

## PLANNING COMMITTEE – 6 AUGUST 2019

<b>Application No:</b>	<b>19/01294/PIP</b>	
<b>Proposal:</b>	<b>Application for permission in principle for residential development of one or two dwellings</b>	
<b>Location:</b>	<b>Land Adjacent Ivydene Main Street Weston Nottinghamshire NG23 6ST</b>	
<b>Applicant:</b>	<b>Mrs Dorothy Coupe</b>	
<b>Registered:</b>	<b>09.07.2019</b>	<b>Target Date: 08.08.2019</b>

**This application is being presented to the Planning Committee in line with the Council's Scheme of Delegation as it is for Permission in Principle.**

### The Site

The application relates to a plot of land between two detached residential dwellings in the village of Weston. The land lies to the north side of Main Street between Ivydene to the east and Chestnut Grange to the west. The red outline on the submitted site location plan is approximately 25m in width and 74m in depth. The whole plot is L-shaped and the rest of the site which lies perpendicular to the application site is also owned by the applicant (outlined in blue on the site location plan). The ground level of the site is higher than the public highway and Ivydene by approximately 1.5m. The site is bordered by a brick wall to Main Street and by hedgerow to the other boundaries. There are 2no. existing single storey buildings set well back within the site which are not readily visible from the public highway.

### Relevant Planning History

607722 - 4 Bedroom Bungalow – Granted Permission 1977

6076162 – One detached dwelling – Granted permission 1976

### The Proposal

The application seeks Permission in Principle (the first of a 2 stage process) for one to two dwellings on the site. No specific details are required at this stage.

This is the first Permission in Principle application that the Council has received since it was introduced in 2017 by the Government. Permission in Principle requires only the location, the land

use, and the amount of development to be assessed. If residential development, (as is this application) the description must specify the minimum and maximum number of dwellings proposed.

It is the second stage of the process, Technical Details Consent, which assesses the details of the proposal. This must be submitted within 3 years of the Permission in Principle decision.

### Submitted Documents

Site Location Plan received 9 July 2019

Planning Statement dated July 2019

### Departure/Public Advertisement Procedure

Occupiers of nine properties have been individually notified by letter. A site notice has also been displayed near to the site.

### 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 3 – Rural Areas
- Spatial Policy 7 - Sustainable Transport
- Core Policy 3 – Housing Mix, Type and Density
- Core Policy 9 - Sustainable Design
- Core Policy 12 – Biodiversity and Green Infrastructure

#### **Allocations & Development Management DPD**

- DM5 – Design
- DM7 – Biodiversity and Green Infrastructure
- DM12 – Presumption in Favour of Sustainable Development

### Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance

## Consultations

**Weston Parish Council** – no comments received to date. Comments will be reported in the Late Items report.

### **NCC Highways Authority –**

‘This is an application for permission in principle of one or two dwellings. There is an existing access in place with an approx. width of 4.5m. The footway at the site frontage has a width of 1.5m. The required access width for one dwelling is 3.75m (minimum 2.75m with 1m added as the access is bounded by a wall on both sides). For two dwellings this requirement increases to 5.25m (minimum 4.25m with 1m added as the access is bounded by a wall on both sides). As such, at present the access width is suitable for one dwelling only.

Adequate visibility from the access, i.e. 2.4m x 43m, is required and should be demonstrated on any site plans submitted. This will require removal/alteration of the existing wall to achieve this.

Also, adequate parking and turning facilities, gradient, driveway surfacing, and drainage to prevent the discharge of surface water from the driveway to the public highway should be included on any plans submitted.’

**Representations have been received from 4 local residents/interested parties which can be summarised as follows:**

### **3 objections raising the following:**

- Concerns over further development on site and land to the rear of the site should the application be approved
- Concern that an approval would lead to further applications and further development within the village which would impact upon character
- The development would cause privacy and overlooking issues for houses on Chestnut Close
- Concerns over impact on wildlife on the site and construction affecting the horses and sheep which graze on the adjacent land
- Concern over highways safety due to access onto Main Street
- Noise pollution from additional houses and cars
- Potential negative impact on house prices

**1 neighbour letter commenting they have no concerns regarding the application.**

## Comments of the Business Manager

### *Principle of Development*

The application seeks 'Permission in Principle' for the residential development of one to two dwellings at Land Adjacent to Iydene within the village of Weston. This type of application requires only the principle of the proposal to be assessed against the Council's Development Plan and the NPPF. The 'principle' of the proposal is limited to location, land use and the amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Any other details regarding the development are assessed at the second stage of the process under a 'Technical Details Consent' application which must be submitted within 3 years of the Permission in Principle decision (if approved).

### *Location and Land Use*

The residential development is proposed in the village of Weston which is defined in Spatial Policy 1 of the Amended Core Strategy as an 'other village'. Development within these areas should be considered against Spatial Policy 3 which states that local housing needs will be addressed by focusing housing in sustainable, accessible villages. It also says that beyond Principal Villages, proposals for new development will be considered against five criteria; location, scale, need, impact and character.

At this stage it is required to determine whether or not the site represents a sustainable and accessible location. In relation to location, Spatial Policy 3 states that 'new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls.'

