



Report to Planning Committee 3 October 2024

Acting Business Manager Lead: Oliver Scott – Planning Development

Lead Officer: Honor Whitfield, Planner, 5827

Report Summary			
Application No.	24/00814/HOUSE		
Proposal	Erection of raised platform with screen fencing and ramp		
Location	Hendre Cottage, Main Street, Epperstone, NG14 6AD		
Applicant	Mr Colin Wells	Agent	N/A
Web Link	24/00814/HOUSE Retention of access ramp and platform to existing doorway. Hendre Cottage Main Street Epperstone NG14 6AD (newark-sherwooddc.gov.uk)		
Registered	04.07.2024	Target Date Extension To	29.08.2024 11.10.2024
Recommendation	That Planning Permission is <u>REFUSED</u> for the reason(s) detailed at Section 10.0		

This application is being referred to the Planning Committee for determination by the Development Manager due to personal circumstances that have been put forward by the applicant to be considered as part of the application. Due to reasons of privacy and compliance with the General Data Protection Regulations, full details are not included within the report, however, should members wish to obtain further details then they should contact officers individually.

1.0 The Site

1.1 The application relates to Hendre Cottage, a semi-detached dwellinghouse located immediately adjacent to the footway on the northern side of Main Street, Epperstone. The dwelling is constructed from red bricks with a clay pantile roof and adjoins a building to the east which is current being used as a café. The site is situated within Epperstone Conservation Area (CA) and the Nottinghamshire-Derby Green Belt.

1.2 The property is enclosed to the rear by a mix of mature planting and fencing – the rear

garden extends north-east and is set at a higher level than the rear elevation of the dwellinghouse. The dwelling has recently been extended with a two-storey gable end projection (ref. 20/00565/FUL) and a raised platform, ramp and screen fence has been erected to access the first floor of this extension from the garden level – it is this development that is the subject of this application. The aerial photos below show a comparison of the application site and dwelling from 2007 (left image) to 2022 (right image).



Fig 1. Aerial Images of Site from 2007 (L) and 2022 (R)

1.3 The site constraints are:

- Epperstone Conservation Area
- Nottinghamshire-Derby Green Belt

2.0 Relevant Planning History

2.1. 20/00565/FUL - Householder application for demolition of existing outbuilding and construction of two storey rear extension – Permitted 14.09.2020 (Committee Overturn)



Fig. 2 Approved Proposed Elevations and Floor Plans

- 2.2. 94/50556/FUL – IMPROVEMENTS, ALTERATIONS AND EXTENSIONS TO DWELLINGHOUSE – Permitted 15.06.1994

3.0 The Proposal

- 3.1 The application seeks permission for the erection of an access ramp and raised platform.
- 3.2 The raised platform is approx. 3m deep x 3 m wide, raised 2.3m above ground level with an adjoining ramp that is approx. 0.91m wide x 3.84m long sloping into the garden. The raised platform is enclosed by a trellis with screen fencing approx. 1.8m in height and the ramp has a timber post and handrail long its length.

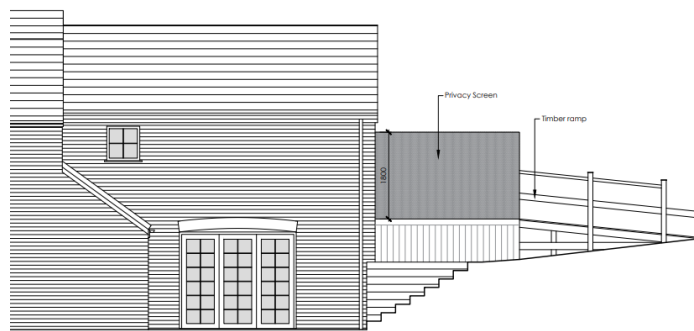


Fig. 3 Elevation Plan Extract

- 3.3 The photos below show the development from the rear garden and view from the highway:



Fig 4. Site Photos of the development from the rear garden (L) and view from the highway (R)

- 3.4 The raised platform is accessed via a doorway at first floor which differs from the approved plans for the two-storey extension.

