

PLANNING COMMITTEE – 30 JUNE 2020

Application No:	20/00253/FUL
Proposal:	Demolition of existing dwelling and garages. Construction of new 5 bedroom dwelling and self-contained 1 bedroom annex with associated hard and soft landscaping
Location:	Stonewold, Gravelly Lane, Fiskerton
Applicant:	Mr & Mrs Terry
Agent:	Mr Simon Middlecote
Registered:	24.02.2020 Target Date: 20.04.2020
	Extension of Time Agreed Until 3rd July 2020
Link to Application:	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

This application is being presented to the Planning Committee in line with the Council’s Scheme of Delegation as Fiskerton Parish Council has objected to the application which differs to the professional officer recommendation. Following the referral process within the Scheme of Delegation the decision was made by the Chief Executive to allow the appeal made by the Ward Member for the application to be determined by Planning Committee.

The Site

The application site relates to a detached bungalow ‘Stonewold’ located within the village boundary of Fiskerton. The application dwelling is accessed via a shared private drive, which also serves the closest neighbouring properties ‘Sceptre’ immediately to the west of the site and a new dwelling currently under construction immediately to the east. The site is level in nature and backs onto a paddock area.

The application site is located close to the boundary with the conservation area (35m to the south) and is located entirely within flood zone 2.

Relevant Planning History

No relevant planning history

The Proposal

The proposal seeks planning permission for the replacement of the existing bungalow with a two storey 5 bedroom dwelling, with a connected annex and attached triple bay garage.

The proposed dwelling would have an L-shape layout, measuring 20.7m in width and 20m in

depth. The roof design would be dual pitched incorporating a rear facing gable feature, measuring 7.3m to the main ridge line, with the attached triple garage set lower at 6m. The dwelling would occupy the same position within the site as the existing dwelling, albeit the footprint of the proposed dwelling would be significantly larger.

The external finish to the elevations would be mixture of red facing brickwork, render and timber cladding. The roof would have a slate tile external finish.

Following discussions with the case officer, revised plans have been received which show the annex to contain a single bedroom and be limited to the ground floor only.

Public Advertisement Procedure

Occupiers of ten properties have been individually notified by letter.

Planning Policy Framework

The Development Plan

Fiskerton Cum Morton Neighbourhood Plan (adopted December 2019)

FCM 1: Residential development

FCM5: Character and Design Policy

FCM6: Views and Vistas

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 9 -Sustainable Design

Core Policy 13 – Landscape Character

Core Policy 14 – Historic Environment

Allocations & Development Management DPD

DM7 – Biodiversity and Green Infrastructure

DM8 – Development in the Open Countryside

DM9 – Protecting and Enhancing the Historic Environment

DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

National Planning Policy Framework 2019

Planning Practice Guidance

Consultations

Fiskerton Parish Council –

Further comments received 22/05/20

This revised planning application has been considered in great detail by all Councilors using the criteria established in the Fiskerton-cum- Morton Neighbourhood Plan December 2019. This application cannot be supported because it does not meet the criteria described in FCM 1, FCM 2 and FCM 5 as follows: FCM 1 a) Scale: new housing proposals should be small in scale, and should be of a density consistent with the character of the neighbouring area; FCM 1b Need: new development proposals demonstrably address the need to provide suitable accommodation for the ageing population of the Parish, in line with the latest evidence. In particular, 1-2 bedroom bungalow will be supported; FCM 1d Character: Development proposals will be supported where they do not have a detrimental impact on the Character of the Parish, as detailed in the Fiskerton cum Morton Neighbourhood Profile, and instead contribute to maintaining and enhancing the existing character of the villages, in line with Policy FCM5: Character and Design. FCM 2.4 Affordable Housing From the collated comments collected from local consultations between January 2018 and March 2018, a common view was shared about the need to provide affordable housing for local people in the parish. Furthermore, these comments were backed by the need to provide more affordable housing, starter homes and semi-detached houses, mainly aimed towards enabling families and younger people to remain in Fiskerton cum Morton. FCM 5 Character and Design Policy 1) Developments will be supported provided that their design and specifications complement the established character of the villages as described in the Fiskerton cum Morton Neighbourhood Profile, taking particular account of: a) the ways in which the overall form, scale, massing, layout and proportions of new buildings and extensions relate to neighbouring buildings and impact on the character and appearance of the villages as a whole; and, g) the impact of new buildings and structures on the setting of the villages within the wider landscape. In summary, Fiskerton-cum-Morton Parish Council is unanimously opposed to this application because:

- the revised plans have the same footprint and scale as the original plans and the scale is too large for the immediate neighbourhood.
- It is very close to the boundary of a small bungalow 'Sceptre'
- It will result in over intensification and development of this site
- There will be loss of amenities due to small space for a garden
- There is space for 6 cars so there will be an issue over access and safety through a narrow driveway
- It would lead to a negative, cumulative impact upon the views and vistas as you enter the village created by two very large houses
- The Neighbourhood Plan did not identify any need for what is to all intents and purposes a 6-bedroom property.

Original Comments

Object to the proposal. Overbearing impact on the properties on Gravelly Lane. Over intensification of the site as overall footprint leaves insufficient amenity space/garden. The annex building if split from the main dwelling could be enlarged at a later date i.e. separate large dwelling. The personal circumstances of the applicant are irrelevant re the purpose of the annex.

NCC Highways Authority –

'This is an application to replace the existing dwelling so there will still be four dwellings served off this private drive and no further intensification of dwellings.

The Highway Authority would not wish to raise objection to the proposal.'

NSDC Environmental Health –

I do not have any objections, however I would like to make the following general comments; I would be grateful, if you could place the following comments in the “informatives” as advice to the applicant: To avoid nuisance complaints the applicant should have regard to the following:

1. Except for emergency works, to protect the amenities of occupiers of other premises in the vicinity, the hours for deliveries or for the demolition of the site buildings should be restricted to: Monday to Friday 08:00 to 18.00hrs, Saturday 08:00 to 13.00hrs and no works on site on Sundays/Bank Holidays.

2. Except for emergency works, to protect the amenities of occupiers of other premises in the vicinity, the hours for deliveries or for the construction of the development should be restricted to: Monday to Friday 08:00 to 18.00hrs, Saturday 08:00 to 13.00hrs and no works on site on Sundays/Bank Holidays.

3. Suitable measures must be taken to minimise dust and dirt during the demolition and operation of the site using best practice methods.

4. No burning of waste on site.

NSDC Conservation –

Legal and policy considerations:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the LPA to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area (CA). In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process. It is accepted that the application site is outside the Conservation Area of Fiskerton so this statutory test does not apply directly, but the impact on the setting, character and appearance of the Conservation Area should still be a consideration. 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.

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 193 of the NPPF, for example, states that: 3. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance advises that the significance of designated heritage assets can be harmed or lost through alterations or development within their setting. Such harm or loss to significance requires clear and convincing justification.

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3). In addition, Historic England Advice Note 2: making changes to heritage assets advises that it would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an assets significance and its relationship to its setting will

usually suggest the forms of development that might be appropriate. The junction between new development and the historic environment needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Significance of Heritage Asset:

The application site is located on Gravelly Lane, on the outer fringes of Fiskerton, beyond the boundary of the Fiskerton Conservation Area, but with the potential to affect its setting. Fiskerton's growth came about originally through agriculture and the village increased in size and prosperity with the development of industry and trafficking of goods along the River Trent. Gravelly Lane is a cul-de-sac that is host to a range of mid / late C20 bungalows that make a marginally harmful impact to the character of the conservation area. This area of the village, to the west of the historic core, has been built upon by a series of detached C20 bungalows and plays no significance to the story of the Fiskerton and its historic settlement pattern.

I have used photographs from previous applications to confirm that the building proposed for demolition is not one we would consider to be a building of local interest (non-designated heritage asset). This accords with historic OS map evidence which shows no development here. Summary of Proposal: Conservation does not object to the proposal. The loss of the host building will not harm the setting of the Conservation Area. The proposed new build, while taller than the existing bungalow, is in line with the height of the new build recently approved directly adjacent, and so will be no more imposing. As such the impact of this band of C20 development on the setting of the Conservation Area is unlikely to vary. I note a modern design for the new build, but in complementary colour materials and palette, which will ensure the proposal is not imposing in its wider setting. For clarity, given separation distances and the assimilation of this replacement building into this band of existing development, I do not think there will be any impact on the setting of any nearby Listed Building.

LCC Archaeology – ‘Thank you for consulting us on this application.

