



Report to Planning Committee 16 January 2023

Business Manager Lead: Lisa Hughes – Planning Development

Lead Officer: Clare Walker, Senior Planner, 01636 655834

Report Summary			
Application Number	22/02309/S73		
Proposal	Variation of condition 11 attached to planning permission 22/01089/FUL to amend the approved plans (original application was for 'New dwelling and garage, relocation of garage to existing house and alterations to access and drive')		
Location	Pear Tree Cottage, Lower Kirklington Road, Southwell		
Applicant	Mr D Herbert	Agent	CODA Bespoke, Mr P Parker
Web Link	22/02309/S73 Variation of condition 11 attached to planning permission 22/01089/FUL to amend the approved plans Pear Tree Cottage Lower Kirklington Road Southwell NG25 0DX (newark-sherwooddc.gov.uk)		
Registered	05 December 2022	Target Date	26 January 2023
		Extension of Time Agreed	17 January 2023
Recommendation	Approve in accordance with the conditions set out in Section 10 of the report		

This application was referred to the local ward members given the officer recommendation differs from that of the Town Council. Councillor Harris has requested that the application be presented to the Committee given the scheme *'still creates significant harm and major impact on the buildings significance as a heritage asset'* that should be considered by the Committee.

1.0 The Site

Pear Tree Cottage lies on the northern side of Lower Kirklington Road and is an attractive

Georgian farmhouse built out of red brick with clay pantiles and Yorkshire sliders set back into the site. It has a large driveway and single storey outbuildings (including a garage) accessed via a timber gate.

The application site currently forms part of the rear garden of Pear Tree Cottage. The application site is mainly laid to lawn, with shrubs and vegetation planted. The site slopes gently down to the north from the south, away from the road. There are trees within the site including a mature apple tree (which would remain within the host dwelling's retained garden) and a number of smaller specimens around the site's periphery. The site is bounded by an existing mature hedgerow to the west, new timber fencing to the north and the blank walls of outbuildings associated with 'The Beacon' (a two storey dwelling) to the east. The southern boundary with the host dwelling is currently not demarked on the ground.

Land to the north, east and west is currently undeveloped and open although this is allocated (So/Ho/5) for around 60 dwellings in the Allocated and Development Management DPD.

The site lies in flood zone 1 and is not identified as an area prone to surface water drainage issues on the Environment Agency maps.

There is a mix of housing styles and types in the vicinity of the site, including both single and two storey development and of traditional, modern and contemporary designs.

2.0 Relevant Planning History

761184 – Erect a stable for horse at Pear Tree Cottage - approved 10.01.1977.

82714 – Extension to Pear Tree Cottage - approved 20.09.82.

18/02097/FUL – A full application for residential development (2 dwellings) was submitted but was eventually withdrawn in March 2021. This proposed vehicular access from a separate access from the west.

19/00595/FUL – A householder application for a single storey and first floor extensions and alterations to existing dwelling, demolition and rebuilding of garage was approved 07.05.2019.

20/00355/FUL – A householder application for a single storey and first floor extensions and alterations to existing dwelling, demolition and rebuilding of garage (a revised submission of planning permission 19/00595/FUL) was approved 30.04.2020.

21/00626/FUL – Proposal for 'Erection of new family dwelling on land to rear of existing house. Relocation of garage to existing house, and alterations to access and drive'. Refused May 2021 due to (1) design and scale and (2) failure to demonstrate adequate highway safety.

22/01089/FUL – Proposal for 'New dwelling and garage, relocation of garage to existing house and alterations to access and drive'. Approved 02.08.2022 under delegated powers. Not yet commenced.

The approved application was granted for a four bedroom detached dwelling and detached double garage on land to the rear of the existing house. It also involved the demolition of the existing garage serving the host dwelling, a replacement in a revised position as well as alterations to the existing vehicular access from Lower Kirklington Road and its associated driveway. The approved dwelling was L plan, of a bespoke design and is a substantial two storey unit constructed of red brick and vertical timber cladding and slate tiles, located close to the north and eastern boundaries of the site.

Land to the north east and west

Two schemes for 105 and 80 dwellings respectively (18/01363/FULM and 19/01771/FULM) were refused by the Planning Committee and later dismissed on appeal for reasons including poor design and the impacts from the proposed means of access which involved a 4-arm mini roundabout.