NB: All measurements above are approximate.

- 3.5 Documents assessed in this appraisal:

- Application Form
- Photos: Photo of Ramp, Photo of Decking, Deck Viewed from Inside House
- Heritage Impact Assessment
- Deck Elevations and Construction Drawings
- Location and Block Plan – Ref. 2006.060.011
- Proposed Plans and Elevations (as built drawings) – Ref. 2006.060.010
- Existing and Proposed Site Plan – Ref. 2006.060.011

4.0 Departure/Public Advertisement Procedure

4.1 Occupiers of 8 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

4.2 Site visit undertaken on: 30.07.2024

5.0 Planning Policy Framework

5.1. Epperstone Neighbourhood Plan (December 2019)

Policy EP 11: Design Principles

Policy EP 16: Epperstone Conservation Area

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

Spatial Policy 4A – Extent of the Green Belt

Spatial Policy 4B – Green Belt Development

Core Policy 9 – Sustainable Design

Core Policy 14 – Historic Environment

5.3. Allocations & Development Management DPD (2013)

DM5 – Design

DM6 – Householder Development

DM9 – Protecting and Enhancing the Historic Environment

DM12 – Presumption in Favour of Sustainable Development

5.4. The [Draft Amended Allocations & Development Management DPD](#) was submitted to the Secretary of State on the 18th January 2024. This is therefore at an advanced stage of preparation albeit the DPD is yet to be examined. There are unresolved objections to amended versions of policies emerging through that process, and so the level of weight which those proposed new policies can be afforded is currently limited. As such, the application has been assessed in-line with policies from the adopted Development Plan.

5.5. Other Material Planning Considerations

National Planning Policy Framework 2023

Planning Practice Guidance (online resource)

NSDC Householder Development SPD (2014)

The Planning (Listed Buildings and Conservation areas) Act 1990

6.0 **Consultations and Representations**

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

Statutory Consultations

6.1. None.

Town/Parish Council

6.2. Epperstone Parish Council – Support the application. Comments submitted:

- The Parish Council would request that a condition regarding the provision and maintenance of a side screen to the platform be included, to safeguard the neighbouring property against being overlooked and a loss of privacy.
- The original application was approved by NSDC after consideration by the Planning Committee due to the very special health circumstances that the family face with their children. The platform and ramp should have been included in the original planning application, as in the case of a fire, the internal lift will not be an escape option and the secondary means of escape via the door, platform and ramp are essential. Provision of the platform also greatly enhances the health and wellbeing of their family.
- We have visited the neighbouring property shown as Sunnyside on the application Block Plan but is called Southview Cottage and spoken to the owner occupiers. We appreciate their concern over the platform height and the fact it overlooks their house and garden. The platform currently has a screen in place, and this certainly helps the situation. As such we would request that the permanent provision of the screen should be a condition, and that is attached to any approval of this application. This would then ensure that it is a permanent requirement even if the property was sold and had new owners in the future.

Representations/Non-Statutory Consultation

6.3. NSDC Conservation Officer – No objection.

6.4. Comments have been received from **ONE** interested party that can be summarised as follows:

- Impact on the amenity of neighbouring properties through overlooking by virtue of the height of the decking.
- Concerns that the two-storey extension has not been built in accordance with the plans as the gable end features a door at first floor that goes out on to the decking.

7.0 **Appraisal**

7.1. The key issues are:

- Principle of Development
- Impact on the Green Belt

- Impact on the Character and Appearance of the Conservation Area
 - Impact on Amenity
- 7.2. 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 (Presumption in Favour of Sustainable Development) of the Allocations and Development Management DPD (2013).
- 7.3. As the application is within the Conservation Area, which is a designated heritage asset, section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') is relevant. Section 72(1) requires the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas. The duty in s.72 does not allow an LPA to treat the desirability of preserving the character and appearance of conservation areas as a mere material consideration to which it can simply attach such weight as it sees fit. When an authority finds that a proposed development would harm the character or appearance of a conservation area, it must give that harm considerable importance and weight.