Having reviewed the proposal, it is unlikely that the development will have an impact on archaeological remains and there is no objection on archaeological grounds to this application.’

Trent Valley Internal Drainage Board – ‘The site is within the Trent Valley Internal Drainage Board district. There are no Board maintained watercourses in close proximity to the site. The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert, whether temporary or permanent, within the channel of a riparian watercourse will require the Board’s prior written consent. The Board’s Planning and Byelaw Policy, Advice Notes and Application form is available on the website - www.wmc-idbs.org.uk/TVIDB The Board’s consent is required for any works that increase the flow or volume of water to any watercourse or culvert within the Board’s district (other than directly to a main river for which the consent of the Environment Agency will be required). Surface water run-off rates to receiving watercourses must not be increased as a result of the development. The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.’

Cadent Gas -

Representations have been received from 6 local residents/interested parties which can be summarised as follows:

- Concerns in relation to the potential disruption to the existing shared access drive from construction vehicles, which could block access for doctors and emergency vehicles.
- Concerns regarding the impact on neighbouring driveway from the proposed garage.
- The design and height of the proposed dwelling is not in keeping with the village.
- Requests that construction times should not be before 8am and not at all on Sundays.
- Construction vehicles associated to the neighbouring access has caused damage to the paddock to the rear of the site and drainage system as well as loss of hedgerows.
- Noise from reversing construction vehicles on the neighbouring site has caused disruption to neighbouring residents.
- The proposal would result in the demolition of 1 dwelling and the erection of 2, and an inappropriate intensification of the site.
- Overlooking impact on the back gardens of the properties long Gravelly Lane.
- The dwelling currently under construction dominates the skyline and this proposed dwelling would worsen an already unsatisfactory situation.
- Concerns over the design and appearance of the roof including the number of rooflights and roofing material.
- The development will be very visible when entering the village.

Appraisal

The National Planning Practice Guidance (NPPG) acknowledges that Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area, thus providing a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

The Fiskerton-cum-Morton Neighbourhood Plan went to referendum on the 12th December 2019 and was successful, as a result the Neighbourhood Plan now forms part of the Development Plan. The Neighbourhood Plan policies are a material consideration alongside other policies in the development plan and carry weight in the determination of planning applications in Fiskerton. In this instance the most relevant policies in the Neighbourhood Plan are listed above and are considered against the relevant aspects of the proposal in the assessment below.

Principle of Development

The starting point for development management decision making is S.38(6) of the Planning and Compulsory Purchase Act 2004, which states that determination of planning applications must be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Adopted Development Plan for the District is the Amended Core Strategy DPD (2019) and the Allocations and Development Management Policies DPD (2013). The Council is of the view that it has and can robustly demonstrate a 5 year housing land supply. This has been rehearsed many times before and as such I do not intend to rehearse this in full other than to say that the policies of the Development Plan are considered up to date for the purposes of decision making.

The site is situated within the Rural Areas, as defined by Spatial Policy 1 of the Core Strategy. As such Spatial Policy 3 of the Core Strategy applies. Spatial Policy 3 advises that Local housing need will be addressed by focusing housing in sustainable, accessible villages. It then goes onto advise

that beyond Principal Villages, proposals for new development will be considered against five criteria namely location, scale, need, impact and character.

The application site is located within the village of Fiskerton as identified by Policy FCM 1 (Residential development) and the proposal seeks planning permission for the demolition of the existing dwelling with a replacement. In light of the above, I am satisfied that the principle of the development at the site is acceptable subject to the assessment of site specific criteria and the five criteria within Spatial Policy 3 identified above.

Location

SP3 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 first assessment to be made then, is whether the site is located 'in the village.' As mentioned previously, the site has been included within the village limits identified within Policy FCM 1 of the neighbourhood plan and has neighbouring dwellings in close proximity on either side. I am therefore of the view that the site falls within the village of Fiskerton and not in the open countryside.

Secondly, there is sustainable public transport to Southwell, identified as a Service Centre, via a bus service and Newark via the train station. The Neighbourhood Plan has identified a number of local services and community facilities within the combined area of Fiskerton and Morton which includes the Full Moon Inn Public House and The Bromley Public House, St Denis' Church, Morton Church Hall, Railway Station, Former Methodist Chapel, Fiskerton Village Shop, Fiskerton Post Office, Fiskerton Salon and Arthur Radford Hall

It is therefore considered that the proposal would be compliant with SP3 in this respect.

