



Report to Planning Committee 19 January 2023
 Business Manager Lead: Lisa Hughes – Planning Development
 Lead Officer: Honor Whitfield, Planner, ext. 5827

Report Summary			
Application Number	22/02122/HOUSE		
Proposal	Part two-storey, part single-storey side and front extension and insertion of dormer windows		
Location	Sunray, Main Street, South Scarle, Nottinghamshire, NG23 7JH		
Applicant	Miss Sarah Davis	Agent	N/A
Web Link	22/02122/HOUSE Proposed ground floor and first floor extension Sunray Main Street South Scarle Nottinghamshire NG23 7JH (newark-sherwooddc.gov.uk)		
Registered	15.11.2022	Target Date Extension To	10.01.2023 20.01.2023
Recommendation	That Planning Permission is <u>APPROVED</u> subject to the Conditions detailed at Section 10.0		

The application is referred to the Planning Committee in the interests of transparency at the request of the Business Manager as the Applicant works for Newark and Sherwood District Council, including liaising with the Planning Department.

1.0 The Site

The application site is located within a residential area of South Scarle on the eastern side of Main Street. The property is one half of a linear cottage that is gable on to the highway, positioned on an E-W alignment. The property is accessed via an access in the SW corner which is set back from the highway and enclosed by a mixture of overgrown hedgerows and fencing.

The property is red brick with a pantile roof and two chimney stacks and is identified on the Nottinghamshire Historic Environment Record as a non-designated heritage asset (NDHA). The property has a lean-to uPVC porch on its southern elevation and a flat roof single storey

element on the eastern elevation. The windows in the property have also been replaced with uPVC.

There are a number of other properties in the vicinity that have been identified as NDHA such as the adjoining property, Wheats Cottage to the NW and Ashcroft View to the SE.

2.0 Relevant Planning History

No relevant planning history.

3.0 The Proposal

For the avoidance of doubt, amended plans have been received throughout the lifetime of this application to overcome concerns raised by Officers.

The application seeks permission for a part two-storey, part single-storey extension on the eastern side elevation designed with a cat-slide roof. External alterations are also proposed including the insertion of 2 no. dormer windows.

The extension would be approx. 5m wide x 6.1m deep, set in approx. 1m off the northern (rear) boundary and projecting approx. 2m past the existing principal elevation. The ridge height is proposed to be approx. 5.8m with the eaves at the rear at 4.3m, reducing to 2.4m at the front. The extension is proposed to be constructed in materials to match the hostdwelling (red brick and pantile) and would have two windows and a roof light on the southern elevation, a window at first floor in the gable end on the eastern elevation and a door and patio doors at ground floor. One window is proposed in the western side elevation of the extension and two windows are proposed in the northern rear elevation at ground floor (it is noted that given the extension has been set in from the existing boundary, these windows would be screened by the existing 1.8m high brick wall along the boundary).

External alterations to the dwelling also include:

- Removal of the existing front lean-to porch.
- Demolition of the existing flat roof side element of the dwelling.
- Insertion of 2 no. cat-slide dormer windows on the southern (front) elevation.

Documents Assessed in this Appraisal:

- Application Form
- Heritage Statement
- Revised Red Line Site Location Plan (21.12.22)
- Revised Existing and Proposed Floor Plans (21.12.22)
- Revised Existing Elevations (21.12.22)
- Revised Proposed Elevations (21.12.22)
- Revised Sections (21.12.22)
- Proposed Site Plan (21.12.22)

4.0 Departure/Public Advertisement Procedure

Occupiers of 9 properties have been individually notified by letter, a site notice has been

displayed and an advert has been placed in the local press.

Site Visit Undertaken: 22.11.2022

5.0 Planning Policy Framework

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

Core Policy 9 -Sustainable Design

Core Policy 12 - Biodiversity and Green Infrastructure

Core Policy 14 – Historic Environment

Allocations & Development Management DPD

Policy DM5: Design

Policy DM6: Householder Development

Policy DM7: Biodiversity and Green Infrastructure

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

6.0 Consultations

NB: Comments below are included in summary, for comments in full please see the online planning file.