Principle of Development

- 7.4. Householder developments are accepted in principle subject to an assessment of numerous criteria outlined in Policy DM6 (Householder Development). 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 (Design) also supports 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. These themes are also reflected in the NPPF which states that good design is a key aspect of sustainable development and new development should be visually attractive as a result of good architecture and appropriate landscaping.
- 7.5. The site is located within the Green Belt where new development is strictly controlled through the NPPF and Spatial Policy 4B (Green Belt Development) of the Core Strategy. SP4B considers the principle of new housing and employment development in the Green Belt and defers to National Green Belt policy for other developments.
- 7.6. Chapter 13 of the National Planning Policy Framework (NPPF) considers proposals affecting the Green Belt and states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special

circumstances (para. 152). The NPPF informs local planning authorities that they should regard the construction of new buildings as inappropriate development in Green Belt although there are exceptions, as set out in para. 154.

- 7.7. The term “*building*” is not defined by the NPPF, however section 336(1) ‘*Interpretation*’ of the Town and Country Planning Act 1990, defines the term “*building*” to include any structure or erection, and any part of a building. It is therefore considered to apply to the development that is the subject of this application.
- 7.8. One such exception to inappropriate development in the Green Belt (as set out in para. 154 of the NPPF) allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. It is under this stipulation that the appropriateness of the proposal will be assessed further below.

Impact on the Green Belt

- 7.9. The NPPF states that substantial weight is given to any harm to the Green Belt although there are exceptions to this including that any extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building, could be considered acceptable.
- 7.10. Under current policy there is no definitive percentage of floor space increase considered to be appropriate development within the Green Belt and as such, it is one of judgement for the Local Planning Authority. Generally, and as a rule of thumb where other local planning authorities have set thresholds within development plan policies these typically range between 30 to 50% (volume, footprint and/or floor space increase) in determining whether householder extensions are disproportionate to the original dwelling.
- 7.11. Notwithstanding the degree of judgement involved in firstly determining whether a development proposal is inappropriate, by reason of being disproportionate to the original building, it is useful to understand the size of the proposed extension compared to the original dwelling. For clarity, the original dwelling has been extended previously under two separate permissions as described in the planning history section of this report.
- 7.12. The most recent approval, ref. 20/00565/FUL (see fig. 2), was approved by the Planning Committee contrary to the recommendation of Officers and resulted in a 103% increase in footprint (Gross External Area/GEA) and 94% increase in floor space (Gross Internal Area/GIA) which clearly exceeds the typical percentage increases ordinarily applied by the LPA for developments of this nature. In their assessment of the two-storey extension the Officer concluded that the extension would be substantial in comparison to the existing property and although it would not be highly visible from the street scene or any other public vantage point, it nevertheless would result in a large development of significant mass and bulk that would occupy a large portion of residential curtilage. This, coupled with the percentage increase in footprint and floor space of the building was considered to result in a disproportionate addition

to the host building and concluded to have an adverse impact on the openness of the Green Belt. However, the Planning Committee concluded that the applicant's personal circumstances (disability needs) constituted very special circumstances that outweighed the green belt harm.

