

Application No:	17/02307/FUL	
Proposal:	Erection of dwelling	
Location:	Land at Pinfold Lane, Averham	
Applicant:	Mr Darrel White	
Registered:	20.12.2017	Target Date: 14.02.2018

This application is presented to the Planning Committee in line with the scheme of delegation given that the officer recommendation differs from the views of the Parish Council.

The Site

The application site relates to a grassed parcel of land between Jacsal Cottage and 1 Manor Farm Cottage on the south-west side of Pinfold Lane and within the main built up area of Averham. The site lies within the Conservation Area. The site currently serves as an access strip to an open paddock area located to the rear/south. The site is level in nature and there is a mature hedgerow along the shared boundary with 1 Manor Farm Cottage and a 1.8m panel fence runs along the boundary with Jacsal Cottage. A traditional 5 bar field gate is located on the boundary with Pinfold Lane.

Relevant Planning History

No relevant planning history.

The Proposal

The proposal seeks full planning permission for the erection of a single detached 3 bedroom dwelling and detached single garage.

Following negotiations with the case officer and having received initial advice from the conservation section, the proposed dwelling has been re-designed with a traditional appearance. The proposed dwelling would measure 6.7m in width and 10.2m in depth and would be positioned gabled end on with the road. The roof design would be steeply pitched with a maximum ridge height of 9m.

The proposed garage would be positioned to the rear of the main dwelling and mirror the external appearance and roof design of the host dwelling, measuring 3.8m in width and 6.2m in length. The roof design would be pitched and measure 4.45m to the ridge.

Public Advertisement Procedure

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

Planning Policy Framework

The Development Plan

Newark and Sherwood Core Strategy DPD (adopted March 2011)

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 10: Climate Change
Core Policy 12: Biodiversity and Green Infrastructure
Core Policy 13: Landscape Character
Core Policy 14: Historic Environment

Allocations & Development Management DPD (adopted July 2013)

Policy DM5 – Design
Policy DM7 – Biodiversity and Green Infrastructure
Policy DM9 – Protecting and Enhancing the Historic Environment
Policy DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2012
- Planning Practice Guidance, on-line facility
- Publication Amended Core Strategy
- Newark and Sherwood Housing Needs Survey (Sub Area Report) 2014 by DCA

Consultations

Averham Parish Council – Comments received on 11 April 2018 in relation to the revised scheme; Further to our previous objections, we write to object to the current amended scheme proposed for the above application site, on the following grounds.

1. Pinfold Lane has seen considerable development during the last 10 years removing all the previous open space separation between houses in this part of the Averham Conservation Area. Further development of this sole remaining open area would undoubtedly cause harm to the CA which would be contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which instructs special attention be afforded to desirability of preserving or enhancing the character and appearance of CA's. This would be the result of any design of development on this site including the amended design.
2. The proposed development would further contribute to the cumulative impact of the intensive development that has occurred in Pinfold lane.
3. We assert that our previous objection in respect of N&SDC 5 year land supply is still valid and therefore we maintain that applicant has not demonstrated a need for development.
4. Notwithstanding the amended design we continue to assert that the application represents an over development of the site in terms of scale and massing.

5. The proposal represents an overbearing impact on the neighbouring property Jacsal Cottage.
6. Proposals for vehicle parking are less than satisfactory as two vehicles would be parked one in front of the other, with the likely consequence that one vehicle would be parked on the highway.

Initial Comments received on 16 January 2018;

‘The Averham, Kelham and Staythorpe PC have looked at the above application and wish to object to it due to the following reasons:

- NSDC has a robust Five-Year Housing Land Supply. We feel there is no basis for this application on grounds of Need.
- The scale and massing of the development is completely disproportional to the size of the plot. The proposed building would fill the entire width of the plot, with the only access to the rear garden being through the garage.
- The proposed building would also extend beyond the rear of the neighbouring property, causing loss of amenity to residents.
- The plans indicate there are spaces for parking two cars, one of which is in the garage. The PC feels there is inadequate parking provision given that the proposed dwelling would be situated on a single-track lane, and garages are seldom actually used to park cars.

