



Report to Planning Committee 19 January 2023

Business Manager Lead: Lisa Hughes – Planning Development

Lead Officer: Jamie Pegram, Planner, ext. 5326

Report Summary			
Application Number	22/01902/HOUSE		
Proposal	Remove front porch and rear extension. New two storey side/rear and single storey rear extensions and alterations to existing window and doors and raise existing cottage ridge		
Location	Caunton Cottage, Amen Corner, Caunton, NG23 6AP		
Applicant	Mr and Mrs John & Ruth Boardman	Agent	Mr Keith Rodgers
Web Link	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage		
Registered	30.09.2022	Target Date	29.11.2022
Recommendation	That planning permission be APPROVED subject to the Conditions set out in Section 10		

This application was deferred from the December Planning Committee meeting to allow officers to consider the impact on trees. The report that follows is largely as previously published with additional commentary included relating to trees and landscaping and updates as necessary.

This application is presented to Planning Committee due to the proposed extensions not being subservient to the original dwelling and therefore representing a departure from the Development Plan.

1.0 The Site

The application site is occupied by a two-storey cottage sitting within a large residential curtilage, situated at the eastern end of Amen Corner within but on the edge of the village of Caunton. The site is located within the designated Caunton Conservation Area. Approx. 100m

to the south-west of the site is a Grade II listed building known as The Grange.

The cottage has a linear planform with single storey lean-to additions with a white render finish and a clay pantile roof. The original part of the cottage sits at its eastern end. To the west of the cottage is a detached flat roofed sectional double garage with pebbledash finish. There are also a number of outbuildings to the east of the cottage.

The site is located within Flood Zone 1 of the Environment Agency flood maps which means it is at low risk of fluvial flooding. The site is prone to surface water flooding.

Caunton village sits to the west of the site with open fields to the north, east and south. Caunton Footpath 10 runs alongside The Beck beyond the open field to the south of the site.

2.0 Relevant Planning History

PAFU/00166/22 - Request for follow up advice for proposed 2-storey extension and alterations to the existing Caunton Cottage to provide additional living accommodation and garage. (Advice sent 01.07.2022)

PREAPP/00069/22 - Proposed 2-storey extension and alterations to the existing Caunton Cottage to provide additional living accommodation and garage. (Advice sent 29.03.2022)

3.0 The Proposal

The application seeks approval to remove the lean-to front porch and lean-to rear extension and build a two-storey side and rear extension and a single storey rear extension with alterations to the existing cottage to include the raising of the ridge.

The proposal would involve three extensions to the building – a two storey side extension to the east elevation (with depth to match the existing cottage and 2.2m wide), a two-storey rear extension to the south elevation to create an M-plan roof (with depth to match the existing cottage (4.8m off the rear wall) by 11.9m wide) and a single storey flat roofed rear extension to the south elevation. The height of the proposal would be approximately 4.3m to the eaves and 6.5m to the ridge, part of the existing cottage that forms the M-plan roof element would have the ridge and eaves raised to match the extension (approx. 300mm above the existing cottage ridge and eaves). A single storey flat roofed fully glazed extension is also proposed measuring approximately 3.6m by 4.96m and 2.8m in height with aluminium frame.

The proposal includes an oak framed porch, insertion and alteration of windows and doors within the existing cottage to match that in the proposed extension. This includes three sets of patio door openings on the rear elevation. All new windows would be timber (as opposed to existing UPVC) painted in a heritage colour with brick cills. The central chimney stack is to be retained and be built around; if however, it needed to be re-built, it would be replicated to the same proportions and detailing.

In terms of materials, it is proposed to finish the western end of the cottage in painted brickwork (any existing render would be removed) with slate roof and the eastern M-plan

element in brick with a clay pantile roof.

As indicated within the Planning History section above, proposals to extend this property have undergone a significant number of amendments and alterations, which have included considerable negotiation on this current scheme with officers, to arrive at this existing scheme currently before Members.