- 7.13. Notwithstanding this, the table below compares the original dwelling and proposed extensions:

	Original Dwelling	Proposed Dwelling with Extensions (historic and proposed)	Percentage Increase (%)
Footprint (GEA)	53m ²	118.1m ² Dwelling as of 2024: 106m ² + 12.1m ² platform and ramp)	122.8%
Floor Space (GIA)	74m ² (GF: 38m ² and FF: 36m ²)	156.1m ² Dwelling as of 2024: 144m ² + 12.1m ² platform and ramp)	110.9%

- 7.14. Clearly when taking account of the previous extension to this property the proposed platform and ramp would result in further disproportionate additions to the original dwelling. However, whilst the above calculations help in quantifying the difference in size between the original building and the proposed addition (taking account of previous extensions), Officers acknowledge that neither the NPPF nor the policies within the Core Strategy set out a specific percentage when considering what constitutes an addition to an existing building being disproportionate. Consideration therefore also needs to be given to the design of the proposal and whether its scale, form, mass and layout, result in additions that would be disproportionate to the original dwelling.
- 7.15. The raised platform and ramp is not enclosed on all sides but comprises a timber platform raised approx. 2.3m above the ground level of the dwelling, extending a maximum length of 6.84m to join the land level of the garden. The sides of the platform have been enclosed by screen fencing as can be seen in Fig. 4. Whilst located to the rear of the dwelling it is noted that this property has already been significantly and disproportionately extended in recent years (as can be seen in Fig. 1). The two-storey rear extension constructed has subsumed the proportions of the original dwellinghouse, resulting in an unbalanced and incongruous addition to it. Any further addition would only exacerbate this impact and further unbalance the original dwelling such that its original proportions would be entirely dwarfed by the extensions to it. This is contrary to the objective of this exception point of the NPPF which only supports proportionate additions to buildings.

- 7.16. Just looking at the footprint of the raised platform and ramp alone it is noted that the scale would be relatively small, however when considering the footprint and floorspace of the original dwelling the proposed development in addition to the extensions that have taken place would clearly constitute disproportionate additions over and above the size of the original dwelling, resulting in an adverse impact on the openness of the Green Belt. This would fail to comply with para. 154(c) of the NPPF. The proposal would therefore be inappropriate development in the Green Belt. It would therefore conflict with Spatial Policy 4B of the Amended Core Strategy (2019) and the NPPF. Inappropriate development is, by definition, harmful to the Green Belt and the NPPF directs that substantial weight should be given to this harm.
- 7.17. Officers are mindful that the NPPF advises that inappropriate development is, by definition, harmful to the Green Belt and should not be permitted except in very special circumstances. *'Very special circumstances'* will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. There is no definitive list for what constitutes very special circumstances, but it has been established in Case Law that the threshold is high and will turn on the facts and circumstances of the individual application.
- 7.18. The applicants have not put forward an argument of *'very special circumstances'*, however, a supporting statement detailing the disability needs of the applicant's children has been submitted explaining that the structures allow the applicant's child (who has mobility issues) to access the garden and enjoy the outdoors, as well as providing them with outlook and a space that is beneficial for their mental wellbeing. However, Officers note that the 2020 permission for the two-storey extension was advanced on the basis that it was required to provide additional space for wheelchair access (with no requirement to access the garden from the first-floor bedroom) and that the floor plans showed the property has a lift installed inside which facilitates disabled access from ground to first floor (and therefore the garden). Officers also note that views into the garden would be similarly achievable from a window.
- 7.19. Whilst officers are extremely sympathetic to the applicant's circumstances, it is considered that the argument advanced would have already been met by existing means (i.e., the lift and existing windows). Therefore, whilst the applicant's personal circumstances carry some weight, they are not considered to carry sufficient weight to outweigh the harm of the development on the Green Belt by reason of inappropriateness, and any other harm. In this instance it is important to note that personal circumstances are rarely a reason for granting a planning permission given permissions attach to the land rather than to the person. Officers have considered whether a temporary permission could be imposed, however the length of time that this development would be required would be unknown, resulting in harm for an indefinite period until the applicant ceases living in the property.
- 7.20. Therefore, it is not considered that the private benefits of the proposal would be sufficient to amount to considerations that would clearly outweigh the harm by reason of inappropriateness and the impact on openness of the Green Belt to amount to the very special circumstances necessary to justify the development. Officers therefore consider that the development would be inappropriate in the Green Belt

and would therefore fail to accord with the requirements of Spatial Policy 4B and Chapter 13 of the NPPF.