SP3 in respect of 'scale' states that '*new development should be appropriate to the proposed location and small scale in nature.*' Policy FCM 1 also has criteria in relation to scale for new residential development and states:

'new housing proposals should be small in scale, and should be of a density consistent with the character of the neighbouring area.'

The scale criterion could refer to both the amount of development and its physical scale and size. The proposal would involve a replacement dwelling which is significantly larger than the existing dwelling at the site in terms of both footprint and height. However, the proposed dwelling is comparable in terms of scale in relation to the dwelling currently under construction immediately to the east, which are material planning considerations. Furthermore, I am mindful that dwellings within the immediate locality range in size and scale and include two storey dwellings as well as single storey bungalows with relatively similar footprints to that of the proposed dwelling. Therefore, while it is acknowledged that the proposed dwelling would be one of the larger dwellings within the immediate locality, it is not considered that the scale of the development would be so large as to be considered not appropriate in this location.

Moreover, as the proposal represents a replacement one for one with no net gain, it is also considered to be small scale (neutral) in quantum.

It is considered that the proposal is compliant with the aims of both SP3 and FCM1 in this respect.

Need

SP3 states that new housing will be supported where *'it helps to support community facilities and local services.'* Policy FCM 1 also refers to need and states:

new development proposals demonstrably address:

- i) the need to provide suitable accommodation for the ageing population of the Parish, in line with the latest evidence. In particular, 1-2 bedroom bungalow will be supported; or,
- ii) the need to provide suitable and affordable accommodations for young families moving into the Parish in line with the latest evidence. In particular, 1-2 bedroom houses and Starter Homes will be supported; or, iii) the promotion of the re-use and redevelopment of brownfield sites as infill within the main built-up area of the villages.

I mindful that the proposal is for the replacement of a 4 bedroom family bungalow with a 5 bedroom family house and not the provision of an additional dwelling within the village. As such, the proposal would not result in the loss or the gain of affordable accommodation for young families or 1-2 bedroom bungalows as promoted within Policy FCM 1. However, the lack of provision of this form of accommodation on a proposal of this nature is not considered to be necessarily in conflict with the aims of the policy and therefore also not fatal.

Furthermore, as the proposal includes a single bedroom annex which could be used for an elderly dependant relative, this element of the proposal is considered to comply with FCM 1 i) in providing accommodation for the ageing population of the Parish. The proposal is also considered to meet with FCM 1 iii in that the proposal would be a redevelopment of a brownfield site within the main built up area of the village.

A list of community facilities and local services has been identified previously and it is considered that the new dwelling and associated annex would help support the continued running of these.

In light of the above, I am of the view that the proposal would be compatible with criterion within SP3 and FCM 1 and is acceptable in this respect.

The remaining criteria of Impact and Character will be discussed within sections on visual amenity and heritage as well as neighbouring amenity and flood risk.

Impact on Character/Visual Amenities

Policy DM5 confirms the requirement for new development to reflect the rich local distinctiveness of the District's landscape and character through scale, form, mass, layout, design, materials and detailing. Core Policy 9 states that new development should achieve a high standard of sustainable design and layout that is of an appropriate form and scale to its context complementing the existing built and landscape environments. Furthermore the NPPF 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.

Additionally, as the site lies in close proximity to the Fiskerton Conservation Area, Policy DM9 of the DPD and Core Policy 14 of the Core Strategy, along with Section 12 of the NPPF are also

relevant and seek to, at a minimum, preserve the character and appearance of the historic environment.

The application site is located within an area that contains dwellings which range in size, scale and design. The closest neighbouring property to the west (Sceptre) is a single storey bungalow of modern construction and immediately in front of the application site are two storey semi-detached properties along Gravelly Lane. The new building immediately to the east which gained planning permission under Ref. 18/02204/FUL is of 1.5 storeys with a relatively large footprint.

Therefore, while acknowledging that the proposed dwelling would be significantly larger than the neighbouring bungalow Sceptre as well as the dwelling it would replace, it should also be borne in mind that the immediate locality contains dwellings which range in size and scale considerably and that the proposed dwelling would be comparable to the new building to the east, I am of the view that scale and size of the proposed dwelling would not be out of character with the area.

