



Report to Planning Committee 9 April 2026

Business Manager Lead: Oliver Scott – Planning Development

Lead Officer: Lynsey Preston - Senior Planner and Raheel Pasha – Trainee planner.

Report Summary			
Application No.	26/00068/HOUSE		
Proposal	Part-demolition and rebuilding of dwelling, single storey extension, roof re-construction to a slightly higher ridge height, introduction of dormer windows and external alterations (part retrospective).		
Location	Shawfield Main Street Bleasby NG14 7FU		
Applicant	Crew Lane Developments - Mr Samuel Sparks	Agent	N/A
Registered	15.01.2026	Target Date/ Extension of Time	07.04.2026/ 13.04.2026
Recommendation	That Planning Permission is <u>APPROVED</u> subject to the condition(s) detailed at Section 10.0		

This application is presented to Planning Committee in line with the Scheme of Delegation due to a request from Councillor Melton due to concerns on impact upon neighbour amenity including overlooking and overbearing impacts, in addition to the impact on the Conservation Area of Bleasby.

1.0 The Site

1.1 The application relates to a modern brick bungalow located on the edge of the Bleasby Conservation Area. The dwelling is set well back from the public highway and is accessed via long private drive running north-east from Main Street, which serves another neighbouring property known as Garden Cottage. The neighbouring properties also comprise of mostly large and modern detached dwellings with their associated private drives and garden spaces. To the north lies open land.

- 1.2 There is a private loose gravel drive south of the dwelling and private garden area to the sides and rear. Boundary treatments consist of wooden fences and hedges and trees are dotted to the north and east.
- 1.3 The bungalow has undergone works which include the removal of the roof.
- 1.4 To the south-west of the site lies the Grade II listed building known as the Fishermans; an 18th century building with 19th century alterations. To the south-east is The Old Hall, a Grade II* listed building which dates back to c.1500.
- 1.5 The site lies partially within Flood Zone 2 according to Environment Agency maps, which means it is at medium risk of flooding. The site is at very low risk of surface water flooding.

2.0 Relevant Planning History

- 2.1. 25/00334/HOUSE - Loft conversion including dormer to East elevation. Additional rooflight to West elevation. Application Permitted 26.06.2025.
- 2.2. 92/50131/FUL – CONVERSION TO FORM ROOM IN ROOF WITH ROOF WINDOWS. Application Permitted 02.07.1992
- 2.3. 33920583 - CONVERSION TO FORM ROOM IN ROOF WITH ROOF WINDOWS. Application Permitted 02.07.1992

3.0 The Proposal

- 3.1 The application seeks planning permission for the partial demolition of the bungalow and re-building works, including raising of the roof height, dormer windows and external alterations.

Raising of the roof height

- 3.2 The roof would remain a pitch roof but the ridge would be raised from its current height of approx. 5.8m, to a new height of approx. 6.2m from ground level. The eaves height would also be raised from 2.4m to approx. 2.6m from ground level. The roof would utilise Marley Mendip 12.5 roof tiles in brown finish in its construction.

Dormers windows

- 3.3 Two cat slide dormers are proposed to the east and west elevations. They would measure approx. 5m to the eaves and would match the ridge height of the proposed new roof (6.2m) and would measure approx. 3.1m by 8.9m. The dormer would be constructed with brown hanging tiles. The windows on the west dormer would be obscure glazed up to Level 4 on the Pilkington scale.

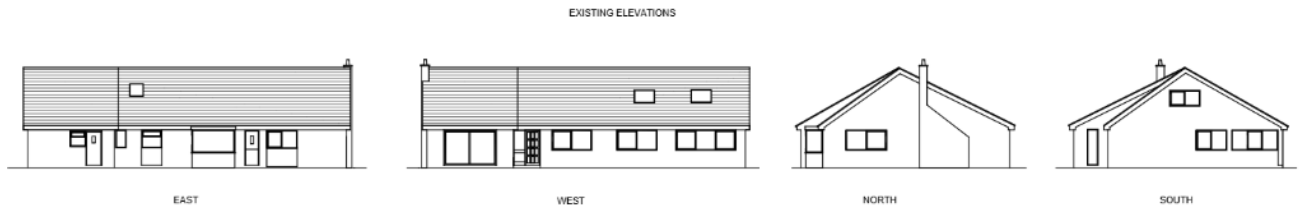
Extension

- 3.4 A single storey extension is proposed on the eastern elevation which would measure approx. 5.3m by 1.6m. The facing materials would comprise of off-white render.