The site lies between two detached dwellings on Main Street, Iydene to the east and Chestnut Grange to the west. The site is clearly within the main part of the village. Weston has limited services and facilities itself other than a church, a village hall, and a restaurant/takeaway. However, it is approximately 11 miles from Newark and 10 miles to Retford and is served by regular bus routes to both. Whilst there would be some reliance on use of the private motor vehicle this would not be uncommon with other, more sustainable settlements. It is not considered that the location of a dwelling in Weston would cause any difficulty in accessing services and facilities which exist in other relatively nearby settlements. On balance, it is therefore considered that Weston is considered to be a sustainable location for new dwellings.

The other criteria listed in Spatial Policy 3 would be assessed at the Technical Details Consent stage.

### *Amount of Development*

The application is for one or two dwellings. The site is approximately 25m in width and 74m in depth. It is not yet clarified if the proposal would consist of one or two dwellings on the site nor, if two are proposed, whether this would be a pair of semi detached dwellings or two detached dwellings. Again, this would be submitted at the Technical Details Consent stage. I will therefore assess the amount of development as if it were the maximum proposed (two separate detached dwellings) given that this would likely have the most impact. The width of the plots along Main Street vary. I consider the size of the site to be more than sufficient to accommodate two new dwellings. The actual scale and position of the dwellings, their design, impact on amenity and the character of the area would be assessed at the Technical Details Consent stage.

### Matters for Technical Details Consent Stage

The Technical Details Consent application is required to be submitted within three years of the decision date. Policy DM5 of the DPD sets out the criteria for which all new development should be assessed against. This includes but is not limited to safe and inclusive access, parking provision, impact on amenity, local distinctiveness and character, biodiversity and green infrastructure, and flood risk.

The technical details consent application would need to carefully consider these criteria.

### *Impact on Visual Amenity and the Character of the Area*

Core Policy 9 seeks to achieve a high standard of sustainable design which is appropriate in its form and scale to its context, complementing the existing built and landscape environment. Core Policy 3 states that 'The District Council will expect good quality housing design in line with the provisions of Core Policy 9 Sustainable Design... The District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely family housing of 3 bedrooms or more; smaller houses of 2 bedrooms or less; and housing for the elderly and disabled population.'

Policy DM5 requires the local distinctiveness of the District's landscape and character of built form to be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

Paragraph 127 of the NPPF states inter-alia that developments should be sympathetic to character and history including the surrounding built environment; and should establish or maintain a strong sense of place.

Main Street does have a variety of dwellings ranging in scale and age including a number of period properties built in red brick with clay pantile roofs. The design of the proposal should be of a high quality and should reflect the character of the area regardless of whether the design is contemporary or traditional. Aspects to consider are the scale, materials, window styles,

orientation and built form, plot width and position within the site, to accord with the policies set out above.

### *Impact on Residential Amenity*

Policy DM5 states that 'The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.'

Both neighbouring properties have windows to side elevations which face directly onto the site. This should be taken into consideration in relation to positioning the new dwelling/s to avoid any issues with overlooking, loss of privacy or perceived overlooking.

In terms of amenity space the site is more than large enough to accommodate 2no. dwellings with off street parking and large gardens.

The scale and positioning of the dwellings should be carefully considered to avoid any overbearing impact to neighbouring properties or within the street scene.

### *Access and Highways Safety*

Policy DM5 of the DPD states that 'Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of Green Infrastructure and as many alternative modes of transport as possible. Parking provision for vehicles and cycles should be based on the scale and specific location of the development.'

The site has a boundary wall to the front with an existing opening. This could be utilised for the access to the proposal providing it is altered to adhere to the advice within the comments from NCC Highways. Adequate parking provision and turning space should also be incorporated into the proposal.

### *Ecology and Trees*

Policy DM7 seeks to protect, promote and enhance green infrastructure whilst Core Policy 12 aims to conserve and enhance the biodiversity and geological diversity of the District. The proposal is likely to include the demolition of the 2no. existing buildings on site. A tree survey and preliminary ecology survey including any more detailed protected species surveys would be required to ensure no adverse impact of trees/ecological impacts would arise from the development of the site.

Landscaping and green infrastructure should be incorporated into the proposal in line with Policy DM7.

## Conclusion

To conclude, I consider the location to be sustainable and accessible for residential use and the proposed amount of development to be appropriate for the size of the site and considering comparable plots in the area.

With the above in mind I consider the principle of the proposed development to be acceptable and recommend that Permission in Principle is granted.

It should be noted that conditions cannot be attached to a Permission in Principle. Conditions would be attached to the Technical Details Consent. The Permission in Principle and the Technical Details Consent together form the full permission. No development can commence until both have been approved.

## Technical Consent Submission Requirements

- Completed Technical Details Consent Application Form
- Site Location Plan
- Proposed Site Plan (including details of access, boundary treatments and landscaping)
- Proposed Plans and Elevations
- Preliminary Ecology Survey and further protected species surveys (if required)
- Tree Survey

## **RECOMMENDATION**

**That Permission in Principle is approved.**

## Notes

Permission in principle lasts for a period of 3 years and any approval would therefore expire 3 years from the date of the decision. Before this expiry date an application for Technical Consent (for the whole of the site) must be given approval before development can proceed.

## BACKGROUND PAPERS

Application case file.

For further information, please contact Ellie Sillah on 01636 655770.

All submission documents relating to this planning application can be found on the following website [www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk).

**Matt Lamb**  
**Director of Growth and Regeneration**

Committee Plan - 19/01294/PIP