South Scarle Parish Council – Support the proposal.

NSDC Conservation Officer – Concerns raised: “The amended details submitted on the 21st December largely addresses the conservation teams concerns. However, the proposal still includes an extension to the front of the property, which does not respect the liner form of the property. However, the harm of this addition is reduced through an improved design by reducing the depth of the projection and using a catslide roof form. [Nevertheless] the conservation team still have concerns about the proposed design and harm to a non-designated heritage asset. A balanced judgement [therefore] needs to carry out in regard to the scale of harm and the significance of the heritage asset, as set out in paragraph 203 of the NPPF.”

Comments have been received from THREE interested parties that can be summarised as follows:

- Concerns over the proportions of the extensions which would not be subservient to the property. The size of the original building is less than the extensions proposed meaning the extensions will be dominating.
- There are 2 trees that are in the garden of Wheats Cottage which are within falling distance of the development (one cherry and one holly).
- Several large trees have been removed from the site prior to the submission of the application.

- Removing the flat roof element of the building which can be seen on historic maps) would remove some of the heritage value of the property.
- The proposal will adversely affect other properties of heritage value in the vicinity.
- The extension will have a detrimental impact on properties along Washtub Lane and Wheats Cottage as it will block the nights sky and windows are proposed to look into surrounding gardens. The development would also result in an overshadowing impact on Wheats Cottage's garden area and property as it would be within 45 degrees of east and south facing windows.
- The development would have an overbearing impact on Wheats Cottage and would be out of scale when compared with open spaces surrounding it.
- The development could cause an impact on potential subsidence for surrounding properties.
- The extension should be limited to single storey as the extension will further increase the built skyline visible from Washtub Lane (and cottage).
- The extension would overshadow Washtub Cottage when the sun is low in winter.
- The extension will be a good addition to the property and will not adversely affect the area. This cottage needs to be extended to allow for safe living standards.
- There is sufficient off-street parking for this house which is a problem for others on the street.

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

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. It also states that there should be no adverse impact in the amenities of neighbouring users including loss of privacy, light and over-bearing 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.

Impact on the Character of the Area (including heritage impact)

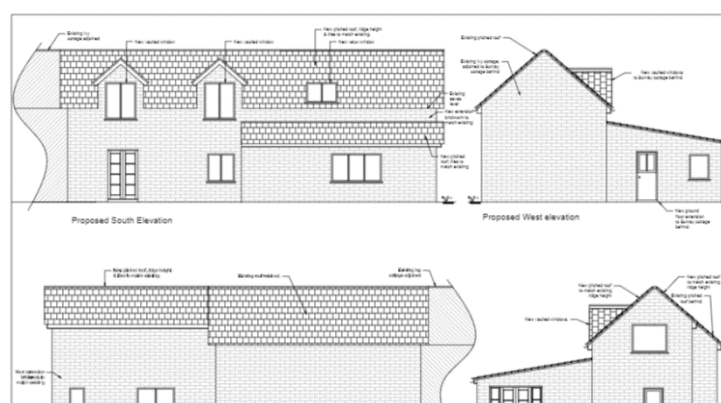
The property is a historic building of a modest vernacular character and is linear in form. A building in this location can be seen on Sanderson's 1835 OS map. Whilst it has been altered, including single storey additions and upvc windows the building nevertheless is considered to

be a NDHA given its historic and vernacular interest. Policies CP14 and DM9 of the Council's LDF DPDs are therefore relevant which, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. Key issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, land-use, relationship with adjacent assets, alignment and treatment of setting. Para 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 8.c).

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 DM6 states that planning permission will be granted providing the proposal "respects the character of the surrounding area including its local distinctiveness and the proposal respects the design, materials and detailing of the host dwelling." The Council's SPD states the addition should respect and is balanced with the scale and proportions of the host dwelling and is well related to the characteristics of the application site in terms of its size and shape. Also, the addition should respect the wider street scene and integrate well into it (para 7.4). The NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive.

