



Report to Planning Committee 6 July 2023

Business Manager Lead: Lisa Hughes – Planning Development

Lead Officer: Lynsey Preston, Planner, ext. 5329

Report Summary			
Application Number	23/00107/FUL		
Proposal	Replacement dwelling and office (including stores) with associated works including demolition of existing dwelling.		
Location	Forest Farm House, Mansfield Road, Farnsfield, NG22 8JB		
Applicant	Mr and Mrs Frank and Tania Taylor	Agent	Alex McIntyre Architects - K Taylor
Web Link	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage		
Registered	26.01.2023	Target Date	23.03.2023
		Extension of time	TBA
Recommendation	Approval subject to conditions within Section 10.0 of this report		

This application is presented to Planning Committee in line with the Council's Scheme of Delegation as the proposal represents a departure from the Development Plan due to the scale of the replacement dwelling.

1.0 The Site

The site is located outside of the built-up area of any settlement and therefore within the open countryside. The site is situated within a larger working farm (c.150 hectares) and comprises of cows (20 head), crops (wheat, barley, oilseed rape, maize), fodder beet and root vegetables, and has been established since 1998. It is located to the north of Mansfield Road, to the west of Farnsfield and to the east of White Post Farm and the A614.

The site contains an existing traditional two storey cottage with an attached brick barn which is used as residential accommodation.

The site is accessed from Mansfield Road along a driveway which also serves the farm and is approximately 200m in length. Existing modern farm buildings are located to the west of the site.

The site is surrounded by existing open fields and is fairly flat in topography.

2.0 Relevant Planning History

11/00968/FUL Change of use from barn to ancillary residential accommodation to existing farmhouse Approved 03.11.2011

11/00421/FUL Erection of a single storey extension to barn to provide office and canteen to be used in connection with Forest Farm Approved 31.05.2011

09/00055/FUL Demolish existing dwelling and construct new dwelling Approved 23.06.2009 (Not implemented)

04/00828/FUL Convert part of barn to accommodation and kitchen/bedroom extension Approved 01.06.2004

3.0 The Proposal

The proposal comprises of the demolition of the existing dwelling and attached barn and the construction of a replacement dwelling and farm offices with covered parking.

Approximate dimensions of the proposed dwelling are:

16.3m (width) (30.4m inc. single storey) x 15.1m (depth) (32.7m inc. single storey rear) x 11.2m (ridge) x 6.8m (eaves)

Approximate dimensions of the existing dwelling are:

30.0m (width at 2 storey) x 21.0m (depth including single storey) x 7.0m (ridge) x 5.0m (eaves)

Information submitted with the application

DRWG no. 50 Rev A OS Plan and block plan;
DRWG no. 51 Existing site plan and Site sections;
DRWG no. 52 Existing floor plans;
DRWG no. 53 Elevations – Existing;
DRWG no. 54 Rev A Proposed site plan and site sections;
DRWG no. 55 Rev A Ground floor plan – Proposed;
DRWG no. 56 Rev A First floor plan – Proposed;
DRWG no. 57 Rev A Second floor plan – Proposed;
DRWG no. 58 Rev A Roof plan – Proposed;
DRWG no. 59 Rev A Elevations – Proposed Sheet 1 of 3;
DRWG no. 60 Rev A Elevations – Proposed Sheet 2 of 3;
DRWG no. 61 Rev B Elevations – Proposed Sheet 3 of 3;
Bat Survey report (ref: JME_1858_BR_01_V1) January 2023;
Design and Access Statement January 2023;
Heritage Statement October 2022;
Landscape and Visual Assessment January 2023 (INF_N1006_R01);
Planning Statement;
Structural Inspection and report ref:6158;

4.0 Departure/Public Advertisement Procedure

Occupiers of 7 properties have been individually notified by letter, a notice has been displayed at the site and a notice has been advertised in the press (expiry 05.07.2023).