The consultation letter included in the planning information makes reference to the “developer’s considerations of inclusive access and facilities for all”. There is also reference to requirements for the ability of a dwelling to adapt to suit changing needs both temporary and long-term of the occupiers. It references the Approved Document M of the Building Regulations. Paragraph 56 of the NPPF states “the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making better places for people.” The development as proposed does not comply with the philosophy of the NPPF, nor the Approved Document Part M of the Building Regulations.’

NCC Highways Authority – ‘This proposal is for the erection of a single dwelling served by a new vehicular access onto Pinfold Lane. This section of Pinfold Lane is adopted highway. There is no footway along the site frontage, however, a narrow strip of grass verge is in place.

The layout as shown on drawing no. 1714/040 Rev. A is acceptable to the Highway Authority. Therefore, there are no highway objections subject to the following:

1. No part of the development hereby permitted shall be brought into use until a dropped vehicular verge crossing is available for use and constructed in accordance with the Highway Authority’s specification.

Reason: In the interests of highway safety.

2. No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material (not loose gravel) for a minimum distance of 2m rear of the highway boundary. The surfaced driveway shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).

Note to Applicant

The development makes it necessary to construct a vehicular crossing over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact VIA, in partnership with NCC, tel: 0300 500 8080 to arrange for these works to be carried out.'

NSDC Conservation Section – Comments received on 22nd March in relation to the revised scheme;

'Further to previous discussions, I can confirm that the amended plans address concerns previously raised by Conservation. The amended layout and revised elevations result in a more satisfactory appearance which we consider will cause no harm to the character and appearance of the Conservation Area (CA) in this context. Whilst we acknowledge that the existing site contributes to the spaciousness around buildings on Pinfold Lane, we have been unable to find intrinsic special interest in the site. The revised layout and appearance of the building makes better reference to the later 19th century buildings within the historic core of the village, furthermore, and we feel that the proposal will not fundamentally harm the special interest of the CA. In reaching this view, we have considered the desirability of preserving the special character and appearance of the CA in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

If approved, full details of all facing material as well as further details on architectural detailing in the brickwork, headers, eaves, verges, porch canopy, chimneys (to be retained), roof lights and any other external accretion (including RWGs) etc. will need to be agreed. External joinery will need to be timber (to be retained) and a full joinery schedule should be submitted and agreed prior to commencement (including garage doors which will be side hung and not an 'up and over' variety). A brick panel showing brick, mortar, bond and pointing finish should also be agreed. Notwithstanding the submitted details, the roofing tiles should either be natural clay pantiles or natural slate of a non-interlocking variety.'

Initial comments received:

'Many thanks for consulting Conservation on the above scheme.

The land at Pinfold Lane is located within Averham Conservation Area (CA).

Legal and Policy Considerations

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. Such matters are of paramount concern in the planning process. In this context, case-law has established that 'preservation' means to cause no harm.

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. Key issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, land-use, relationship with adjacent assets, alignment and treatment of setting.

The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 12 of the National Planning Policy Framework (NPPF). Paragraph 132 of the NPPF, for example, 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. The NPPF also makes it clear that protecting and enhancing the historic environment is sustainable development (paragraph 7). LPAs should also look for opportunities to better reveal the significance of heritage assets when considering development in conservation areas (paragraph 137). The setting of heritage assets is defined in the Glossary of the NPPF which advises that setting is the surroundings in which an asset is experienced. Paragraph 13 of the Conservation section within the Planning Practice Guidance (PPG) advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3).