The application has considered the following plans and documents:

- Site Location Plan (19) 100 Rev A
- Proposed Floor Plans, Elevations and Block Plan (08)101 Rev C

4.0 Departure/Public Advertisement Procedure

Occupiers of 4 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

The application has been advertised as a departure from the Development Plan which does not expire until 15 December 2022.

Site visit undertaken: 07.10.2022

5.0 Planning Policy Framework

The Development Plan

Newark and Sherwood Amended Core Strategy Development Plan Document (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

Policy DM12: Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance (on-line resource)
- Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- Householder Development SPD 2014

6.0 Consultations

Caunton Parish Council – No Comments received.

NSDC, Conservation – No objection, subject to conditions.

Caunton Conservation Area was designated for its medieval origins, retention of medieval church and retention of large houses, farmhouses and cottages dating from the 18th and 19th centuries. Caunton Grange (Grade II listed) to the south-west is a three storey, C1785 house with earlier origins and significant due to retention of historic fabric, layout and plan form, Neo-classical detailing, and internal décor. Its setting is provided by the surrounding gardens and mature greenery. The historic open field setting has been encroached by modern 20th century housing.

The existing cottage has been much altered in the 20th century and subsumed on the western end by a large modern extension. The form and shape of this extension has retained the linear plan form but with single storey lean-to additions. As it stands it is difficult to understand the historic legibility of the building, but it does still make a minor positive contribution to the significance of the Conservation Area through the association with the village's historic environment. Even though it has been considerably extended, it retains a relatively modest scale and proportion which is sympathetic to Caunton's character and appearance. Given that the existing cottage has been much altered and there is limited historic integrity, there may be scope from a conservation perspective for various extensions and alterations (subject to detailing and how it responds to its heritage context).

The size and scale of the proposed development would subsume the footprint of the building further and increase its massing and prominence within the Conservation Area. This has the potential to dominate and distract from the surrounding built heritage and cause harm to the significance of the designated heritage asset as a result. This visual impact, however, has been somewhat minimised by a sympathetic roof formation, gable proportions and palette of materials which relate to the surrounding vernacular. The proposed single storey extension would have a more contemporary appearance putting its style and form at odds with the traditional character of buildings in the area. However, it is discretely sited and low-rise and subject to detailing could be a high-quality lightweight addition that would not dominate or overbear the cottage or surrounding built heritage.

Given the distance and intervening greenery/trees, inter-visibility to Caunton Grange (Grade II listed building to the south-west) would be limited and the proposed extensions would therefore have a negligible impact on its setting.

The rise in ridge height to the existing cottage is modest and the pitch and style of the roof together with the central chimney stack would remain the same, thus would unlikely harm the significance of the Conservation Area. Following concerns raised in relation to the proposed re-fenestration, revisions have been submitted that would result in a more cohesive design that would create a visually attractive addition, sympathetic to local character.

Overall, the scale of the proposal has the potential to dominate the original cottage, thus cause harm to the significance of the Conservation Area. However, the principle of these extensions may be acceptable from a conservation perspective in this instance as the legibility and integrity of the cottage has already been substantially lost and the form and siting of the 2-storey extensions would adequately reflect both the vernacular form and style of the cottage itself and the surrounding built heritage.

No representations have been received from third/interest parties.

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.

As the application concerns designated heritage assets of the setting of a listed building and, a conservation area, sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') are particularly relevant. Section 66 outlines the general duty in exercise of planning functions in respect to listed buildings stating that the decision maker "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." Section 72(1) requires the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

The duties in s.66 and s.72 of the Listed Buildings Act does not allow a local planning authority to treat the desirability of preserving the settings of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area, it must give that harm considerable importance and weight.

Principle of Development

Householder developments are accepted in principle subject to an assessment of the considerations listed within Policy DM6. These criteria include, amongst others, no adverse impact on the amenity of neighbours, the proposal respects the design, materials and detailing of the host dwelling and it respects the character of the surrounding area. Policy DM5 states that the rich local distinctiveness of the landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development. Where local distinctiveness derives from the presence of heritage assets, proposals will need to satisfy Policy DM9.