In respect of side additions, the Council's Householder Development SPD contains useful guidance which explains that in the case of semi-detached properties or where a substantial side addition is proposed regard should be given to the effect of this on the appearance of the 'block' as a whole, with consideration being given to whether the addition would unbalance the properties frontage. Furthermore, the SPD advises that the proposed roof type and eaves and ridge heights should respect and successfully integrate into the existing roofscape. Extensions to properties generally should respect the properties existing character and proportions and not result in dominating additions.

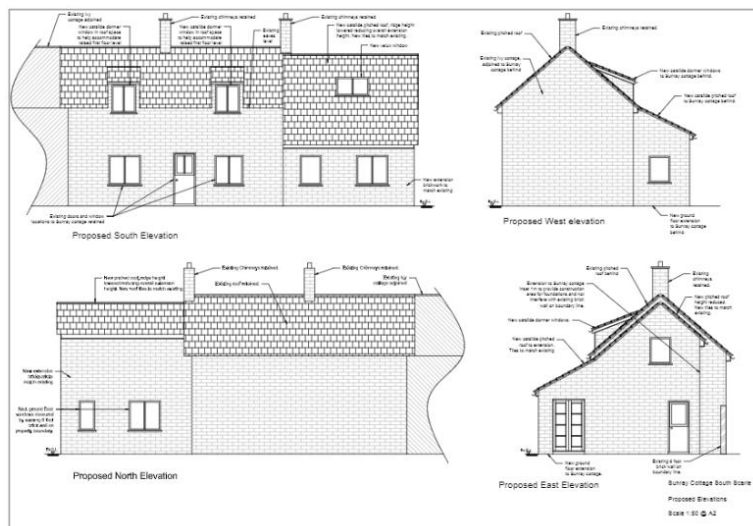
Initially the proposal included a large two-storey extension to the side of the dwelling with a matching ridge and eaves height to the property (see plan extract below) in addition to a large single storey extension and two dormer windows. The length of the side extension was proposed to be similar to the length of the existing cottage and the design, massing and proportions were considered to be unbalancing to this traditional two bay cottage. The single storey extension to the front was also considered to disrupt the linear form of the cottage, adding a deep/bulky front projection. Cumulatively the extensions to add a significant additional footprint to the cottage and were considered to be incongruous in design, disproportionate and harmful to the character of this NDHA.



Concerns were also raised in relation to the dormer windows which were considered to be larger in scale to those traditionally found on historic buildings and added further bulk to the cottage. In respect of dormer windows, the Householder SPD explains that the introduction of dormer windows into a roof can give rise to significant impacts on the appearance of a dwelling and the character of the surrounding area. Use of smaller pitched roof dormers, balanced in terms of their proportions and positioning with the hostdwelling is encouraged and overall, dormers should be balanced with the proportions of the hostdwelling and reflect its vertical proportions.

It is noted that the dwelling is not highly prominent in the street scene, given it forms the rear half of a linear range of cottages, however glimpsed views of the site are achievable along Main Street and Washtub Lane to the north. Good design should also not just exist in visible locations and given the building is considered to be a NDHA the design of the extensions and impact on the significance of the NDHA is an important consideration.

Following negotiations to overcome Officer’s concerns, amended plans were received which have reduced the scale (width and length) of the proposed extensions and re-designed the style of the extension to a cat-slide addition (which is a more traditional style of extension to gain additional footprint). The amended plans below show the two-storey extension would now sit below the existing ridge height of the dwelling, resulting in a more subservient appearance. The use of a cat-slide design to include a front single storey extension also assists in reducing the overall bulk and massing of the extensions. The dormer windows have also been amended to cat-slide dormer windows of smaller proportions which now respect the character and proportions of the hostdwelling, and new windows have been amended to reflect the style and proportions of the existing windows.