Significance of the CA

The CA boundary includes much of the historic core of the village, being focussed on Pinfold Lane and Church Lane. The Church of St Michael, which is Grade I listed, and the remnants of the medieval manor site (a Scheduled Monument) are important features to the east of the CA. Historic maps from the late 19th century reveal a dense arrangement of buildings directly onto the road at the junction of Church Lane/Pinfold Lane with the Staythorpe Road. To both east and west, historic buildings were less regular, but nonetheless predominantly situated onto the road. These buildings largely appear to have been modest rural vernacular buildings with simple form and detailing. There does not appear to have been much in the way of polite architecture within the village, although the occasional 19th century estate type building with decorative brickwork adds variety and interest to the historic vernacular. The remaining buildings are modern and generally make a neutral contribution to the CA.

The plot of land to which this proposal relates appears to have been an orchard on late 19th century maps (see extracts attached), and it otherwise contribute to the historic settlement pattern of the village.

Assessment of proposal

Conservation has no objection in principle to a single dwelling on this site. Whilst the plot provides a positive break between historic cottages on the east side and the more modern development which prevails westwards, it is accepted that a modestly scaled, suitably designed cottage could make a positive contribution to the street.

Conservation recognises that the proposed dwelling is a simple design. Nevertheless, Conservation objects to the layout and appearance of the proposed cottage. The proposed L plan results in a cramped appearance, and being set back from the road, fails to replicate the historic building pattern of older buildings along Pinfold Lane. The front elevation does not reference historic cottage form, furthermore, as evidenced by the integral garage, arrangement of windows and the projecting porch.

In its current form, Conservation finds the proposed development moderately harmful to the character and appearance of the CA, which is contrary to the objective of preservation required under section 72 of the Act.

If the scheme was amended to take account of the above comments, Conservation would reconsider its stance. A three bay cottage directly onto the road with symmetrical detailing for example, or gable to the road in linear form with garaging set towards the rear, might address our concerns. I would be more than happy to advise on any revised plans if needed. Detailing such as chimneys should be considered, along with appropriate traditional cottage casement windows.

Trent Valley Internal Drainage Board – No objections.

Representations have been received from 5 local residents which can be summarised as follows:

- Pinfold Lane has seen considerable development during the last 10 years removing all previous open space separation between houses. The further development of the sole remaining open area would cause harm to the Conservation Area.
- The proposal would cause cumulative impact of the intensive development along Pinfold Lane.
- The applicant has not demonstrated a need for the development.
- The proposal represents over development of the site.
- The development would have an overbearing impact Jascal Cottage.
- The vehicle parking is less than satisfactory.
- Averham cannot be said to be a sustainable or accessible location.
- The development would fill the width of plot and be out of character with the existing dwellings along Pinfold Lane.
- Concerns over the increase in traffic, noise and vibration.

Comments of the Business Manager

The Principle

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 (emphasis added) material considerations indicate otherwise.

Notwithstanding the current process of Plan Review, at the current time the Adopted Development Plan for the District is the Core Strategy DPD (2011) 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. This has been confirmed by an Inspector through recent appeal decisions dated April 2018.

The Settlement Hierarchy within the Core Strategy outlines the intended delivery for sustainable development within the District. Primarily the intention is for further growth to focus on the Sub-Regional Centre of Newark before cascading to larger Service Centres such as Ollerton and Southwell and then to the larger villages of the District referred to as Principal Villages. At the bottom of the hierarchy Spatial Policy 1 confirms that within the rest of the District (Other Villages), including the village of Averham, development will be considered against the sustainability criteria set out in Spatial Policy 3 (Rural Areas).

I am mindful of the proposed changes to SP3 as part of the on-going Plan Review, some of which can now be afforded weight in the decision making process. The Amended Publication Core Strategy and evidence base documents were submitted to the Secretary of State on 29th September 2017, with the examination undertaken in February 2018. For the purposes of paragraph 216 of the NPPF (stage of preparation, extent of unresolved objection and degree of consistency with national policy), it is considered that those areas of the emerging SP3 content not identified in the Inspector's post-hearing notes, satisfy the tests to the extent that 1) it is at an advanced stage, with the Examination having taken place in February 2018 with only the modifications to be finalised and consulted upon and 2) there are no unresolved objections to aspects of the policy relevant to this proposal. Accordingly for the purposes of this proposal, I consider that weight can be attached to the emerging policy in the overall planning balance.