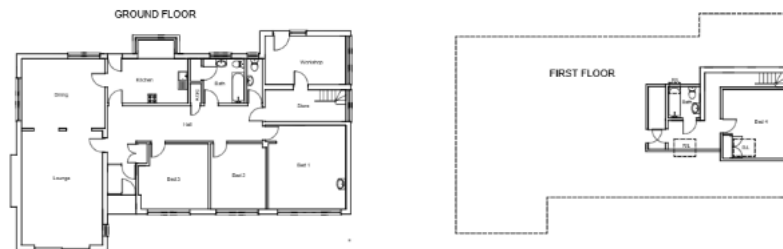
External Alterations

3.5 The external alterations would consist of changing the facing materials of the walls from brick to off white render. New windows will also be installed with flush casement windows in agate grey.

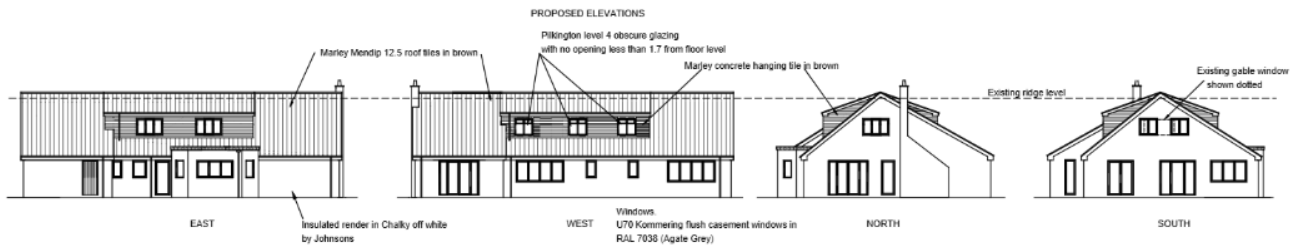
Existing Elevations



Existing Floor Plans



Proposed Elevations



Proposed Floor Plans



Documents assessed in this appraisal:

- Application form received 15.01.2026 SUPERSEDED
- Revised Application Form received 10.02.2026
- Location Plan Drawing No. 1439 3 Received 15.01.2026
- Existing Elevations and Floor Plans Drawing No. 1439 4 received 15.01.2026
- Proposed Elevations and Floor Plans Drawing No. 1439 1 received 15.01.2026
- Block Plan Drawing No. 1439 2 received 24.02.2025
- Proposed Elevations and Floor Plans Drawing No. 1439/1 REV A received 10.02.2026
- Proposed Demolition Part Retrospective Drawing No. 1439/4 REV:A received 10.02.2026
- EA Flood Risk Assessment Drawing received 15.01.2026
- Supporting and Heritage Statement received 15.01.2026
- Supporting and Heritage Statement received 15.01.2026
- Supporting and Heritage Statement received 15.01.2026
- Preliminary Bat Roost Assessment received 15.01.2026

4.0 Departure/Public Advertisement Procedure

- 4.1 Occupiers of 7 properties have been individually notified by letter. A site notice has been displayed near to the site, and an advert has been made in the local press.
- 4.2 Site visit undertaken on 13th February 2026 (by Raheel).

5.0 Planning Policy Framework

5.1. The Development Plan

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

Spatial Policy 7 – Sustainable Transport
 Core Policy 9 – Sustainable Design
 Core Policy 10 – Climate Change
 Core Policy 12 – Biodiversity and Green Infrastructure
 Core Policy 14 – Historic Environment

5.3. Allocations & Development Management DPD (adopted July 2013)

DM5 – Design
 DM6 – Householder Development
 DM7 – Biodiversity and Green Infrastructure
 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. Following the close of the hearing sessions as part of the Examination in Public the Inspector has agreed a schedule of 'main modifications' to the submission DPD. The purpose of these main modifications is to resolve soundness and legal compliance issues which the Inspector has identified.

Alongside this the Council has separately identified a range of minor modifications and points of clarification it wishes to make to the submission DPD. Consultation on the main modifications and minor modifications / points of clarification took place between Tuesday 16 September and Tuesday 28 October 2025. The next stage in the Examination process will be the Inspector issuing their draft report.