Impact on the Character and Appearance of the Conservation Area

- 7.21. In addition to the policy requirements discussed above in relation to householder development and design, the NSDC Householder SPD sets out the general design principals which all householder development should seek to follow in order to ensure that the standard of development within the District accords with the high standards of sustainable development set out within the NPPF. Policy EP11 (Design Principles) of the Epperstone Neighbourhood Plan also requires developments to respond positively to the character and historic context of the area.
- 7.22. Given that the site is located within the Conservation Area (CA) regard must also be given to the distinctive character of the area and proposals must seek to preserve and enhance the character of the area in accordance with Policy DM9 of the DPD and Core Policy 14 of the Amended Core Strategy. 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.
- 7.23. The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in Section 16 of the National Planning Policy Framework (NPPF). Paragraph 200 of the National Planning Policy Guidance states that, 'Local planning authorities should look for opportunities for new development within Conservation Areas...to enhance or better reveal their significance.' The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 8.c).
- 7.24. Considering first the design of the proposal, the raised platform, ramp, and screening fencing is considered to be an obtrusive and incongruous addition to the dwellinghouse, creating an unusual and engineered feature that is out of character with the host building and its vernacular style. The photos below show the development facilitates access from the first floor to the garden (owing to a change in land levels where the garden is set on higher ground). From the side view, the development appears as an unsympathetic and development that further erodes the proportions and character of the original dwelling.



Fig. 5 Site Photos of Development

- 7.25. It is noted that from the public realm views of the development are limited to the aspect that can be seen in fig. 5 (i.e., the top of the timber screen fence) which is also

seen against other fences in the vicinity and vegetation. However, good design should not just exist in visible locations and the impact of the development on the character of the area and property itself is not limited to what can be seen in the public realm. It is also noted that existing fences and vegetation on an adjacent site currently screen views of the ramp and platform and should these site conditions ever change (in terms of removal of modern fencing) there would be the potential to see more of the structure. Overall, it is considered that the design would fail to respect the design, materials and detailing of the hostdwelling and the character of the surrounding area, contrary to DM6 and EP11. It would also fail to achieve the high standards of design advocated by CP9 given the development would not be of an appropriate form and scale to its context and would fail to complement the existing built environment, contrary to DM5.

Heritage Impact

- 7.26. Turning now to the heritage impact of the proposal – the Conservation Officer has provided a detailed assessment in their consultation response. In summary they conclude that the impact to the appearance of the Conservation Area is limited, and the development is not considered to result in heritage harm. This is due to the structure not being prominent in views back towards the Conservation Area (CA) from the public footpath to the north and the main significance that the host building contributes to the CA is its survival as a historic cottage, with attractive architecture and form, primarily enjoyed from the public realm (the rear being less visible and now quite altered), along with the sense of enclosure it provides to the main road. Given this, the proposal is not concluded to harm these qualities and is considered to preserve the special character of Epperstone Conservation Area in accordance with the requirements of the Council’s heritage policies (CP14 and DM9), section 16 of the NPPF and the objective of preservation set out under section 72 of the 1990 Listed Building and Conservation Areas Act.

Impact upon Residential Amenity

- 7.27. Policy DM5 requires development to have a satisfactory relationship with neighbouring properties and land uses.
- 7.28. Given the positioning of the platform and ramp, the neighbouring dwelling most likely to be affected by the proposals lies to the north-east (‘Sunnyside’ as labelled on the block plan but known as ‘Southview Cottage’) – see fig. 6 below. To the west is the property ‘The Gray Horse’, however given the common boundary is formed by high mature vegetation there is no intervisibility between the two sites (see fig. 5).
- 7.29. The raised platform and ramp are effectively at first floor level; however, it is noted that the land level increases further north and therefore the height of the structure appears more akin to single storey in height when viewed from the garden/higher ground to the north. Fig. 7 below demonstrates the outlook that is achieved from the first-floor doorway that is accessed via the ramp and this shows that there is no immediate intervisibility from the bedroom towards Sunnyside/Southview Cottage. Furthermore, the screen fencing erected obscures any views from the raised platform towards Sunnyside/ Southview Cottage to the north-east or the adjoining premises