Both the extant and emerging Core Strategy confirm that the District Council will support and promote local services and facilities in rural communities. Proposals for new development will be considered against five outlined criteria. The outlined criteria relate in many respects to matters which will be considered in further detail below.

Location

The first criterion of SP3 details that 'new development should be within the main built up areas of villages, which have local services and access to Newark Urban Area, Service Centres or Principal Villages.' The proposed development site is located between existing residential properties immediately to the east and west of the site and the detached properties of Sycamore House and Little Hollies are located immediately opposite the site. The site represents a gap in the street scene and it is considered that the site is within the main built up area of the village.

In terms of local services, Averham has limited amenities although within the settlement there is a church, theatre and a primary school. The submitted Design and Access Statement states that there is an hourly bus service to Newark, Southwell and Mansfield throughout the day. This would appear to be accurate description with bus service No. 28 Mansfield-Rainworth-Blidworth-Southwell-Newark being the most regular throughout the day from 06:53 to 18:53 on a predominately hourly basis and provides sustainable access to larger settlements which have a wider range of services and employment opportunities.

Furthermore, I am mindful of the appeal decision at the neighbouring site 'Little Hollies' in which the appeal Inspector found Averham to be a suitable location for small infill development (Application Ref. 16/00859/FUL Appeal Ref. APP/B3030/W/16/3158075).

In taking all of the above points into consideration I find that Averham is a sustainable location where a new dwelling can be supported on a locational basis under SP3 and is in line with paragraph 55 of the NPPF as an additional dwelling which would enhance or maintain the vitality of the rural community.

Scale of Development

The guidance note which accompanies SP3 confirms that the scale criterion relates to both the amount of development and its physical characteristics, the latter of which is discussed further in the Character section of the appraisal. One additional dwelling is considered small scale and unlikely to detrimentally affect local infrastructure such as drainage and sewerage systems.

Impact on the Character of the Area (including heritage)

The character criterion of SP3 states that new development should not have a detrimental impact on the character of the location or its landscaped setting. The assessment overlaps with the consideration required by Policies DM5 and DM9, which confirm 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.

Originally the proposed design and L form failed to respond to the historic environment given that it was a very suburban design with integral garage and fenestration details. However amendments have been forthcoming such that the proposed dwelling is now gable end on with the roadside with central chimney stack and of a design and form that now references and respects the character and appearance of the Conservation Area. Indeed I concur with the expressed opinion in that the re-design of the proposed dwelling, including the change to the layout and appearance would better reflect the later 19th century buildings within the historic core of the village. The design is appropriate to its context and will preserve the character and appearance of the Conservation Area.

The recommended conditions in relation to facing materials and joinery are considered appropriate to be attached to any grant of planning permission. Little detail has been supplied in relation to landscaping at the site and therefore a condition requiring a landscaping scheme is felt appropriate.

With such conditions in place, I am satisfied that the proposal would not result in any harm to the character and appearance of the Conservation Area in accordance with Core Policy 14 and Policy DM9 and consistent with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Housing Need

Under the current Spatial Policy 3 new housing within 'other villages' must meet an identified proven local need in order to be considered acceptable. The SP3 Guidance Note states that proven local need must relate to the needs of the community rather than the applicant.