Tests outlined through paragraph 49 of the NPPF determine the weight which can be afforded to emerging planning policy. The stage of examination which the Amended Allocations & Development Management DPD has reached represents an advanced stage of preparation. Turning to the other two tests, in agreeing these main modifications the Inspector has considered objections to the submission DPD and the degree of consistency with national planning policy. Through this process representors have been provided the opportunity to raise objections to proposed modifications through the above consultation. Therefore, where content in the Submission DPD is either;

- Not subject to a proposed main modification;
- The modifications/clarifications identified are very minor in nature; or
- No objection has been raised against a proposed main modification

Then this emerging content, as modified where applicable, can now start to be given substantial weight as part of the decision-making process.

[Submission Amended Allocations & Development Management DPD Schedule of Main Modifications and Minor Modifications / Clarifications](#)

Relevant Policies that have substantial weight from the above referenced emerging plan:

Policy DM5(a) – The Design Process

Policy DM5(b) – Design

Policy DM6 – Householder Development

Policy DM7 – Biodiversity and Green Infrastructure

Policy DM9 – Protecting and Enhancing the Historic Environment

5.5. **Other Material Planning Considerations**

National Planning Policy Framework 2024

Planning Practice Guidance (online resource)

Householder development SPD 2014

Residential Cycle and Car Parking Standards SPD 2021

Sections 66 and 72 of The Planning (Listed Buildings and Conservation Area) 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. **Historic England** comments received 23.06.2026 – No technical comments provided.
- 6.2. **Historic England** comments received 17.02.2026 (following re consult) – No technical comments provided.

Town/Parish Council

- 6.3. **Bleasby Parish Council** — Bleasby PC supported the previous application for a loft conversion and dormer approved under 25/00334/HOUSE. The PC believed that this would not impact the setting of the nearby listed buildings or the character of the conservation area. It was also believed that the previous application would not result in material overbearing or overlooking impact on neighbours.
- 6.4. Bleasby PC object to the proposal in this application 26/00068/HOUSE. The proposed dormers would impact the privacy of neighbours and the raising of the roof (which has not been made clear from the proposed plans) will render Shawfields taller than neighbouring properties. The proposal will negatively impact the character of the Bleasby Conservation Area and would have a negative impact on the nearby listed buildings (The Old House and Fishermans).
- 6.5. Bleasby PC wishes for the developer to be made aware that the planning process is a democratic process for the benefit of entire communities and neighbourhoods. The demolition already undertaken on site has brought great distress to villagers and disregard for the process should not be allowed.

Representations/Non-Statutory Consultation

- 6.6. **NSDC Conservation** – Shawfields is a late 20th century dwellinghouse within the Bleasby CA.

The complex roof form would conflict with the architectural restraint found within the conservation area, and simplicity of form of the host dwelling. Complex roofscapes are anachronous to the Conservation Area, however owing to the existing modern character of the site, this would not be considered to be harmful to the CA.

In addition, given the discreet location of the development, and the presence of mature trees around the plot, this results in limited public visibility and reduces the impact development upon the character and appearance of the Bleasby Conservation Area.

The host dwelling is of a suburban mid-century dwelling, already out of context with the traditional vernacular of Bleasby. The proposed dormers would not be overly prominent within the context due to the step-in from the side elevations. Furthermore, the street scene has a mixed character and it is not considered that the proposed dormers would detract from the local vernacular and character of the CA.

In terms of the raising of the roof - the additional 0.4m in height is not considered to result in any additional harm to the setting of the nearby designated heritage assets, and the contribution to the character and appearance of the CA would remain neutral.

In terms of impact on nearby listed buildings – the proposal would be near to The Old House (a Grade II* listed building) and Fishermans (Grade II listed building). The harm to the setting of The Old House has already been established through the original construction of Shawfields and the proposed works are not considered to increase this level of harm. The Fishermans is a well contained site and it is not considered that the proposal would impact the setting of this Grade II listed building.

In summary, it is considered that the proposed development preserves the character and appearance of the conservation area. The development is considered to be in accordance with DM9 of the Allocations & Development Management DPD (2013) and Core Policy 14 of the Newark and Sherwood Amended Core Strategy DPD (2019), S.66 & S.72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, as well as the guidance within section 16 of the NPPF (2024).

Therefore, there are no objections from conservation subject to conditions.

NCC LLFA (comments received 29.01.2026) – Standing advice applies.

NCC LLFA (comments received on 18.02.2026 following reconsult) – Standing advice applies.