and its curtilage immediately east. In the event that this application were to be recommended for approval a condition could be imposed to require the retention of this screen fence for the lifetime of the development to prevent any perceived (or potential for) overlooking between properties.

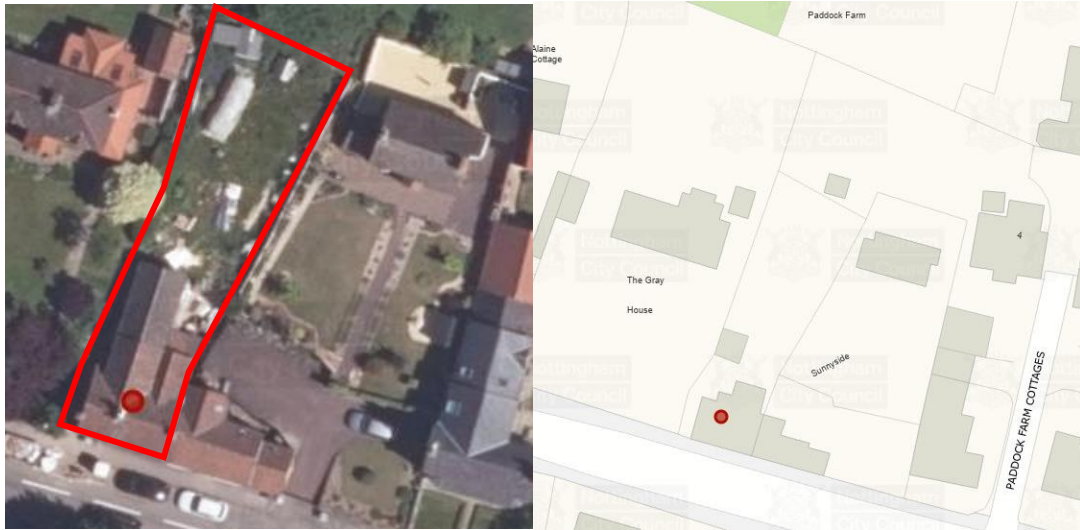


Fig. 6 Aerial Image of the Site and Neighbour Relationships



Fig. 7 Outlook from the First Floor Door onto the Structure

- 7.30. Therefore, whilst noting the concerns raised by neighbouring residents, given the relative positioning of the development, its proportions, separation and height when compared to surrounding ground levels, it is not considered that the development results in any impact on neighbouring living conditions through overlooking, overbearing or overshadowing impacts. The development is therefore considered to be acceptable in accordance with DM5 in this regard.

Other Matters

- 7.31. **Community Infrastructure Levy (CIL)** - The proposed development would not result in any gross internal area given it would not be fully enclosed. It is therefore not CIL

liable.

- 7.32. **Biodiversity Net Gain (BNG)** – In England, BNG became mandatory (under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)) for major developments from 12 February 2024 and ‘minor sites’ on 2 April 2024. BNG is an approach to development which makes sure a development has a measurably positive impact (‘net gain’) on biodiversity, compared to what was there before development. This legislation sets out that developers must deliver a minimum BNG of 10%. However, there are some developments that are exempt from the BNG such as Householder Developments (under Regulation 5¹). BNG is therefore not applicable in this case.