However I am also mindful of the proposed changes to Policy SP3 as part of the Plan Review which given its recent examination can be afforded some weight (as set out in the principle of development section above). This states that new housing will be considered acceptable 'where it helps to support community facilities and local services and reflects local needs of both tenure and house types'. The supporting text to this revised policy states that '*Limited development within the setting of this policy requires applicants to demonstrate the services it will support and the housing need within the area. As with all planning policy, Spatial Policy 3 is intended to serve the public interest rather than that of individuals and consequently the requirement to reflect local need in relation to new dwellings to which it refers must be that of the community rather than the*

applicant. It is accepted that the two may align where, for example, a lack of a particular type of housing in a community also reflects the needs of an applicant. The Policy is not intended to cater for individuals desire to live in particular locations or in particular types of accommodation, beyond those exceptions identified in national and local planning policy. The Council has conducted a detailed assessment of the types of housing needed within different parts of the district and applicants should refer to this for guidance.'

No specific housing needs survey has been advanced as part of this application. However the Newark and Sherwood Housing Needs Survey (Sub Area Report) 2014 by DCA looks at the district's housing needs in a general sense. Within the Newark Sub Area (within which Averham falls) the majority of housing need (40.2%) in the market sector is for three bedroom dwellings. As such I consider that the proposal for a 3 bedroom dwelling could be said to meet the housing need within the sub area. I also consider that the proposed dwelling is likely to support community services and facilities within the village including the church, primary school, theatre and the local bus services. Therefore whilst the proposal does not demonstrate a proven local need specific to Averham as required by the current SP3 policy, I do give some weight to the direction of travel in that the emerging SP3 policy places a lesser burden on applicants to prove need.

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. The NPPF seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed dwelling would be orientated broadly east to west, positioned close to the boundary with the highway and broadly in line with Jacsal Cottage. I am mindful that the proposed dwelling would be positioned in close proximity to the shared boundary with Jacsal Cottage and project further into the site than the neighbouring property. However in also considering that Jacsal Cottage has an outbuilding and garage close to the shared boundary with the application site, I am satisfied that there would be an adequate degree of separation between the proposed dwelling and the main habitable section of the Jacsal (6.2m from the side elevation to the neighbouring rear elevation) so as not to result in any material overbearing or overshadowing impact on neighbouring amenity. I note the window at first floor level which would face Jacsal Cottage however, as this would serve a bathroom, I am satisfied that a condition requiring this window to be obscure glazed would mitigate any material overlooking impact.

The revised layout has also increased the level of separation to the neighbouring property to the west (1 Manor Farm Cottage) and in considering the 8m separation between side elevations, I am satisfied that the proposal would not result in any material overbearing or overshadowing impact on the amenity of 1 Manor Farm Cottage. I am mindful of the first floor windows on the side elevation facing 1 Manor Farm Cottage, however as this would serve a landing area and would face onto a blank elevation of the neighbouring property, I am satisfied that the proposal would not result in any material overlooking impact. Overall I conclude that the proposal would comply with DM5 in respect of amenity impacts.

Impact on Highway Safety

Spatial Policy 7 of the Core Strategy seeks to ensure that vehicular traffic generated does not create parking or traffic problems. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision.

I note the concerns raised over off-street parking at the site. However I am mindful that the revised scheme would include a driveway which runs down the west facing side elevation and leads to a detached garage at the rear of the site and I am satisfied that this would provide for adequate off street parking space, with the provision of at least 2 spaces, to serve the proposed 3-bedroom dwelling. I also note that the Highway Authority have not raised any objection to the proposal including in relation to the vehicular access to the site from Pinfold Lane. The recommended conditions relating to a dropped vehicular access point and surfacing of the driveway are felt appropriate in order to ensure highway safety at the site. Consequently subject to the recommended highway conditions the proposal accords with SP7 and DM5 in relation to highway matters.

Other Matters

Core Policy 10 of the Core Strategy and Policy DM5 of the Allocations and Development Management DPD state that the Council will aim to steer new development away from areas at highest risk of flooding. The site lies within flood zone 1 and is therefore within an area at low risk of flooding and such in accordance with the aims of Core Policy 10 and Policy DM5.