Comments from 8 local residents have been received which can be summarised as follows:

Original application was for a simple 'loft conversion' which was in keeping with the design of the existing bungalow. The proposal would represent a significant change from that proposal and the dormers would not respect privacy to neighbouring dwellings;

Demolition work has already commenced (08/01/2026), with the roof completely demolished;

Harm to the setting, appearance, character and amenity of this rural conservation area;

More visible from the public footpath which borders Shawfield;

Change in materials would make the building over-bearing and not in keeping with the existing conservation landscape or character of the surrounding properties;

Impact on the setting of the nearby listed buildings;

The property is being rebuilt and not just extended;

Loss of human rights being put at risk by not allowing neighbours to enjoy the privacy in their home;

Rooflights provide more light than dormers;

Windows to Pilkington level 4 obscure glazing reduces the level of light to the rooms and increases the likelihood of clear glass future replacements;

Should be rebuilt to the previous height with rooflights in the west elevation to protect the privacy of the surrounding occupants.

7.0 Appraisal

7.1. The key issues are:

- Principle of development
- Impact on the Visual Amenities of the Area (including Heritage)
- Impact on Residential Amenity
- Impact on Highway Safety
- Impact on Ecology and Protected Species
- Impact on Flood Risk

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.

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

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

7.5. Section 16 of the NPPF states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Principle of Development

- 7.6. Policy DM6 of the Allocations and Development Management DPD outlines the criteria for Householder Development. These criteria include the provision that the proposal should respect the character of the dwelling and surrounding area and have no adverse impact upon the amenities of neighbouring properties. The overall shape, size and position of an addition must not dominate the existing house or the character of the surrounding area. In principle, the development to extend existing dwellings is considered acceptable subject to other matters which are explained below.
- 7.7. Concern has been expressed from surrounding residents that the development had already commenced due to the removal of the roof and it is more akin to a new dwelling now as opposed to an extension to an existing dwelling. When the Council was made aware of the works, the Planning Enforcement Team attended the site and works stopped. A new application was consequently submitted. In addition, given the remaining walls and the fact that the roof would have to be removed to carry out the works anyway, it is not unreasonable for the application to be accepted as a householder application and not a 'rebuild'. Officers in any case have a duty to consider the application on its own merits regardless of the works already carried out. The work already undertaken has been carried out at the risk of the applicant of the application being refused.

Impact upon Visual Amenities of the Area (including heritage)

- 7.8. Policy DM6 states that planning permission will be granted for householder development provided that the proposal reflects the character of the area and existing dwelling in terms of design and materials. Policy DM5 requires any new development to achieve a high standard of design and layout that is of an appropriate form and scale whilst complementing the existing local distinctiveness and built and landscape character.
- 7.9. As part of the Development Plan, Core Policy 14: Historic Environment (Core Strategy DPD) and DM9: Protecting and Enhancing the Historic Environment (Allocations and Development DPD) amongst other things, seeks to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance.
- 7.10. Core Policy 9 'Sustainable Design' of the Amended Core Strategy DPD requires new development proposals to, amongst other things, "achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments". In accordance with Core Policy 9, all proposals for new development are assessed with reference to Policy DM5 of the Allocations & Development Management DPD, which, amongst other things, require new development to reflect the rich local distinctiveness of the District's landscape and character through scale, form, mass, layout, design, materials, and detailing.
- 7.11. Section 12 of the NPPF (2024) refers to achieving well designed places. Paragraph 131 states that "*Good design is a key aspect of sustainable development, creates better*

places in which to live and work and helps make development acceptable to communities.” Paragraph 139 of the NPPF (2024) advocates that where a development is not well designed and fails to reflect local design policies and government guidance on design planning permission should be refused.

- 7.12. Members will see from the site history that the site gained planning permission in 2025 under 25/00334/HOUSE, for a loft conversion to include a dormer to the east elevation and rooflights on the west elevation (see below).



