

PLANNING COMMITTEE – 23 JULY 2019

Application No:	19/01173/FUL	
Proposal:	Erection of a single storey side extension to Rainworth Village Hall	
Location:	Rainworth Village Hall Management Committee Kirklington Road Rainworth Nottinghamshire NG21 0JY	
Applicant:	Rainworth Parish Council - Mr Mark Buttery	
Registered:	26.06.2019	Target Date: 21.08.2019

This application is being referred to the Planning Committee as Newark and Sherwood District Council own the building.

The Site

The application site relates to the existing village hall and its associated curtilage at the corner of Kirklington Road and South Avenue. The existing village hall is a large building which occupies a significant proportion of the plot with parking to the east of the site. There is a rising gradient southwards within the site which is evidenced by steps serving a small outdoor seating area at the southern boundary. Boundaries to the site are defined by close boarded fences; estate fencing; and vegetation.

The site is within the urban boundary of Rainworth opposite the sports ground which represents a protected playing field according to the Proposals Map of the Development Plan. Adjoining land uses to the south form adjacent residential curtilages to dwellings on South Avenue and St Peters Drive. The site is close to the District Centre such that overall land uses in the area are mixed including commercial uses such as the Tesco supermarket.

Relevant Planning History

There is no planning history of direct relevance to the current proposal.

The Proposal

The application seeks full planning permission for the extension of the existing village hall in the form of a single storey extension to the south elevation. The footprint of the extension would be around 110m² and include a multifunction room with associated entrance foyer and disabled toilet facilities. The design of the extension would follow the hipped roof form of the existing building with an overall maximum height of approximately 3.2m albeit this would be reduced to just 2.8m for the bulk of the extension due to changes in gradient within the site. The rear of the extension would be approximately 1.1m away from the rear southern boundary of the site.

The application has been assessed on the basis of the following plans and documents:

- Site Location and Block Plans;
- Existing Layout and Elevations – S118/1085/1 Rev. 01;
- Proposed Layout and Elevations – S118/1085/2.

Departure/Public Advertisement Procedure

Occupiers of 10 properties have been individually notified by letter.

Planning Policy Framework

The Development Plan

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

Spatial Policy 1 - Settlement Hierarchy

Spatial Policy 2 - Spatial Distribution of Growth

Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities

Core Policy 9 -Sustainable Design

MFAP1 – Mansfield Fringe Area

Allocations & Development Management DPD

DM1 – Development within Settlements Central to Delivering the Spatial Strategy

DM5 – Design

Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance (online resource)

Consultations

Rainworth Parish Council – No comments received at time of writing.

No comments have been received at the time of the agenda going to print. Any comments received will be reported to Members as a late item.

Comments of the Business Manager

Principle of Development

The site falls within the urban boundary of Rainworth which is identified by the Spatial Strategy of the Core Strategy as one of five Service Centres within the District. Service Centres have the function of acting as a focus for service provision for a large local population and rural hinterland.

The site forms the existing village hall which serves the community and can be considered as a community facility under Spatial Policy 8. This policy seeks to enhance community facilities to

meet local needs. MFAP1 of the Core Strategy also demonstrates support for the provision of new community infrastructure appropriate to their size.

The application relates to a modestly sized extension to the existing village hall but will nevertheless add an additional multifunctional room which will enhance the overall offer of the site. The principle of development is acceptable subject to considerations against the remainder of the Development Plan.

Impact on Character

Policy DM5 refers to the rich local distinctiveness of the District's character of built form requiring new development proposals to reflect their local surroundings.

The existing building is of red brick construction with a hipped roof set at varying heights and projections. The most imposing elevation is the north elevation towards Kirklington Road which is a full two storey height. As the building moves southwards within the plot (and therefore where the proposed extension would affect) the first storey of the building is served by roof dormers on the eastern elevation which lessens the visual prominence.

The proposed extension would be positioned at the south of the site which due to the set back from the highways access is a relatively discrete part of the site. The extension would follow the design of the existing building with a hipped roof which maintains and follows the height of existing single storey projections. As such the extension would assimilate well with the existing built form and be a discrete addition to the site which ultimately would have a limited impact on the overall character of the area. Subject to a condition ensuring that materials would match the existing building, no character harm has been identified which would warrant concern.

Impact on Amenity

Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development.

The positioning of the extension at the south of the site means that the closest receptors would be the residential neighbours at no. 27 St Peters Drive and no. 1 South Avenue. Neighbouring residential land uses have an established shared relationship with the activities which take place within the village hall.

Both of these neighbouring properties are set at a higher level in comparison to the site such that the single storey development would not impose additional overbearing impacts. The site is well screened from the rear of no. 1 South Avenue by a fence and high hedging (the majority of the shared boundary is with the existing car park) and I do not consider that the extension or indeed the proposed entrance to the extension would introduce any harmful amenity impacts to this dwelling in terms of loss of privacy or additional noise and disturbance.

The dwelling at no. 27 St Peters Drive already has side gable first floor windows which overlook the site but due to the differences in land level these would very much look down onto the proposed extension (notwithstanding that they appear to be secondary windows) which would be largely screened by the existing vegetated boundaries in any case.

As such I have identified no harmful amenity impacts which would prevent the application being compliant with the relevant elements of Policy DM5.

Other Matters

The village hall is well served by an existing car park access on the eastern boundary of the site. The proposed extension would not affect the highways access nor the existing parking provision available and therefore there would be no impacts to the highways network.

Conclusion

The proposal relates to the extension of an existing community facility to enhance the facilities available to the community. The extension very much follows the design of the existing building such that it would be a modest addition. No harmful impacts have been identified which would prevent the grant of planning permission subject to the conditions as outlined below.

RECOMMENDATION

That planning permission is approved subject to the conditions and reasons shown below:

Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

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

02

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

- Proposed Layout and Elevations – S118/1085/2.

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission

03

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building in terms of type, colour and texture, size, profile and bonding pattern unless otherwise agreed in writing by the local planning authority through an application seeking a non-material amendment.

Reason: In the interests of visual amenity.

Notes to Applicant

01

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

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

02

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) Order 2010 (as amended).

BACKGROUND PAPERS

Application case file.

For further information, please contact Laura Gardner on extension 5907.

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Matt Lamb
Director Growth & Regeneration