Site visit undertaken 15.03.2023

5.0 Planning Policy Framework

The Development Plan

Farnsfield Neighbourhood Plan (adopted 2017)

FNP4: Local employment opportunities

FNP7: The quality of development

FNP8: Landscape

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

Spatial Policy 1- Settlement Hierarchy

Spatial Policy 2 – Spatial Distribution of Growth;

Spatial Policy 3 – Rural Areas

Spatial Policy 7 – Sustainable Transport

Core Policy 6 – Shaping our Employment Profile

Core Policy 9 - Sustainable Design

Core Policy 10 - Climate Change

Core Policy 12 – Biodiversity and Green Infrastructure

Core Policy 13 – Landscape Character

Allocations & Development Management DPD (adopted July 2013)

DM5 – Design

DM7 – Biodiversity and Green Infrastructure

DM8 – Development in the Open Countryside

DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance (online resource)
- Residential Cycle and Car Parking Standards & Design Guide SPD June 2021
- Landscape Character Assessment SPD 2013

6.0 Consultations

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

(a) Statutory Consultations

Nottinghamshire County Council Highways: The Highway Authority offer no objections to the proposal; the access arrangements will remain as present and remain suitable. It is evident that there is ample space available on site for parking and manoeuvring.

Consideration should be given to cycle storage, as well as the means to charge electric vehicles as per the LPA's own parking guidance.

(b) Town/Parish Council

Farnsfield Parish Council: No comments received

(c) Representations/Non-Statutory Consultation

NSDC Environmental Health: Advice Note - This application includes the demolition of a dwelling and construction of a new replacement dwelling. Whilst the development site is in residential use presently, it is adjacent to an industrial/agricultural site. There is the potential for contamination to be present from this adjacent use and I would therefore issue the following advice:

The applicant/developer will need to have a contingency plan should the demolition/construction phase reveal any contamination, which must be notified to the Pollution Team in Public Protection at Newark and Sherwood District Council on (01636) 650000

NSDC Conservation: The conservation team have reviewed the submitted heritage impact assessment and have undertaken a desk-based of the farmhouse and buildings. It has been concluded that the buildings do not meet the districts non-designated heritage assets criteria.

No representations have been received from third/interested parties.

7.0 Comments of the Business Manager – Planning Development/ Appraisal

The key issues are:

1. Principle of the Development
2. Impact on Design and Landscape Character
3. Impact on Highway Safety
4. Impact on residential amenity

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

Replacement dwelling

The site is located outside of any defined settlement as stated within the Development Plan and therefore Spatial Policy 3 (Rural Area) of the Amended Core Strategy (ACS) applies. This states that *'Development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting.'* The NPPF (2021) states that planning decisions should ensure developments (amongst other matters):

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities). (para 130)

In relation to replacement dwellings, Policy DM8 of the Allocations and Development Management DPD (ADMDPD) states that *'Planning permission will be granted were it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement dwellings should normally be of a similar size, scale and siting to that being replaced.'*

I am satisfied having visited the property and reviewed the planning history, that the dwelling is in lawful residential use. Conservation officers have comments on the proposal and have carried out an assessment of the building against the Non-Designated Heritage Asset document March 2022, to which it is concluded that the building would fail. Therefore, it is not considered to be a non-designated heritage asset. The existing dwelling and barn are in a habitable condition, however a structural survey has been submitted which confirms that a significant amount of works are required to the original farmhouse and the converted barn in order to improve its condition. It is therefore concluded within the report that due to the significant amount of works required to repair the identified issues [in chapter 4 of the Structural Survey], the economical approach has been to demolish the structures and rebuild. As the buildings are not considered to be of architectural or historical merit, and as the works required to repair the building are uneconomical, the principle of demolition is considered acceptable.

Farm office building

Paragraph 84 of the NPPF (2021) states that:

Planning decisions should enable:

- (a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- (b) the development and diversification of agricultural and other land-based rural businesses;

Core Policy 6 of the Amended Core Strategy (ACS) states the economy of the District will be strengthened and broadened by providing a diverse range of employment opportunities and complement new appropriate agriculture and forestry development. Sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.

Spatial Policy 3 states uses in the open countryside will be strictly controlled and restricted to uses which require a rural setting.