The scheme also includes the removal of the existing front (modern) lean-to porch which is currently considered to be a detracting feature of the dwelling – it is considered that this would be a heritage benefit of the scheme that could help to balance out and limit the harm from the cat-slide extension projecting past the front elevation which is not typical for a linear

cottage range. Given the retention of this lean-to porch in addition to the cat-slide front extension would result in a cluttered principal elevation and the removal of this porch helps reduce the level of harm arising from the cat-slide extension it is considered reasonable to condition that this porch must be removed prior to occupation of the new extension.

The Council's Conservation Officer has commented on the amended plans advising that these plans largely address the Conservation teams concerns. However, given the proposal still includes an extension to the front of the property, which does not respect the liner form of the property, this would result in some harm to the building as an NDHA. However, the CO does explain that the harm of this addition is reduced through an improved design by reducing the depth of the projection and using a catslide roof form.

Whilst it is noted that the CO has identified some limited harm arising from the development, it is considered that having regard to the alterations that have already taken place to the dwelling that detract from its significance in addition to other benefits arising from the scheme that seek to improve the appearance of the property, this harm would be limited and is also reduced through the improved design, therefore on balance (in accordance with para 203 of the NPPF) it is considered that the scheme would be acceptable in this context. Furthermore, following negotiations, the scheme has been improved to accord with the guidance contained in the Council's Householder Development SPD and would now preserve the character and appearance of the area and street scene. The proposed development (as amended) is therefore considered to accord with the aims of Core Policies 9 and 14, and policies DM5, DM6 and DM9 of the ADMDPD. The proposal would also comply with the advice contained within the Council's Householder Development SPD and section 16 of the NPPF.

Impact upon Residential Amenity

The NPPF seeks to secure high quality design and a good 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 property forms the eastern half of a pair of cottages and has a close relationship with Wheats Cottage to the north (as Sunray forms part of the southern boundary of this neighbouring property). Ivy Cottage is the adjoining cottage to the west, however given its positioning away from the proposed extension it is unlikely to be impacted by this element of the proposal. The two dormer windows are proposed in the southern elevation in the main body of the dwelling that adjoins Ivy Cottage, however given these windows would replace the existing first floor windows in this location there would not be any additional overlooking impact to consider. Amos Farmhouse also lies to the south; however, this is over 21m from the front elevation of Sunray and thus there is unlikely to be any impact on this property through increased overlooking, overbearing or overshadowing.

Turning now to consider the impact on Wheats Cottage it is noted that comments have been received from this neighbouring occupier raising concerns in relation to the potential amenity impact of the extension through overshadowing, overlooking and overbearing. The comments of this third party highlight their concerns principally in relation to overshadowing and the impact this could have on their existing medical conditions. When considering the

proposed extension, it is important to note that the current arrangement of Sunray with Wheats Cottage (which has been extended to the rear along the southern side) means that Wheats Cottage and likely most of the patio/garden area adjacent to the house is already affected by the main body of Sunray. Given Sunray is to the south of Wheats Cottage and its two-storey form already bisects the 45-degree line taken from the centre of the nearest ground floor principal window (see annotated aerial photo below) this property is already overshadowed by Sunray for the latter portion of the day.



Aerial Image of Site showing 45-degree Line from Wheats Cottage bisecting Sunray

Concerns were initially raised in relation to the potential impact of the original extension proposed on the amenity of the occupiers to the north given the extension was proposed at a matching ridge and eaves height to the main dwelling and would project at two-storey for c.6.55m. However, following negotiations the extension has been reduced to 5m wide and the ridge height has been reduced. The extension is also proposed to be set approx. 1m off the northern boundary which would reduce the potential overbearing impact of development along the common boundary. Considering the existing relationship of Sunray with Wheats Cottage and the amendments made to the proposal it is not considered that the extension would exacerbate existing overshadowing impacts that this property already experiences, nor would it result in an overbearing impact either. Windows are not proposed at first floor and ground floor windows that are proposed would be screened by the existing 1.8m high boundary wall which is considered to be acceptable and would not result in any overlooking impact. Officer have considered the potential impact of overshadowing Wheats Cottage's private amenity space, however given this property benefits from a reasonably sized curtilage it is not considered that the impact of the development would be so severe as to warrant withholding permission on this basis.