Impact upon Character of Area and Heritage Assets

Core Policy 9 requires new development to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains rich local distinctiveness of the district. New development should achieve a high standard of design and layout that is of an appropriate form and scale to its context, complementing the existing built environment and landscape environments. Policy DM6 states planning permission will be granted providing that the proposal respects the character of the

surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape character and the open character of the surrounding countryside.

As part of the Development Plan, Core Policy 14: Historic Environment (Core Strategy DPD) and DM9: Protecting and Enhancing the Historic Environment (Allocations and Development DPD) amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance.

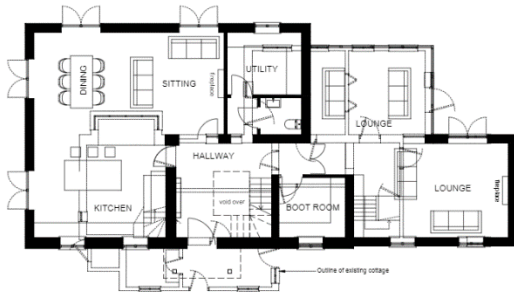
Section 12 of the NPPF refers to achieving well designed places. Paragraph 12 states that good design is a key aspect of sustainable development by creating better places in which to live and work in and helps make development acceptable to local communities. Paragraph 134 of the NPPF advocates that where a development is not well designed and fails to reflect local design policies and government guidance on design planning permission should be refused.

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. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, for example. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

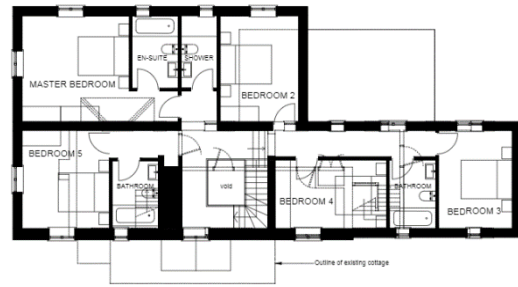
Paragraph 197 of the NPPF states "In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness."

The site lies within the Mid-Nottinghamshire Farmlands (MN PZ 28 Caunton Village Farmlands with Ancient Woodland) character area as defined within the Council's Landscape Character Supplementary Planning Document (SPD). The Landscape Condition is defined as good. The area has a coherent pattern of elements composed of arable fields, blocks of woodland and isolated farmhouses; there are few detracting features including a section of the A616 and a pylon line. Overall, this gives a visually unified and coherent area. The policy zone is described as having a good landscape condition and the landscape sensitivity is described as moderate giving an overall policy action to conserve and reinforce. In terms of built features this means conserving the rural character of the landscape by limiting any new development to within the settlements, maintain the use of vernacular materials, style and scale in any new developments and promote measures for reinforcing the traditional character of existing farm buildings using vernacular building styles.

The proposal would represent significant additions to the existing cottage, that would repeat the long, linear two storey element to the rear (but for roughly half the width), as well as a two-storey double depth addition to the eastern side. It is considered that these extensions could potentially over-dominate the original cottage. The proposed floor plans are below.



Ground floorplan Proposed



First floorplan Proposed



Existing East Elevation



Proposed East Elevation

The proposal would represent an increase of 26.1% in terms of footprint and 38.5% in terms of floorspace. The additional bulk is best seen from the east elevation of the plans the character would change from a linear style cottage to an M-plan with the rear extension matching the width and proportions of the existing. The overall massing and bulk of the proposal would be significantly larger than the existing already extended cottage and is considered not to be subservient to the existing cottage. The coloured 3D images above reflect the proposed scale of the additions but detailing, particularly on the east elevation, have been significantly altered (see proposed elevation drawing for current proposed east elevation).

