and Enhancing the Historic Environment

Other Material Planning Considerations

National Planning Policy Framework 2021

Planning Practice Guidance (online resource)

Householder Development SPD 2014

Planning (Listed Buildings and Conservation Areas) Act 1990

Consultations

Eakring Parish Council – No comments received.

NSDC Conservation Officer – No objection.

No letters of representation have been received.

Comments of the Business Manager

Principle of Development

Householder developments are accepted in principle subject to an assessment of numerous criteria outlined in Policy DM6. These criteria include the provision that the proposal should respect the character of the surrounding area. The overall shape, size and position of an extension must not dominate the existing house or the character of the surrounding area. Policy DM5 supports development providing that it does not unacceptably reduce amenity in terms of overbearing impacts, loss of light and privacy. Notwithstanding the principle of the proposed householder development, consideration has also to be given to heritage matters as discussed below.

Given that the site is located within the Eakring Conservation Area regard must also be given to the distinctive character of the area and proposals much seek to preserve and enhance the character of the area in accordance with Policy DM9 of the DPD and Core Policy 14 of the Core Strategy. Policies CP14 and DM9 of the Council's LDF DPDs, amongst other matters, 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). Paragraph 206 of the NPPF states that, 'Local planning authorities should look for opportunities for new development within Conservation Areas...to enhance or better reveal their significance.' Section 72 of the Planning (Listed Building and Conservation Areas Act) 1990 states, in relation to the general duty in exercise of planning functions in conservation areas, that 'special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area'. Paragraph 200 of the NPPF, advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 8.c).

Impact upon Character of 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. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life and can include replacing poor design with better design and widening the choice of high quality homes. Policy DM6 of the DPD states that planning permission will be granted for householder development provided that the proposal reflects the character of the area and the existing dwelling in terms of design and materials. Policy DM5 is also relevant and has similar criteria to DM6.

In addition, the NSDC Householder SPD sets out the general design principles which all householder development should seek to follow in order to ensure that the standard of development within the District accords with the high standards of sustainable development set out within the NPPF. The Householder SPD advises that the objective of any addition to a dwelling is to successfully integrate with the host dwelling and the surrounding area. To achieve this any addition should have a balanced visual relationship with the host dwelling and its features should respect the character and appearance of the surrounding area through design, proportions and detailing of the proposal.

Ringle House is a modern dwelling within Eakring Conservation Area (CA). The dwelling forms part of a cul-de-sac of modern houses approved in 2010, and the design reflects traditional cottage types found elsewhere in the area. Permitted development rights have been removed on this property in order to ensure that it continues to take the form envisaged when originally approved, and to protect the character of the CA, meaning that this extension requires express planning permission.

The extension would be single storey, located to the rear of the property with modest proportions and constructed out of materials to match the host dwelling. The design emulates an orangery, which would be sympathetic to the style and context of the host dwelling. In principle, I consider the scale and design of the extension to be acceptable and to follow the principles of the

abovementioned policies and SPD. I note that the way the extension is proposed to adjoin to the existing property is somewhat clumsy and could be improved, however visibility into the rear garden is restricted such that the extension would not be visible from the public realm and thus it would result in limited harm on the wider character of the area. As such, whilst I consider the proposed extension could be improved so that it integrates more successfully with the host dwelling, I do not consider the extension as proposed would result in sufficient harm on the character of the area to warrant withholding permission purely on this basis.

Furthermore, given the location of the site within the CA, the Conservation Officer (CO) has reviewed the proposal and has advised that the proposed orangery will be located at the rear of the property and not visible from any material receptor within the CA. No other heritage assets will be affected. For this reason, the CO has no concerns with the proposed development and in reaching this view, has considered the Council's special duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Overall in the absence of any objection from the Conservation Officer and given the conclusions above it is not considered that the proposal would detract from the character or appearance of the surrounding area. The proposed development is therefore considered to accord with the aims of Policies DM5 and DM6 of the NSDC DPD. The proposal would also comply with the objective of preservation set out under section 72, part II of the 1990 Listed Building and Conservation Areas Act, as well as the heritage policies and advice contained within the Council's LDF DPDs and 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. Policy DM6 of the DPD states that development proposals should ensure no unacceptable reduction in amenity upon neighbouring development.

The extension would be of modest proportions and sited close to the body of the host dwelling such that there would be no overbearing or overshadowing impact on any neighbouring property as a result. I note that additional glazing is proposed at ground floor, however this would look into the curtilage of the host dwelling and would be screened by existing boundary treatments such that I do not consider there would be any unacceptable overlooking impact either. On this basis, I am satisfied that the proposal complies with Policy DM6 of the DPD in this regard.

Conclusion

In conclusion it is considered that the proposal accords with the objective of preservation required under section 72 of the Act as well as complying with heritage, householder design and amenity policies and advice contained within the Council's LDF DPDs and section 16 of the NPPF in that the proposal would not unduly harm the character and appearance of the conservation area or the setting of any nearby heritage asset. Thus, there are no material reasons why this application should not be permitted.

RECOMMENDATION

That full planning permission is approved subject to the conditions and reasons shown below:

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:

Site Location Plan (17.06.21)
Block Plan (14.06.21)
Proposed Ground Floor Plan (15.06.21)
Proposed Rear Elevation (15.06.21)
Proposed Side Elevations (15.06.21)
Sketch Details of Orangery Proposals (14.06.21)

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 and in order to preserve or enhance the character and appearance of the conservation area.

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/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 gross internal area of new build is less 100 square metres.

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).

BACKGROUND PAPERS

Application case file.

For further information, please contact Honor Whitfield on ext 5827

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes
Business Manager – Planning Development