I am also mindful that the development would be visible from Main Street when entering the village from a southerly direction, which is acknowledged as a sensitive location being within the conservation area as well as the gateway into the village. Having had regard to the mock up plans provided, which give a good visual impression of the development from this position, it is considered that the proposed development would not be as visually prominent as the new building to the east and with neighbouring properties on 3 sides of the application site, it is considered that the proposed development would assimilate well into the existing established urban area of the village.

It is also worthy of note that the application site is not close to any of the identified important views and vistas identified through the Fiskerton cum Morton Neighbourhood plan.

The roof design would be dual pitched with a low level eaves height on the south facing roof pitch as well as a rear facing gable feature. As the immediate locality contains dwellings which range in design as well as external construction material, I do not consider the bespoke design of the proposed dwelling to result in any detrimental material impact on the character of the area. Furthermore, the low eaves height of the south facing roof pitch is considered to reduce the visual prominence of the proposed development from the sensitive receptor points along Main Street.

I also note the comments from the conservation officer, who raises no objection to the proposed development, and expresses the opinion that the proposed development would be no more imposing than the existing bungalow. In light of this, I am satisfied that the proposal would not result in any harm to the character or appearance of the site or the setting of the nearby conservation area.

It is however considered appropriate to attach a condition to any grant of planning permission which removes permitted development rights in relation to Class B (additions to roofs) in order to ensure that any future extension does not result in a visually prominent roof slope from Main Street.

Impact on Residential Amenity

Policy DM5 of the DPD 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.

Furthermore, the NPPF seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings

I am mindful of the relationship with the neighbouring bungalow Sceptre and that the proposed dwelling would have a long flank elevation which would be located close to the shared boundary with Sceptre. However, there would be a degree of separation between the two properties with approximately 7m between the flank elevation of the proposed dwelling and the closest side elevation of the neighbouring property. Furthermore, the majority of area within the neighbouring plot closest to the proposed development is in use as a driveway and not as private garden

In also considering the position of the proposed dwelling, which is slightly further forward than Sceptre and does not project beyond the rear elevation of this neighbouring property, it is considered that the proposal would not result in any material overbearing or overshadowing impact on Sceptre.

In regard to the potential overlooking impact, I am mindful that there are 2 ground floor windows and one first floor window on the gable facing the neighbouring bungalow. In terms of the ground floor windows, as these serve secondary rooms (bathroom and utility) I am satisfied that with suitable boundary treatment, which would be secured by condition, there would be no material overlooking impact from these windows. The first floor window would also serve a bathroom, and therefore with a condition requiring this window to be obscure glazed, I am also satisfied that this window would also not result in any material overlooking impact on neighbouring amenity.

In relation to the impact on the new building under construction, I am mindful that the proposed dwelling would be positioned so as to only project only marginally further into the site than the closest rear elevation of the new build. Also taking into account of the size and scale of the proposed dwelling would be very similar to that of the new building and bearing in mind that there are no windows on either of the flank elevations of the proposed dwelling and the new building which face each other, I am satisfied that the proposal would not result in material impact on neighbouring amenity.

Having considered the level of separation between the neighbouring properties along Gravelly Lane (approximately 40m), I am also satisfied that the proposal would not result in any material impact on amenity of these neighbouring properties.

Impact on Highway Safety

Policy DM5 is explicit in stating that provision should be made for safe and inclusive access to new development whilst Spatial Policy 7 encourages proposals which place an emphasis on non-car modes as a means of access to services and facilities. The proposed dwelling would be served by the existing private driveway with no alterations proposed to the access.

The proposal also includes a parking and turning area and an integral triple garage which is considered to be adequate to serve the proposed dwelling and associated annex. In light of the above, I am satisfied that the proposal would not result in any material impact on highway safety at the site.

Flooding

The application site is located within Flood Zone 2 as defined by the Environment Agency Flood Map Strategic Flood Risk Assessment, and has a medium probability of flooding.

Paragraph 158 of the NPPF 2019 confirms that the aim of the sequential test is to steer new development to areas with the lowest risk of flooding. It goes on to state that development should not be permitted if there are reasonably available sites elsewhere at a lower risk of flooding.

In terms of the sequential test, the proposal would pass insofar as there are no sequentially preferable sites to replace a dwelling than within the site itself. Essentially the proposal would not increase the number of properties at risk of flooding.

The application has been accompanied by a Flood Risk Assessment which sets out that the proposed floor level of dwelling would be set at 15.30m AOD which is 140mm above the modelled 1 in 100 year storm event + 20% allowance for climate change.