The cottage itself is largely hidden away and not overly visible within the public realm due to the cottage being accessed at the end of Amen Corner (a dead end) via a long private drive which terminates at the application site with no public access beyond. The proposed additions to the cottage therefore have limited visibility to those who visit the property. The proposed extension would be visible at a distance (approx. 65m) from a public footpath that runs adjacent to The Beck at the far side of the field to the rear of the cottage. The footpath is largely screened by rows of trees and hedgerows which reduce visibility of the dwelling from the footpath. The land surrounding the application site has a gentle uphill gradient from the south to the north. In terms of impact on the surrounding landscape character, the additional two storey bulk is not considered to have an unacceptable impact, given the additions reflect the layout and form of the existing. The greatest amount of additional bulk would be visible from the eastern elevation however it is not considered that this additional built form would be harmful to the character and appearance of the open countryside beyond the curtilage of the host dwelling.

In relation to the impact on Caunton Conservation Area, although it is accepted that the size and scale of the proposed development would subsume the footprint of the building further

and increase its massing and prominence within the Conservation Area. This has the potential to dominate and distract from the surrounding built heritage and cause harm to the significance of the designated heritage asset as a result. This visual impact, however, has been somewhat minimised by a sympathetic roof formation, gable proportions and palette of materials which relate to the surrounding vernacular. The proposed single storey extension would have a more contemporary appearance putting its style and form at odds with the traditional character of buildings in the area. However, it is discretely sited and low-rise and subject to detailing could be a high-quality lightweight addition that would not dominate or overbear the cottage or surrounding built heritage.

The central chimney stack is to be retained and be built around; if however, it needed to be re-built, it would be replicated to the same proportions and detailing (which could be conditioned). Amendments on the detailing of the scheme, windows/doors/chimneys etc have been received. Taking into account that the legibility and integrity of the cottage has already been substantially lost because of the alterations that have occurred together with revisions negotiated, Conservation have been able to conclude that although significant in scale, the proposals would result in no harm to the character and appearance of the Conservation Area or the setting of The Grange.

Taking all matters into consideration, planning officers on balance, consider that the proposed additions would predominantly respect the form, proportions and detailing of the existing cottage and that this would mitigate for the scale of the proposal and would not result in an unacceptable harm to the character and appearance of the existing cottage or the surrounding landscape.

With the above in mind, it is considered that the proposed development, although not subservient to the existing dwelling, and not strictly in accordance with all criteria within Policy DM5 and DM6 and the supporting Householder Development SPD, overall the scheme is considered to be acceptable and in accordance with Policy DM9 of the A&DM DPD, and CP9, CP13 and CP14 of the Amended Core Strategy, and the provisions of the NPPF. The duty to preserve under Sections 66 & 72 of the Act has been given appropriate consideration in this case.

Impact upon Residential Amenity

Policy DM6 'Householder Development' of the Allocations & Development Management DPD is permissive of the erection of the extensions to dwellings provided there is no adverse impact on the amenities of neighbouring resident in terms of loss of privacy, light and overbearing impact. Policy DM5 accepts development providing that it does not unacceptably reduce amenity in terms of overbearing impacts, loss of light and privacy. It also states that the rich local distinctiveness of the character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

Paragraph 130 of the NPPF seeks to "create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users."

There would be no new windows on the northwest elevation that would face Brook House, and the fully glazed single storey element, given its scale and distance from this property (over 40m away), I do not consider this to have an impact on neighbour privacy. The proposal is also unlikely to have an overbearing or overshadowing impact on neighbouring dwellings given that the nearest dwelling is over 40m away.

As such, it is considered that the proposal accords with Policy DM6 (Householder Development) and DM5 (Design) of the ADMDPD as well as the provisions in the NPPF.

Trees and Landscaping

Both Core Policy 12 and DM5 require that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. Paragraph 8 of the NPPF has an environmental objective to protect and enhance our natural, built, and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The proposal would involve the removal of an Ash tree situated to the east of the dwelling. As Members will have noted from their site visit, the tree is not overly prominent due to pollard works having been carried out to control its growth and it isn't considered to contribute so significantly to the character and appearance of the conservation area such that it would warrant protection. The removal of this Ash tree is considered to be acceptable subject to a replacement tree in an alternative location being planted. It has been suggested and agreed that a replacement be planted to the northwest of the dwelling. This would help minimise any bio-diversity loss and a tree in this revised location would provide visual enhancement to the area.