Point 8 of Policy DM8 of the Allocations and Development Management DPD (ADMDDPD) states small scale employment development will only be supported where it can demonstrate the need and a contribution to providing or sustaining rural employment. Proportionate expansion of existing businesses will be supported where there is an ongoing contribution to local employment.

An office use is defined within Annex 2 (Glossary) of the NPPF as a main town centre use. Paragraph 87 of the NPPF states that the sequential test should be applied to main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Such uses should be located in town centres, then in edge of centre locations then out of centre. Paragraph 89 of the NPPF states that the sequential test should not be applied to applications for small scale rural offices or other small scale rural development, which this is. The proposal is for an office to facilitate the existing farm business on site, which is well established and expanding through the construction of further agricultural buildings. The proposal does not result in a direct contribution to additional employment, however there is likely to be an indirect impact due to the further expansion of the business.

Therefore, the principle of a replacement dwelling within the open countryside and the erection of a farm office is considered acceptable subject to the assessment of other material considerations which are explored below.

Impact on Design and the Visual Amenities of the Area

The NPPF (2021) states *'decisions should ensure developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'* (para 130). Core Policy 9 (Sustainable Design) of the ACS states *'new development should be of an appropriate form and scale to its context complementing the existing built and landscape environments'*. Policy DM5 the *'rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.'*

Core Policy 13 (Landscape Character) of the ACS states new development should positively address the implications of relevant landscape Policy Zone, that is consistent with the landscape conservation and enhancement aims for the area ensuring that landscapes, including valued landscapes, have been protected and enhanced.

The site is located within the Oxton Village Farmlands (S PZ 7) landscape character area as defined within the Council's Landscape Character Assessment SPD. This states the landscape condition is moderate and that the landform is apparent with intermittent areas of woodland

and hedgerow providing a moderate visibility of features in and out of the policy zone, giving generally moderate visibility value. Therefore, the policy action is one of 'conserve and create'. Policy FNP8 (Landscape) within the Farnsfield Neighbourhood Plan (which forms part of the Council's Development Plan), states proposals should ensure they have considered and appropriately responded to the implications of the Landscape policy zone.

The main consideration in the assessment of this proposal is the impact upon the wider open countryside and landscape setting. The scale of the buildings would be the main influence in this decision making process. The tables below set out the difference in scale of the existing and proposed buildings. The office buildings have been segregated from the residential element as these form a separate building and there is currently no provision of formal offices for the running of the farm, such as meeting rooms etc.

External Footprint :

Existing footprint	Proposed footprint (inc office)	Difference (not including office)	% Difference
282m ²	Dwelling - 482m ² Office - 260m ²	200m ²	71%

Volume:

Existing volume	Proposed volume (inc office)	Difference (not including office)	% Difference
1,160m ³	Dwelling - 2575m ³ Office - 1,000m ³	1415m ³	121%

The NPPF is clear that proposals should be sympathetic to local character and the surrounding landscape setting. Although the proposal is larger than the existing dwelling in terms of footprint and volume, the site is not isolated and is located within an existing heavily developed working farm with large modern agricultural buildings located adjacent to the building. The main frame and bulk of the dwelling is three storey which is larger in scale than the existing dwelling. However, this would be viewed in the context of the large buildings already on the site on a relatively flat topography. The separation of the buildings within the site i.e. the farm buildings from the residential buildings, would ensure there is a visual division and break in the built form but this is to the benefit of the landscape setting. The original scheme as submitted included an under-croft arrangement between the farm use and residential use, linking the two. This has been removed creating the visual break. The range of single storey 'extensions' to the main dwelling has also ensured that the visual impact of the built form has been minimised. The use of sympathetic traditional materials also ensures the building would blend into the rural landscape.

The Landscape and Visual Statement which has been submitted with the application provides an indication of the areas where the building would be most visible. Although this does not provide a visual impression of the scale of the building in the landscape within the photomontages, it does provide an indication of the wider landscape setting which is helpful. An extract of those viewpoints are shown below.