In terms of dealing with surface water, the FRA has set out a drainage strategy for the site and states that a *'surface water system where possible will be designed to incorporate SUDs techniques with surface run-off being disposed of via soakaway and consideration would be given to the use of permeable paving where possible such as the driveway and patio'*.

With this in mind, I am satisfied that the proposal would not result in any material impact on flood risk at the site. However, it is considered that a condition attached to any grant of planning permission which requires a detailed scheme for dealing with a surface water runoff would be appropriate in order to ensure that there is no increase in the risk of flooding to neighbouring sites.

Conclusion

The application site is located within the village of Fiskerton and the proposal seeks planning permission for the demolition of the existing dwelling with a replacement, which is acceptable in principle. The proposed development is considered to meet with the 5 criteria contained within Spatial Policy 3 of the Amended Core Strategy namely location, need, scale, impact and character as well as the aims of the policies contained within the Fiskerton cum Morton Neighbourhood Plan. There has been no identified harm to the setting of the conservation area or any adverse impact on the important views and vistas described within the neighbourhood plan. Furthermore, the development is considered to be acceptable in terms of impact on neighbouring amenity and would not result in any significant increase to flood risk at the site or neighbouring sites.

Accordingly it is recommended that planning permission be approved.

RECOMMENDATION

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

Conditions

01

The development hereby permitted shall be begun within 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 Drawing Numbers and reports:

02-01 Site Location Plan

(20) 01 Revised Site Plan and Plans as Proposed received 13th May 2020

(20) 02 Revised sections and Elevations as Proposed received 13th May 2020

Design and Access Statement received 13th February 2020

Flood Risk Assessment Ref. 19/707 by Ward Cole Consulting Engineers

Reason: So as to define this permission.

03

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated January 2020, by Ward Cole Consulting Engineers, reference number 19/707 and the following mitigation measures detailed within the FRA:

- a) Finished floor levels are set no lower than 15.30m above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To ensure the satisfactory provision of drainage facilities to serve the proposed development and to reduce the risk of flooding to the proposed development and future occupants.

04

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, both on and off site.

05

No development shall be commenced until details and/or samples of the materials identified below have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved.

Facing materials

Bricks

Roofing tiles

Cladding

Render

Reason: In the interests of visual amenity.

06

No development shall be commenced until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.

an implementation and phasing programme.

existing trees and hedgerows, which are to be retained pending approval of a detailed scheme, together with measures for protection during construction.

means of enclosure;

car parking layouts and materials;

Reason: In the interests of visual amenity and biodiversity.

07

All hard and soft landscape works shall be carried out in accordance with the approved implantation and phasing plan. The works shall be carried out before any part of the development is occupied or in accordance with the programme agreed with the Local Planning Authority.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

08

The bathroom window opening on the side elevation at first floor level shall be obscured glazed to level 3 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

09

The attached annexe hereby permitted shall only be occupied for purposes ancillary to the residential use of the attached host dwelling.

Reason: To prevent the creation of a separate dwelling in a location where new residential development would not normally be permitted.

10

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

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

Reason: To ensure that any proposed further alterations or extensions are sympathetic to the original design and layout in this sensitive location.

Notes to Applicant

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

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

03

Your attention is drawn to the comments from the Environmental Health department

To avoid nuisance complaints the applicant should have regard to the following:

1. Except for emergency works, to protect the amenities of occupiers of other premises in the vicinity, the hours for deliveries or for the demolition of the site buildings should be restricted to: Monday to Friday 08:00 to 18.00hrs, Saturday 08:00 to 13.00hrs and no works on site on Sundays/Bank Holidays.

2. Except for emergency works, to protect the amenities of occupiers of other premises in the vicinity, the hours for deliveries or for the construction of the development should be restricted

to: Monday to Friday 08:00 to 18.00hrs, Saturday 08:00 to 13.00hrs and no works on site on Sundays/Bank Holidays.

3. Suitable measures must be taken to minimise dust and dirt during the demolition and operation of the site using best practice methods.

4. No burning of waste on site.

BACKGROUND PAPERS

Application case file.

For further information, please contact Gareth Elliott on ext 5836.

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

Lisa Hughes
Business Manager – Planning Development

Committee Plan - 20/00253/FUL