A third scheme submitted by Redrow Homes Ltd, planning reference 22/01106/FULM, for 64 dwellings was submitted in June 2022 but was later withdrawn following various concerns raised by officers.

3.0 The Proposal

Through this application to vary the approved plan condition (no. 11), design changes are sought to the house which would remain as a 4-bedroom dwelling but would increase in floor area by approximately 45 sq. m.

Amendments have been sought during the course of the application to reduce the length of the two-storey element along the northern boundary. This would result in a dwelling that would retain the approved L plan footprint in the same position which is tight to the north and east site boundaries. However, across the north elevation it would now increase in length by c2m at ground floor (by 0.5m at first floor) to measure 22.4m wide (of which 6.3m is a traditional gable) by 13.6m across the east (the same as approved), with the gable measuring c6.2m wide (also as approved). The height would measure c8m to ridge (an increase of 0.5m from that approved) and 5.16m (an increase from 4.6m) to eaves.



The material palette has changed from red brick and natural timber cladding with slate tiles to comprise red brick with black vertical timber cladding, black metal cladding and black standing seam roof. There is now a first floor balcony and covered terrace, a ground floor covered canopy/overhang, solar panels to the roof and an external chimney stack (8.3m to the top) which are new additions. Changes to the fenestration have also been made.

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

The application is accompanied by the following plans received on 11th January 2023 (revision no. A was added for clarification only on 3rd February):

- Proposed Plans and Elevations, drawing no. 3168-CDA-ZZ-00-DR-A-0401A
- Proposed Elevations in Context, drawing no. 3168 -CDA-ZZ-01-DR-A-0402A
- Proposed Site Plan, drawing no. 3168-CDA-ZZ-01-DR-A-0400A
- Streetscene, 3168-CDA-ZZ-00-DR-A-0406A
- Comparison View, 3168 -CDA-ZZ-00-DR-A-0405A
- 3D Visual, CDA-A-0404A
- 3D Visual, CDA-A-0403A

4.0 Departure/Public Advertisement Procedure

Occupiers of 3 properties have been individually notified by letter. The application has also been advertised in the local press and by a site notice displayed close to the site.

5.0 Planning Policy Framework

Southwell Neighbourhood Plan (Made Oct 2016)

Policy SD1 – Delivering Sustainable Development
Policy E1 – Flood Risk Assessments and Mitigation
Policy E2 – Flood Resilient Design
Policy E3 – Green Infrastructure and Biodiversity
Policy DH1 – Sense of Place
Policy DH2 – Public Realm
Policy DH3 – Historic Environment
Policy DH4 – Highways Impact
Policy TA4 – Parking Standards
Southwell Design Guide

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

Spatial Policy 1 - Settlement Hierarchy
Spatial Policy 2 - Spatial Distribution of Growth
Spatial Policy 6 – Infrastructure for Growth
Spatial Policy 7 - Sustainable Transport
Core Policy 3 – Housing Mix, Type and Density
Core Policy 9 -Sustainable Design
Core Policy 10 – Climate Change
Core Policy 12 – Biodiversity and Green Infrastructure
Core Policy 13 – Landscape Character
Core Policy 14 – Historic Environment

Allocations & Development Management DPD

Policy So/HN/1 – Southwell Housing Need
Policy So/PV – Southwell Protected Views
Policy DM1 - Development within Settlements Central to Delivering the Spatial Strategy
Policy DM2 – Development on Allocated Sites
Policy DM3 - Developer Contributions
Policy DM4 - Renewable and Low Carbon Energy Generation
Policy DM5 - Design
Policy DM7 - Biodiversity and Green Infrastructure
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 (PPG)
- Housing Needs Survey 2020
- Residential Cycle and Car Parking Standards & Design Guide SPD 2021

6.0 Consultations

Southwell Town Council – (11.01.2023 in response to original plans) Unanimously object and agree with the conservation comments (made 22.12.2022).

NSDC Conservation – (26.01.2023) The amended plans address some of the concerns raised by the conservation team. The removal of the enclosed first floor terrace helps reduce the additional bulk within a more prominent location. A balanced judgement will need to be undertaken as set out in para. 203 of the NPPF.

(22.12.2022): “Pear Tree Cottage is a traditional red brick farmhouse located on the fringe of Southwell. The building is considered to be a non-designated heritage asset, meeting the criteria set out in the adopted ‘non-designated heritage asset criteria’ The application site forms part of the garden of Pear Tree Cottage. The proposed alterations include various alterations to the approved scheme (22/01089/FUL).