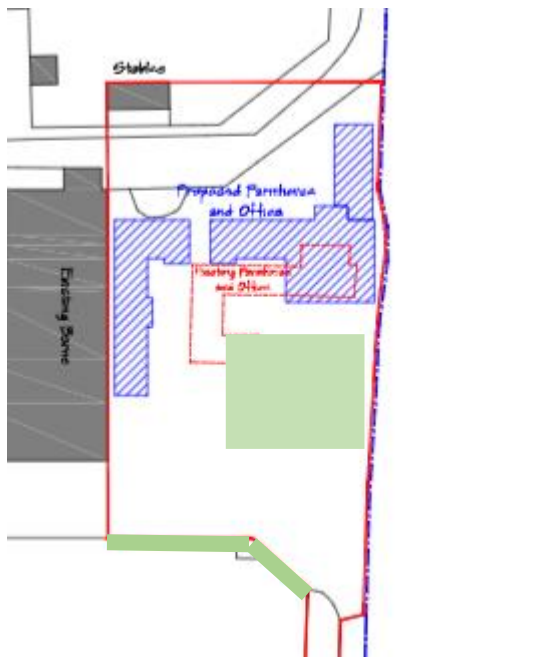
Views from Mansfield Road



View from the north along the right of way

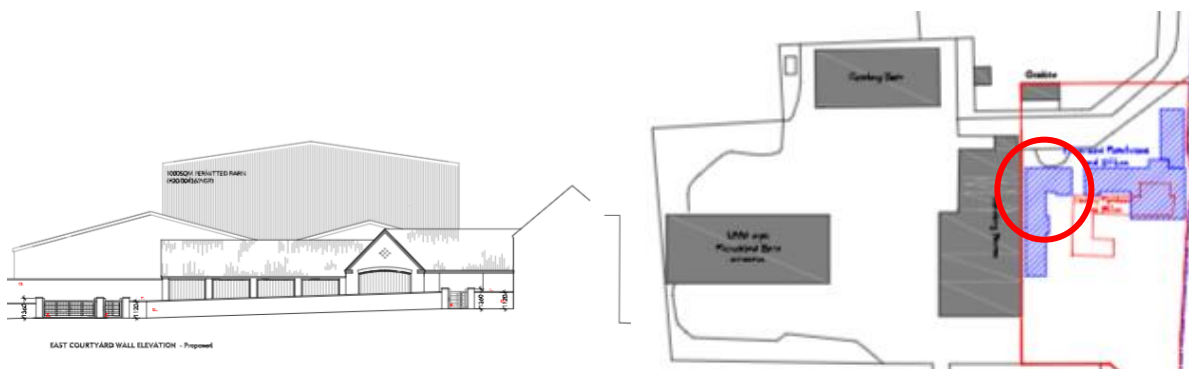


However, the main impact would be from the south of the site where it is generally open to the highway, Mansfield Road, which has a mature hedgerow which is unaffected by the development. Trees line the driveway to the farm and subsequently the site, which shields the views from the east however it is considered that additional landscaping in the form of trees and hedgerows would be required to the southern boundary and to the south of the dwelling (indicated in green on the plan below), to both increase the biodiversity within the site and instil its setting within the landscape. A mature hedge located along the eastern and to the northern boundaries are to be retained and this can be controlled by a planning condition.



The layout of the site still retains the same alignment across the site and the range of buildings are akin to that associated with a working farm. The design of the residential building is considered, although large in scale, complementary to the character, which in itself is varied and pepper potted with individual developments.

The detached office building would be located close to the existing large agricultural buildings (see circled area indicating the office building below). This is a one and half storey (room in the roof) building which contains formal office, meeting and sundry spaces for the general arrangement and workings of the farm.



The scale and siting of the building would be read in context to the larger buildings in the surroundings and would not result in harm to the surrounding landscape setting. The design of it would also be in keeping with the traditional rural character, although the building features dormers, these are sited to the rear (north) and would not be dominating to the façade of the building.

Further development to the dwelling which would normally be permitted under the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended), such as additional extensions to the roof and at single and two storey, have been recommended to be removed to ensure any further developments to the dwelling in this way are adequately managed by the local planning authority to ensure the impact upon the open

countryside is given due consideration, given the increase in size of the dwelling in this proposal.