- 7.13. The previous application was concluded that it would not result in harm to the setting of the neighbouring Listed Building or harm the character or appearance of the surrounding Conservation Area. The proposal utilised materials to match that of the host dwelling. The proposed revised design will see an increase in the roof height ridge from its current height of approx. 5.8m, to a new height of approx. 6.2m from ground level. The eaves height would also be raised from 2.4m to approx. 2.6m from ground level with a change to the materials from typical brick to white render with concrete interlocking rooftiles and hanging tiles.
- 7.14. The householder SPD states that proposed roof alterations should be designed in a way which is sympathetic to the host dwelling and prevailing character of the surrounding area. It also requires for roof alterations to have a proportioned and balanced appearance to the main dwellinghouse and should not result in a ‘top heavy’ appearance and consideration should be given to whether alterations would be desirable or potentially harm the character of the dwellinghouse.
- 7.15. Officers are aware of the concern raised by the proposal on the neighbouring residents, and their concern over the impact upon the surrounding area. Historic England have been consulted due to the proximity to listed buildings but they have chosen not to specifically comment but instead leave the advice to the Council’s Conservation Officers.

- 7.16. The Council's Conservation Officer states that the proposal would have a neutral impact upon the character and appearance of the Conservation Area. With regards to the setting of the nearby listed buildings, the significance of the Old Hall (Grade II*) is derived mainly from its historic and architectural interest, and its significance is not mainly derived from its setting of which the host site forms a part, although the verdant and rural setting does make a positive contribution to the setting of The Old Hall. The harm to the setting of the listed building has already been done, through the original construction of Shawfield, and the proposed works are not considered to increase the level of harm. Fisherman's is a well contained site, with prominent road frontage, bound by outbuildings and cottages. The separation distance between the site and Fisherman's is considered acceptable so that it would not harm the setting of the listed building.
- 7.17. The proposed dormer would be subservient in scale to the dwelling and would be constructed out of tiles to match that of the former roof. Details of the tiles have been outlined in the submitted application form and drawings which states the tiles would be Marley concrete hanging tiles in brown. Although the proposed dormer would have a modern appearance, given the modern appearance of the host dwelling, the dormer would not appear to be uncharacteristic. Furthermore, the host dwelling has limited architectural and historic merit. Therefore, the proposed dormer is considered to not detract from the character of the dwelling nor the conservation area. The Council's Conservation Officer has requested that details of the tiles, dormer cheeks/face and render colour/finish to be submitted despite them being shown on the submitted drawings, and has requested the use of pantiles on the roof for enhancement. However, given the siting of the dwelling from the main road and presence of similar finishes in the area (tiles and render colour) and the lack of historical significance to the existing dwelling, Officers consider that the stated materials are acceptable and does not result in harm and further information is not considered necessary.
- 7.18. The proposed windows would be grey composite as opposed to the existing white UPVC. The elevations are finished in white render and given that there are existing examples of such finishes including render and painted brick and for this reason it is therefore considered that these alterations would not detract from the character of the dwelling or conservation area or other nearby heritage assets and is therefore considered acceptable.
- 7.19. It is considered that there would be no direct relationship between the listed buildings and the site. As such, it is considered that there would be no negative impact on the setting of any nearby listed buildings as a result of the proposed development.
- 7.20. With the above in mind, it is considered that the proposal accords with the aims of Policies DM5, DM6 and DM9 of the Allocations and Development Management DPD, CP9 and CP14 of the Amended Core Strategy, the provisions of the NPPF and the guidance contained within the Householder Development SPD, which are material

considerations. The special duty to preserve or enhance under sections 16(2) and 66 and 72 of the Act has been given appropriate consideration in this case.

Impact upon Residential Amenity

- 7.21. Policy DM6 'Householder Development' of the Allocations & Development Management DPD is permissive of the erection of the extensions to dwellings provided there is no adverse impact on the amenities of neighbouring resident in terms of loss of privacy, light and overbearing impact.
- 7.22. The neighbouring properties that would be most affected by the proposal would be The Old Hall (approx. 25m to the south-east) and Garden Cottage (approx. 23m to the south-west). The dormer windows proposed would be facing towards the open fields directly to the east and west and would not directly face towards the property known as The Old Hall. Therefore, due to the orientation and separation distances from neighbouring properties, it is considered that the proposal would not result in loss of privacy, light and overbearing impacts. Therefore, having considered the concerns of residents in the area, it is officer's opinion that there are no concerns on neighbouring amenity.
- 7.23. The proposal includes the windows in the new dormer to the west elevation all being obscurely glazed to level 4 on the Pilkington scale (the minimum we would normally require is 3 which this exceeds). These windows serve the ensuite, a bathroom and a hallway/landing. The windows are shown to be top opening only which are above 1.7m from internal floor level. Whilst concern was raised that these could be changed to clear windows in the future, these could be conditioned to be retained for the lifetime of the development, however given the uses of the rooms they serve and the orientation of the windows to neighbours, it is not considered that there would be harm in any case to the surrounding occupiers.
- 7.24. The window in the gable end on the south elevation would be amended from one window to two. The use of the rooms the windows serve would remain for bedrooms and although there are now 2 windows, it is not considered that the impact would be any more significant. The other new gable window would face the open fields to the north.
- 7.25. Neighbours to the site would experience a heightened perception of the development, however as explained above, it is not considered that this impact would be directly harmful to the extent that it would warrant a refusal of development alone.
- 7.26. Officers have considered the impact of the development to all other nearby occupiers, however the impact on residential amenity is acceptable in line with Policy DM6 of the Allocation & Development Management DPD, and Part 12 of the NPPF.