The conservation team do not have concerns about the proposed material choice, alterations to the fenestration, chimney stack, utility double doors, increase in the ridge height. The proposed solar panels should be integral to the roof to minimise the visual impact. The chimney stack is very wide. A traditional chimney stack would be wider at the base and taper in width as it goes up.

Canopy to the front door, as part of the ‘barn’ element could result in the domestic character.

The conservation team do have concerns about the additional two-storey addition to the gable and single storey elements due to concern about solar gain. It is considered that these additions add significant bulk to the building, and it is recommended that they are removed. The area of solar panels will need to be reduced to reflect this. The issues of solar gain can be mitigated through other means such as using specialist glazing or add a film to the glazing.

The concern raised have an indirect harm to the non-designated heritage asset. A balanced judgement 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.'

No neighbours or interested parties have made representations on this application.

7.0 Comments of the Business Manager – Planning Development

An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. In determining such an application the local planning authority is only able to consider the question of the conditions subject to which planning permission should be granted, and—

- (a) if the authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, the authority shall grant planning permission accordingly, and
- (b) if the authority decides that planning permission should not be granted subject to the same conditions as those subject to which the previous permission was granted, the authority shall refuse the application.

Whilst the application has defined which conditions are sought to be varied, the local authority has the power to vary or remove other conditions if are minded to grant a new planning permission.

The PPG is clear that any new permission should set out all conditions related to it unless they have been discharged and that it cannot be used to vary the time limit for implementation which must remain unchanged from the original permission.

The amendments to this scheme do not alter the previous conclusions in respect of the principle of a new dwelling here - which is established, the impacts on housing mix, highways and parking, ecology and trees which all remain unchanged. However, the key considerations in this application relate to the design and appearance (taking account of heritage considerations) and the impact on living conditions of neighbours which are considered below.

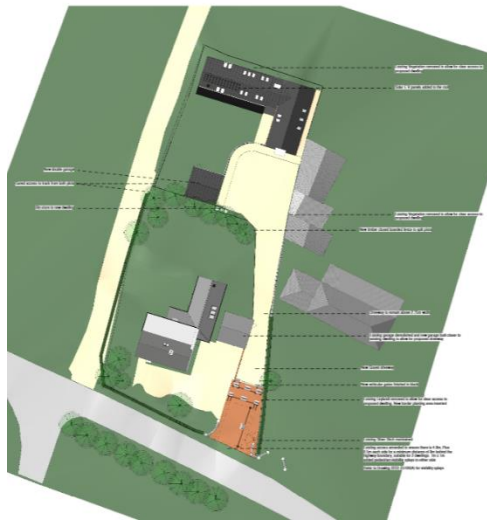
Design and Appearance

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 states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development. The Southwell Neighbourhood Plan also reflects this and includes the Southwell Design Guide which seeks to guide design rather than be prescriptive.

The siting of the dwelling remains as per the extant approval, so the considerations are limited to the design changes and the increase in size. The materials are now proposed to change to black timber and metal cladding (in lieu of natural timber cladding) and from slate tiles to a

black metal standing seam roof. Whilst these materials are likely to make the building more stark than the approved scheme, this design would attempt to mimic a traditional agricultural form of development (like a grain shed) in a contemporary way. The application is supported by montages to illustrate the visual changes from the public realm.

Block Plan as Proposed



Montage showing the proposed dwelling (which would sit lower) in comparison with Pear Tree Cottage



Montage to show comparison view (approved (left) and now proposed (right))



There would be some increased height and bulk over and above the approved scheme. The height would increase by approximately half a metre and the block across the northern boundary has extended by 2m in plan form. The applicant has sought to address the concerns that the conservation officer raised by reducing the extent of the two storey expanse (the black clad wing) from 22.4m (as originally submitted) to 20.9m (compared with the approved two storey expanse of 20.4m) representing an increase of the two storey element of just 0.5m thereby reducing its bulk. The number of solar panels on the roof has also been reduced.

It should be noted that the land north of (behind) the site has been allocated for around 60 dwellings such that the character and grain of the built form is likely to change over time taking a form of development in depth in the locality. Whilst this site would remain at the edge of the settlement, the dwelling on this site is likely to be read visually in the context of other modern dwellings. In addition to this, the land levels slope down into the site such that the siting of a dwelling here would be achieved utilising the sloping topography, setting the dwelling lower than the existing house without dominating the host property and would achieve a setback distance into the site of c58.5m to accommodate it comfortably with only limited glimpses visible from Lower Kirklington Road.