Consideration has been given to the addition of a first-floor window in the eastern elevation, however given the distance between this and Home Cottage to the east it is not considered any adverse impact would arise. In addition, comments in relation to the impact on Washtub Cottage are noted, however given this property is in excess of 25m from the northern boundary of the site (across Washtub Lane) it is not expected that any impact on this property would occur either. Therefore, whilst comments received from third parties are noted, having given them due consideration and in light of the conclusions above it is considered that the

amended proposal would comply with Policy DM6 and DM5 of the DPD in this regard.

Impact on Ecology

Core Policy 12 of the Core Strategy seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 of the DPD states that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced.

Comments from third parties in relation to the potential impact on trees are noted – concern is raised in relation to two trees that are in the garden of Wheats Cottage which the neighbouring occupiers considers are within falling distance of the development (one cherry and one holly). These trees, along with any other in the application site, are not afforded protection by virtue of being located within a Conservation Area and are not covered by any TPO. As such they could be removed without the requirement for prior consent from the LPA. Therefore, whilst comments from third parties in relation to trees being felled within the application site are noted, no prior consent would have been required for this. The trees within the garden of Wheats Cottage are noted, however given the extension is proposed to be off set from the boundary and the existing 1.8m high brick boundary wall is proposed to be retained it is considered unlikely that this extension would adversely impact these trees. This is particularly as their roots are likely already constrained by the existing boundary wall here and Sunray's existing single storey range which would be replaced by the proposed extension.

Considering this, it is not considered that the proposal would result in an ecological or tree impact that would warrant withholding permission. The proposal is therefore considered to comply with Policy DM7 of the DPD and Core Policy 12 of the Core Strategy in this regard.

Other Matters

Comments received from third parties have also raised concerns in relation to potential subsidence resulting from the extension, however the extension would be in place of an existing single storage range on the property which will already have foundations (albeit likely needing improvement to support a two-storey extension) such that the risk from subsidence is not considered likely. Furthermore, comments have also been received in relation to the extension blocking surrounding views of the nights sky/skyline from Washtub Lane, however loss of a view is not a material consideration in the assessment of planning applications.

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

Overall, it is considered that the proposal as amended, would on balance accord with the Council's heritage, householder design and amenity policies, advice contained within the Council's LDF DPDs and Section 16 of the NPPF. The proposal would not unduly harm the character and appearance of the street scene, the significance of the property as a NDHA (subject to conditions) or result in any adverse amenity or ecological impact. Thus, there are no material reasons why this application should not be permitted.

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 the following approved plans/submitted documents:

- Revised Red Line Site Location Plan (21.12.22)
- Revised Existing and Proposed Floor Plans (21.12.22)
- Revised Proposed Elevations (21.12.22)
- Revised Sections (21.12.22)
- Proposed Site Plan (21.12.22)

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 following external facing materials (including colour/finish) have been submitted to and approved in writing by the local planning authority:

- Bricks
- Roof Tiles
- Dormer Cheeks

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 area and the significance of the non-designated heritage asset.

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.

- External windows, doors (including roof windows) and their immediate surroundings, including details of glazing and glazing bars.
- Dormer Windows
- Verges and eaves

Reason: In order to preserve or enhance the character and appearance of the area and the significance of the non-designated heritage asset.

05

Prior to first occupation of the extension hereby permitted, the existing lean-to uPVC porch on the southern elevation (as annotated on the plans: Revised Existing Elevations (21.12.22)) must be demolished and the southern elevation made good in accordance with the approved plan: Revised Proposed Elevations (21.12.22).

Reason: In order to preserve or enhance the character and appearance of the area and the significance of the non-designated heritage asset.

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 - 22/02122/HOUSE