As such the proposal is accords with the Farnsfield Neighbourhood Plan policies, Core Policy 9 and 13 of the Amended Core Strategy and policy DM5 and DM8 of the Allocations and Development Management DPD as well as the Landscape Character Assessment SPD and the NPPF which is a material planning consideration.

Impact on Ecology

Core Policy 12 states that the Council will seek to conserve and enhance the biodiversity of the District and that proposals will be expected to take into account the need for the continued protection of the District's ecological and biological assets. Policy DM7 supports the requirements of Core Policy 12 and states that development proposals affecting sites of ecological importance should be supported by an up-to-date ecological assessment. Policy DM5 seeks to avoid adverse impacts upon ecological interest and protected species.

A bat survey has been submitted and it was concluded that the buildings provide negligible potential for roosting bats. Some immature trees are due to be removed to the south of the building, but these are not suitable for bat roosting potential. No nesting bird activity was identified in the building but their presence within the hedges, it is stated, cannot be ruled out. Therefore, these should be protected both during construction and demolition. No other protected species were evidenced on the site.

Chapter 6 of the ecology report states the mitigation and compensation measures required for the development. These include ensuring lighting around the site is suitable for foraging bats and follow the Bats and Artificial Lighting in the UK (2018) best practice guidelines and the garden clearance takes place outside of breeding bird season (March to August inclusive). If works is to commence within this period then a suitably worded condition can be imposed to ensure an ecologist first surveys the site to ensure chicks have fledged any nests.

Chapter 7 of the ecology report suggests enhancements to the site which include opportunities for roosting bats on the buildings or attached to mature trees. This should be in the form of 4 bat boxes affixed to the south and south-west elevations. 2 bird boxes should also be installed on the north and east elevations.

It is therefore considered that subject to the mitigation measures, there would be negligible harm caused as a result of the development and as such I consider the proposal accords with the aims of Core Policy 12 and Policy DM7 and the NPPF.

Impact of highways and parking provision

The proposal would not result in changes to the existing highway access as a result of the development. Within the Council's Parking SPD, dwellings which result in a greater number than 4 bedrooms, require 3 parking spaces should be provided and cycle storage provision is required for 3 bikes.

The proposal includes a carport range providing 4 parking spaces. Each space has an internal dimension of approximately 3m x 5.7m. Although this falls slightly short of those stated within the Council's Residential Cycle and Car Parking Standards SPD which is 3.3m x 6m, this is marginal and it is considered that can be counted towards parking provision within the site. However, there is sufficient space to the south of the dwelling to accommodate additional vehicles with the carport providing space for the cycle provision.

Regarding EV charging points, it is a requirement through Building Regulations for new dwellings to be constructed with such a point. There is therefore no requirement to include this as a condition. Therefore, the proposal is considered acceptable with regards to the impact upon parking and highway safety.

Impact upon Residential Amenity

The NPPF seeks to create places which have a high standard of amenity for existing and future users.

There are no immediate neighbours which would be impacted by the development from loss of light, privacy or overbearing impacts. I consider that the proposal is acceptable in this respect and would not result in harm to neighbour amenity.

Flood Risk

The site lies within Flood Zone 1 therefore at lowest risk from flooding.

Therefore, the impact from the proposal is unlikely to result in harm to flooding risk to surrounding properties or existing occupiers either from main river flooding or surface water flooding and is acceptable.

8.0 Implications

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

9.0 Planning Balance and Conclusion

Given the above report, although the replacement dwelling is considered larger than the existing, given the surroundings and the presence of large modern agricultural buildings and mature landscape to the east and north of the site, the proposal would not result in demonstrable harm to the landscape value or the character to such degree that it would warrant a refusal of permission. The application includes formal farm office space which, although increases the built form on the site, is appropriate for the site given its current commercial use and the subsequent large scale buildings within the locale. The offices would also result in a proportionate expansion of the existing commercial use on site and ensure the continued provision to local employment in line with policy DM8 of the ADMDPD.