Pear Tree Cottage is a period property from the mid-19th century and contributes positively to the townscape in this case. Due to its age and architectural appearance, the building is considered to be a non-designated heritage asset (NDHA) in accordance with the NPPF and the Council's published criteria. Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. Paragraph 203 of the NPPF requires the effect of an application on the significance of a non-designated heritage asset to be taken into account in determining the application and this must be appropriately weighed in the planning balance.

I have considered the impacts upon Pear Tree Cottage as a NDHA and have also considered the comments made by the conservation officer who are clear they have no concerns in respect of material choice, alterations to the fenestration, utility double doors or the increase in the ridge height.

Montages showing the proposed dwelling from within the site



The front door canopy and porch overhang would remain and is more of a domestic feature on the design ethos of a barn but would not be visible from outside of the site. The wide chimney stack would remain and whilst not traditional, is a contemporary interpretation adding some decorative interest and I do not consider this to be especially harmful. The changes over and above the extant permission would cause some minor low level and indirect harm to the setting of the NDHA which should be weighed against the significance of the asset. Taking into account that Pear Tree Cottage itself is significantly altered alongside all other matters, I take the view that the proposed dwelling type, whilst more striking, remains acceptable in this context.

Impact on 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 NPPF seeks to secure a high standard of amenity for all existing and future occupants of land and buildings.

The main third party dwelling affected by this proposal would be 'The Beacon' which is located to the east. This property is set back into its plot slightly further back than Pear Tree Cottage but broadly central and has outbuildings situated alongside the western boundary (to the north) which it would share with the proposed new dwelling. These outbuilding, at the end of a large garden provide an effective screen from the development site. The proposed dwelling would remain in the same position as previously approved albeit with a modest increase in height of 0.5m which I do not consider would materially alter the relationship with the adjacent neighbour. The east elevation would have a door a ground level (same as approved) but omits a ground floor window with 3 high level roof windows which again accords with the extant permission. As such no unacceptable overbearing impacts would occur and there would be no loss of privacy to this dwelling from overlooking.

Land to the north of the application site forms part of the housing allocation which has no planning permission nor a live application which can be considered. On the northern elevation of the proposed dwelling (which would be set at 1m from the boundary) are ground floor windows serving a coat room and playroom (was cloakroom and utility) and at first floor are low level roof lights to the master bedroom and windows to bedroom 2 (same as before) which would look towards the site allocation. This relationship is no worse than the extant permission.

I find that based on the limited scope of amenity considerations that this application allows for, there would be no adverse impacts to the living conditions of residents and it would not prejudice the site to the north from being delivered any more than the extant permission.

Planning Balance and Conclusion

The considerations are limited to the design changes and their visual and heritage impacts and those potential impacts upon the amenity of neighbouring landowners.

The changes to the material pallet are striking but the design ethos to create a dwelling with a nod to an agricultural building would remain. Other changes would be relatively imperceptible from the public realm. When considered in the round, I take the view that the proposal would not cause any unacceptable harm the setting on the NDHA and the design changes are acceptable and still would respect the character and appearance of the area. No additional harm to residential amenity or to the landowner of the allocated site would occur over and above the extant scheme. There are no other material considerations and I therefore recommend approval.

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 Recommendation

Approve

10.0 Conditions

The following conditions have been amended from their previous imposed form with strikethrough text where no longer relevant and new text in bold.

01

The development hereby permitted shall not begin later than ~~three years from the date of this permission~~ **2nd August 2022**.

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

02

No part of the development shall be commenced until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted on a single plan/or document and approved in writing by the Local Planning Authority. The development shall be carried out thereafter in accordance with the approved details.

Reason: In the interests of residential and visual amenity.

03

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 any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, hard surfacing).
- e. Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- f. Details of any scaffolding erection and associated ground protection within the root protection areas

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.

04

The construction phase shall take place in accordance with the precautionary Method Statements at Appendix 3, 4 and 5 of the Extended Phase 1 Habitat Survey and Preliminary Protected Species Assessment by Landscape Science Consultancy Ltd dated September 2018 in respect of nesting birds, reptiles and bats.

Reason: In order to provide protection to species that could be found on site and in line with the advice contained within the ecological appraisal that accompanied the application.