With the above in mind the removal of the tree is considered acceptable and would accord with the above mentioned policy objectives.

Impact upon Highway Safety

Policy DM5 requires provision of safe access to new development and appropriate parking provision. Policy DM6 states that provision for safe and inclusive parking provision should be achieved and parking arrangements are maintained as a minimum. Spatial Policy 7 seeks to ensure that vehicular traffic generated does not create parking or traffic problems. Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. The Council has also adopted a Residential Cycling and Car Parking Standards Design Guide SPD which is material to decision making.

The proposed development would not alter the existing access or parking arrangement, the dwelling would see an increase in bedrooms from 4 to 5 bedrooms however the parking demand remains the same. The Newark and Sherwood Residential Cycling and Parking SPD recommends that 4+ bedrooms houses should have a minimum of 4 spaces. The proposal is considered to be acceptable from a highway safety perspective.

8.0 Conclusion

In conclusion, it is considered that the proposal accords with Spatial Policy 7, and Core Policy 14 of the Amended Core Strategy DPD and policy DM9 of the ADM DPD. It is considered that the proposed development, although not subservient to the existing dwelling, and not strictly in accordance with all criteria within Policy DM5 and DM6 and the supporting Householder Development SPD, there are other mitigations relating to appropriate form, proportions and detailing that are considered to outweigh this consideration. Overall the scheme is considered to be acceptable and in accordance with Policy DM9 of the A&DM DPD, and CP9, CP13 and CP14 of the Amended Core Strategy, and the provisions of the NPPF. The duty to preserve under Sections 66 & 72 of the Act has been given appropriate consideration in this case.

It is therefore recommended that full planning permission be granted subject to the conditions set out below.

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 and shown on the submitted drawings as listed below:

- Site Location Plan (19) 100 Rev A
- Proposed Floor Plans, Elevations and Block Plan (08)101 Rev C

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

03

No development in relation to the following details shall be commenced until samples 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.

- Details of bricks, including sample panel showing jointing, coursing, brick bond, and pointing
- Details of roofing materials, including samples
- Details of replacement render to the existing dwelling, including a sample panel.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

04

No works 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. Works shall thereafter be undertaken and retained in accordance with the approved details.

- Windows (including materials, openings colour and finish)
- External doors (including materials, openings colour and finish)
- Heads and cills
- Ridge, verge, and eaves details
- Rainwater goods
- Flues and vents
- Chimney stacks and pots
- Porch details
- Specific details of the fascia of the glazed extension, including details of cornice and any fixings.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area.

05

In relation to Condition 4, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Reason: To ensure the development preserves the character and appearance of the Conservation Area.

06

Prior to completion or first occupation of the development hereby approved, whichever is the sooner; full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include a replacement tree in a revised location to compensate for the loss of the Ash tree currently on the east side of the dwelling. This will also include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier, and defect period. All tree planting shall be carried out in accordance with those details and at those times.

Any trees that are found to be dead, dying, severely damaged or diseased within ten years of the completion of the building works OR ten years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with core policy 12) and to provide for tree compensation and mitigation.

Informatives

01

The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with 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 gross internal area of new build is less than 100 square metres.

03

The following British Standards should be referred to: a) BS: 3882:2015 Specification for topsoil b) BS: 3998:2010 Tree work – Recommendations c) BS: 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs d) BS: 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces) e) BS: 4043:1989 Recommendations for Transplanting root-balled trees f) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations g) BS: 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf). h) BS: 8545:2014 Trees: from nursery to independence in the landscape - Recommendations i) BS: 8601:2013 Specification for subsoil and requirements for use

BACKGROUND PAPERS

Application case file.

Committee Plan - 22/01902/HOUSE