The sympathetic traditional rural design and use of such materials, along with the retention of the mature eastern landscape boundary and additional landscaping (secured by condition), would ensure the building would be acceptable within the landscape. Additional landscaping, as stated above, would be required to increase the biodiversity within the site in line with existing and emerging national and local policy, which has been identified within this report, and additional measures to support bats and birds are also proposed which can be suitably controlled by condition.

Matters of highway safety, parking, residential amenity and flood risk are considered acceptable.

The proposal is therefore considered to accord with the Farnsfield Neighbourhood Plan, Spatial Policy 3 and 7, Core Policy 9, 12 and 13 of the Amended Core Strategy, Policy DM5, 7 and 8 of the Allocations and Development Management DPD as well as the Landscape Character Assessment SPD, and the NPPF and PPG which are material planning considerations.

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 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:

DRWG no. 50 Rev A OS Plan and block plan;
DRWG no. 54 Rev A Proposed site plan and site sections;
DRWG no. 55 Rev A Ground floor plan – Proposed;
DRWG no. 56 Rev A First floor plan – Proposed;
DRWG no. 57 Rev A Second floor plan – Proposed;
DRWG no. 58 Rev A Roof plan – Proposed;
DRWG no. 59 Rev A Elevations – Proposed Sheet 1 of 3;
DRWG no. 60 Rev A Elevations – Proposed Sheet 2 of 3;
DRWG no. 61 Rev B Elevations – Proposed Sheet 3 of 3.

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

03

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

Reason: In the interests of visual amenity.

04

Prior to first occupation of the development 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). The scheme shall be designed so as to enhance the nature conservation and biodiversity value of the site, including the use of locally native plant species;

hard surfacing materials;

Reason: In the interests of visual amenity and biodiversity.

05

The approved soft landscaping shall be completed during the first planting season following the first 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 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.

06

No development shall take place until a scheme for protection of the retained trees and hedgerows have been submitted to and agreed in writing by the Local Planning Authority. This scheme shall include:

- a. Details and position of protection barriers for the hedgerow on the eastern boundary.

- b. Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- c. Details of timing for the development in the context of the tree/hedgerow protection measures.
- d. Siting of existing trees and hedgerows which are to be retained;

Development shall be carried out in full accordance with the approved protection scheme. The protection measures shall be retained during the development of the site (including demolition) and in accordance with the timing schedule, submitted as part of this condition.

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

07

No building on site shall be occupied until details of at least 4 bat and 2 bird nest boxes and / or bricks have been submitted to and approved in writing by the Local Planning Authority. The nest boxes/bricks shall then be installed, first prior to occupation of the development, in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: In the interests of maintain and enhancing biodiversity.

08

No site clearance or demolition shall take place during the bird nesting period (beginning of March to end of August inclusive) unless the site has first been inspected by a suitably qualified ecologist in accordance with paragraph 6.4 of the Bat Survey Report (ref:JME_1858_BR_01_V1).

Reason: To ensure that adequate provision is made for the protection of nesting birds on site.

09

Notwithstanding the provisions of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended), (or any order revoking or re-enacting that Order), and the Town and Country Planning (General Permitted development) (England) Order 2015 (as amended) Schedule 2 Part 3, the use of the building for farm offices/meeting rooms/farm store/staff room as stated on drawing no. 55 Rev A and 56 Rev A, shall be used for the purpose of the existing farm only that exists on the site known as Forest Farm (or such subsequent name), and for no other purpose, including any other purpose within Class E of the Order.

Reason: The development is located within the countryside where new commercial development listed within Class E and the GPDO would not normally be permitted.

10

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

Class A: The enlargement, improvement or other alteration of a dwellinghouse.

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

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) and to ensure that any proposed further alterations or extensions do not adversely impact upon the openness of the countryside.

Informatives

01

This application includes the demolition of a dwelling and construction of a new replacement dwelling. Whilst the development site is in residential use presently, it is adjacent to an industrial/agricultural site. There is the potential for contamination to be present from this adjacent use and I would therefore issue the following advice:

The applicant/developer will need to have a contingency plan should the demolition/construction phase reveal any contamination, which must be notified to the Pollution Team in Public Protection at Newark and Sherwood District Council on (01636) 650000

02

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

03

The 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

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