05

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: Insufficiently precise details have been provided and the condition is necessary in the interests of visual amenity.

06

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 including roof windows, doors and their immediate surroundings, including details of glazing and glazing bars.

Treatment of window and door heads and cills

Verges and eaves

Rainwater goods

Reason: Insufficiently precise details have been provided and the condition is necessary in the interests of visual amenity.

07

Prior to first occupation of the dwelling hereby approved full details of both hard and 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 mitigate for the loss of existing trees and be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species;
- proposed finished ground levels or contours;
- means of enclosure;
- hard surfacing materials;

Reason: In the interests of visual amenity and biodiversity.

08

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.

09

The dwelling hereby approved shall not be first occupied until:

- a) the vehicular access to the site has been completed and surfaced in a bound material for a minimum distance of 8.0 m behind the highway boundary in accordance with drawing no. ~~205 rev. B, project no. 20/33, titled: Proposed Block Plan~~ **3168-CDA-ZZ-01-DR-A-0400A (Proposed Site Plan)**;
- b) the access driveway is constructed with provision to prevent the discharge of surface water from the driveway 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. Any proposed soakaway shall be located at least 5.0m to the rear of the highway boundary;

- c) the parking and turning areas are provided in accordance with a drawing no. ~~205 rev. B, project no. 20/33, titled: Proposed Block Plan 3168-CDA-ZZ-01-DR-A-0400A (Proposed Site Plan)~~. The parking and turning areas shall be maintained for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles;
- d) the vehicular and pedestrian visibility splays at the access as shown on a drawing no. 2233-S100 rev. A, titled: Site access & visibility are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height;
- e) the proposed gates at the access point shall open inwards only and be set back a minimum 6.0 metres from the highway boundary.

Reason: In the interests of the highway safety and to ensure that the proposals are safe and delivered at an appropriate point in the development.

010

Prior to first occupation of the dwelling hereby approved, a scheme of ecological enhancement shall be first submitted to and be approved in writing by the Local Planning Authority. Details shall include enhancements in the form of bird nest boxes and their number, precise position (including height) and design. The approved enhancement scheme shall be installed on site prior to first occupation and shall be retained on site for the lifetime of the development.

Reason: In order to achieve ecological enhancements and to secure the recommendations of the ecological appraisal that accompanied this application.

011

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

- Drawing no. 1927-099 (Site Location/Block Plan)
- Drawing no. 1927-103 Rev A (Garage to existing dwelling, existing and proposed)
- ~~Drawing no. 200 Rev A (Proposed Ground Floor)~~
- ~~Drawing no. 201 Rev A (Proposed First floor)~~
- ~~Drawing no. 202 Rev A (Proposed Elevations – New Dwelling in Context)~~
- **Drawing no. 3168 -CDA-ZZ-01-DR-A-0402A (Proposed Elevations in Context)**
- **Drawing no. 3168-CDA-ZZ-00-DR-A-0401A (Proposed Plans and Elevations)**
- ~~Drawing no. 203 Rev A (New house – North & East Elevations)~~
- ~~Drawing no. 204 Rev A (New house – South & West Elevations)~~
- Drawing no. 206 Rev A (Proposed Garage to New Dwelling)
- ~~Drawing no. 205 Rev B (Proposed Block Plan) Revised~~
- **Drawing no. 3168-CDA-ZZ-01-DR-A-0400A (Proposed Site Plan)**
- Drawing no. 2233-S100 Rev A (Site access and visibility)
- Topographical Survey (No. 3548)

Reason: So as to define this permission.

012 (class AA removed - unnecessary as a new dwelling wouldn't benefit from this class)

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 AA: Enlargement of a dwellinghouse by construction of additional storeys.~~

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C: Any other alteration to the roof of a dwellinghouse.

Reason: To ensure that the Local Planning Authority retains control over the specified classes of development normally permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015 or any amending legislation) in order to ensure that the adjacent non-designated heritage asset and countryside is protected as well as residential amenity.

Notes to Applicant

01

Nottinghamshire County Council wish to make the developer aware of the following:

Access widening:

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 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-activities>

Building Works shall not project over the highway

No part of the proposed building/wall or its foundations, fixtures and fittings shall project forward of the highway boundary.

Prevention of Mud on the Highway

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The Local 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 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

BACKGROUND PAPERS

Application case file.