8.0 **Implications**

- 8.1. 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 **Conclusion**

- 9.1. Whilst the development is not considered to result in any adverse impact on neighbouring amenity or result in harm to the character or appearance of the Epperstone Conservation Area, it has been concluded that the development (particularly when considered along with previous additions to the dwelling) would represent a disproportionate addition over and above the size of the original building and would have an adverse impact on the openness of the Green Belt by virtue of its scale and massing. The development is therefore considered to constitute inappropriate development in the Green Belt, which is harmful by definition. The NPPF states that in this instance planning permission should only be granted in very special circumstances and no such very special circumstances would arise from this proposal even in the context of the applicant’s personal circumstances which, whilst carrying limited weight, are not considered to outweigh the harm by reason of inappropriateness, and any other harm.
- 9.2. Furthermore, it is concluded that the development results in an obtrusive, unbalancing and incongruous addition to the dwellinghouse, creating an unusual and engineered feature that is out of character with the host building and its vernacular style. Overall it is considered that the design would fail to respect the design, materials and detailing of the host dwelling and the character of the surrounding area, would fail to achieve a high standard of design given it would not be of an appropriate form and scale to its context and would fail to complement the existing built environment.
- 9.3. The development is therefore considered to be contrary to Spatial Policy 4B (Green Belt Development) and Core Policy 9 (Sustainable Design) of the Newark and Sherwood Amended Core Strategy (2019), Policies DM5 (Design), DM6 (Householder

¹ [The Biodiversity Gain Requirements \(Exemptions\) Regulations 2024 \(legislation.gov.uk\)](https://legislation.gov.uk)

Development) and DM12 (Presumption in Favour of Sustainable Development) of the Allocations & Development Management DPD (2013) as well as Policy EP11 (Design Principles) of the Epperstone Neighbourhood Plan (2019) and the provisions of the NPPF which is a material planning consideration.

9.4. It is therefore recommended that the application is refused.

10.0 Reason(s) for Refusal

01

The site is located within the Nottinghamshire-Derby Green Belt. In the opinion of the Local Planning Authority the proposed development, together with previous extensions, would result in a disproportionate addition over and above the size of the original building and would adversely affect the openness of the Green Belt. It would therefore constitute inappropriate development within the Green Belt and there are no very special circumstances of sufficient weight to outweigh this harm. The development is therefore contrary to Spatial Policy 4B (Green Belt Development) of the Newark and Sherwood Amended Core Strategy (2019) and the National Planning Policy Framework (2023), which is a material consideration.

02

In the opinion of the Local Planning Authority the development results in an obtrusive, unbalancing and incongruous addition to the dwellinghouse, creating an unusual and engineered feature that is out of character with the host building and its vernacular style. The design of the development would fail to respect the design, materials and detailing of the host dwelling and the character of the surrounding area, would fail to achieve a high standard of design given it would not be of an appropriate form and scale to its context and would fail to complement the existing built environment. The development is therefore to Core Policy 9 (Sustainable Design) of the Newark and Sherwood Amended Core Strategy (2019), Policies DM5 (Design), DM6 (Householder Development) and DM12 (Presumption in Favour of Sustainable Development) of the Allocations & Development Management DPD (2013) as well as Policy EP11 (Design Principles) of the Epperstone Neighbourhood Plan (2019) and the provisions of the National Planning Policy Framework (2023) which is a material planning consideration.

Informatives

01

Refused Plans/Documents:

- Application Form
- Photos: Photo of Ramp, Photo of Decking, Deck Viewed from Inside House
- Heritage Impact Assessment
- Location and Block Plan – Ref. 2006.060.011
- Proposed Plans and Elevations (as built drawings) – Ref. 2006.060.010
- Existing and Proposed Site Plan – Ref. 2006.060.011

02

The applicant is advised that as of 1st December 2011, the Newark and Sherwood Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus, any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.newark-sherwooddc.gov.uk/cil/

03

The application is clearly contrary to the Development Plan and other material planning considerations, as detailed in the above reason(s) for refusal. Working positively and proactively with the applicants would not have afforded the opportunity to overcome these problems, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.

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.

Committee Plan - 24/00814/HOUSE