Impact upon Highway Safety

- 7.27. Policy DM5 requires provision of safe access to new development and appropriate parking provision. Policy DM6 states that provision for safe and inclusive parking provision should be achieved and parking arrangements are maintained as a minimum. Spatial Policy 7 seeks to ensure that vehicular traffic generated does not

create parking or traffic problems. Paragraph 115 of the NPPF (2024) states that schemes can be supported where they provide safe and suitable access for all. The Council has also adopted a Residential Cycling and Car Parking Standards Design Guide SPD which is material to decision making.

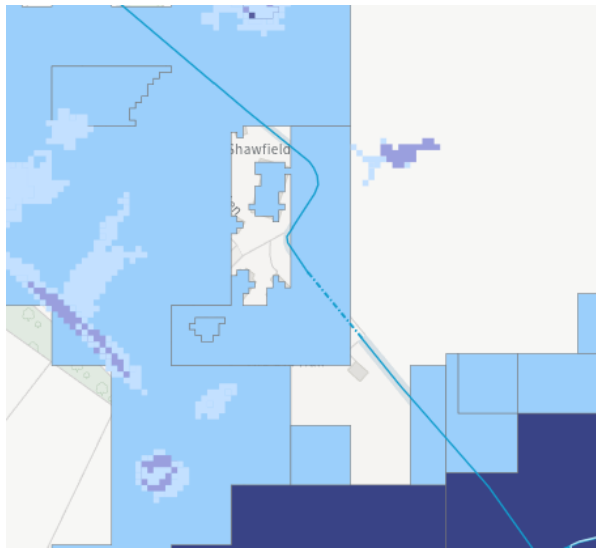
- 7.28. The proposal would see the dwelling increase in the number of bedrooms from 4 to 5. The proposal would not encroach or alter the existing access. The existing dwelling contains a private gravel drive to its frontage which has space for approximately 4 cars. Therefore, it is considered that the proposal is in line with the Newark and Sherwood Residential Cycling and Parking Design Guide SPD, which recommends a minimum of 3 spaces for 4 + bedroom dwellings in this location.
- 7.29. The proposal is therefore considered acceptable in this regard.

Impact upon Ecology and Protected Species

- 7.30. Core Policy 12 of the Amended Core Strategy DPD and Policy DM7 of the A&DM DPD seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 states that where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to date ecological assessment.
- 7.31. Given the proposal would be to the existing roofscape, the applicant has submitted a Preliminary Bat Roost Assessment (PBRA) survey to assess the presence/absence of protected species such as bats. The PBRA is the same submitted for the previous application. Although it is acknowledged that the roof is no longer on the building, the PBRA is a useful tool to understand the bat activity previously. The report stated that the building did not contain any significant structural features of potential interest to roosting bats or nesting birds. As a result, no evidence of bat activity or field signs of roosting bats was found in the roof at the time and no evidence of other field signs of any significant wildlife was identified in the garden areas either. Therefore, no further surveys were recommended to be carried out.
- 7.32. The proposal is considered to be acceptable in relation to CP12 and DM7 in this respect.

Impact on Flood Risk

- 7.33. Part of the application site (including the area where the dwelling is located) lies within Flood Zone 2 whereas land immediately around the dwelling is located within Flood Zone 1 according to Environment Agency flood data. The area to which the proposed development is located is at low risk of surface water flooding.



7.34. *Extract of flood map.*

- 7.35. The proposed development is considered to be 'minor development' in accordance with the NPPG (householder development), as such Flood Risk Standing Advice applies. Paragraph 176 of the NPPF advises that applications for minor development should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.
- 7.36. Core Policy 10 requires development to be adequately drained and Policy DM5 relates to flood risk and water management.
- 7.37. Although the proposed development lies within Flood Zone 2, and would contain a very small ground floor alteration, it would be constructed so that the floor levels would not be lower than the existing dwelling. As such, no Flood Risk Assessment is required alongside this application. It is not considered that the proposal would result in increased flooding elsewhere.
- 7.38. Therefore, there are no concerns in relation to flooding.
- 7.39. **Community Infrastructure Levy (CIL)**
- 7.40. The proposed development would result in less than 100m² of net additional floorspace/Gross Internal Area and is therefore not CIL liable.

Other Matters

- 7.41. **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)) from February 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% - this means a development will result in more, or better quality, natural habitat than there was before development. However, there are some developments that are exempt from the BNG such as Householder Developments (under Regulation 5¹). BNG is therefore not

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

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.

8.2. Legal Implications - LEG2526/7205

Planning Committee is the appropriate body to consider the content of this report. A Legal Advisor will be present at the meeting to assist on any legal points which may arise during consideration of the application.

9.0 Conclusion

9.1. In conclusion, it is considered that the proposal accords with Core Policy 9 (Sustainable Design), Core Policy 10 (Climate Change), Core Policy 12 (Biodiversity) and Core Policy 14 (Historic Environment) of the Amended Core Strategy and policies DM5 (Design), DM6 (Householder Development) and DM7 (Biodiversity and Green infrastructure) and DM9 (Protecting and Enhancing the Historic Environment) of the Allocations and Development Management DPD, as well as the NPPF and Newark and Sherwood Householder SPD which are material planning considerations. The duties under Sections 66 and 72 of the Planning (LB&CA) Act 1990 have been appropriately applied and it is concluded that the proposal would result in a neutral impact and thus no harm to significance to the setting of the listed buildings. The proposal would also preserve the character and appearance of the conservation area. It is therefore recommended this application be approved subject to conditions set out below.

9.2. The Emerging Allocations and Development Management DPD has been given due consideration, however the amended policies do not introduce additional considerations above those already explored in the above report.

10.0 Conditions

01

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 drawing as listed below:

- Location Plan Drawing No. 1439 3 Received 15.01.2026
- Proposed Elevations and Floor Plans Drawing No. 1439 1 received 15.01.2026
- Block Plan Drawing No. 1439 2 received 24.02.2025
- Proposed Elevations and Floor Plans Drawing No. 1439/1 REV A received 10.02.2026

- Proposed Demolition Part Retrospective Drawing No. 1439/4 REV:A received 10.02.2026
- EA Flood Risk Assessment Drawing received 15.01.2026
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- Preliminary Bat Roost Assessment received 15.01.2026

Reason: To define this permission.

02

The development hereby permitted shall be constructed entirely of the material details submitted as part of the planning application and colour finish details as stated on the submitted drawing no. 1439/1 Rev A.

Reason: In the interests of visual amenity and to preserve or enhance the character and appearance of the conservation area and the setting of the listed buildings.

03

The first floor window openings on the west elevation shall be obscured glazed to level 4 or higher on the Pilkington scale of privacy or equivalent and shall be non-opening up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development.

Reason: To safeguard against overlooking and loss of privacy in the interests of amenity of occupiers of neighbouring properties.

Informatives

01

The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less than 100 square metres.

03

You are advised that you may require building regulations approval in addition to the planning permission you have obtained. Any amendments to the permitted scheme

that may be necessary to comply with the Building Regulations, must also be approved in writing by the Local Planning Authority in order that any planning implications arising from those amendments may be properly considered.

East Midlands Building Control operates as a local authority partnership that offers a building control service that you may wish to consider. You can contact them via email at info@eastmidlandsbc.com via phone on 0333 003 8132 or via the internet at <https://www.eastmidlandsbc.com/>

04

Biodiversity Net Gain

From the information provided as part of the application, the development granted by this notice is considered exempt from the biodiversity gain condition.

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the condition “the biodiversity gain condition” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan;

OR

- c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Newark and Sherwood District Council (NSDC).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these exemptions and associated legislation are set out in the planning practice guidance on biodiversity net gain ([Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain))

Based on the information available, this permission is considered by NSDC not to require the approval of a biodiversity gain plan before development is begun, because the following reason or exemption is considered to apply – The proposal is for Householder development.

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 - 26/00068/HOUSE