With regard to the remaining issues raised by local residents which have not yet been discussed, I would comment as follows;

While the loss of open space along Pinfold Lane is regrettable, regard has been given to the comments of the conservation section which have found there to be no intrinsic special interest at the site which would justify the preclusion of any built form at the site. Furthermore the revised design of the proposed dwelling has overcome the initial objection from the Conservation section in paying respect to the design and appearance of the dwelling within the historic core of Averham.

In terms of the concern over the increase in traffic, it is considered that the additional traffic generated by a single dwelling would not be so great as to result in a material impact on neighbouring amenity by virtue of noise and disturbance over the existing situation.

Planning Balance and Conclusion

The Council can demonstrate a 5 year housing land supply and the Development Plan is up to date for decision making purposes. The above appraisal has been assessed each of the 5 criterion identified by Spatial Policy 3 of the Core Strategy.

It has been concluded that the site is within a suitable location within the main built up area of Averham. Whilst not explicitly demonstrating a local need within the village itself, I am mindful of the emerging policy of SP3 whereby proposals need to show they meet the housing needs of the areas and support existing facilities in the area. I have given some weight to this policy given the advanced stage of the Plan and that this element of the policy has not been challenged. I have found that 3 bedroom dwellings are the most needed size of property in the market sector and

consider that this family dwelling would likely support the existing amenities within the village (such as the primary school) as well as having sustainable access to larger settlements that contain a wider range of amenities and services.

The proposed development is of an appropriate scale, being a single dwelling positioned within an existing gap in the street scene and has been re-designed to respect the design and form of the later 19th Century dwellings within the historic core of the village. There is been no identified harm to the character and appearance of the Conservation Area and the proposal is not considered to result in any material impact on neighbouring amenity or highway safety at the site.

Given the above it is considered that the proposal would accord with the aims of Spatial Policy 3 with weight given to the emerging Spatial Policy 3, as well as Core Policy 14, Policies DM5 and DM9 and consistent with section 72 of the Planning Act 1990. Accordingly it is recommended that planning permission be granted.

RECOMMENDATION

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

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 plan references:

- Location and Block Plan 1714/040 Rev A
- Revised House Plans and Views 1714/041 Rev B
- Revised Elevations 1714/042 Rev A

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

No part of the development hereby permitted shall be brought into use until a vehicular crossing is available for use and constructed in accordance with the Highway Authority's specification.

Reason: In the interests of highway safety

04

No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material (not loose gravel) for a minimum distance of 2m rear of the highway boundary. The surfaced driveway shall then be maintained in such hard bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).

05

No development shall be commenced until details of all external materials (including samples of all facing materials) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

Reason: To safeguard the character and appearance of the conservation area.

06

No development shall be commenced in respect of the features identified below, until details of the design, specification, fixing and finish in the form of drawings and sections at a suitable scale have been submitted to and approved in writing by the local planning authority. Development shall thereafter be undertaken in accordance with the approved details and these features shall be retained for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Details of the material, design, specification, method of opening, method of fixing and finish of all windows and doors (including roof lights and garage door which should be side hung)

Treatment of window and door heads and cills

Porch canopy

Verges and eaves

Chimneystacks

Rainwater goods

Coping

Extractor vents

Flues

Meter boxes

Soil and vent pipes

Reason: Inadequate details of these matters have been submitted with the application and in order to ensure that the development respects the character and appearance of the conservation area.

07

No development shall be commenced until a brick sample panel showing brick work, bond, mortar mix and pointing technique has been provided on site for inspection and approval has been received in writing by the local planning authority. The brick work shall be flush jointed using a lime based mortar mix. Development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To in order to ensure that the development respects the character and appearance of the conservation area.

08

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.

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;

hard surfaced areas;

car parking layouts and materials;

Reason: In the interests of visual amenity and biodiversity.

09

The approved soft landscaping shall be completed during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority. The approved hard landscaping scheme shall be implemented prior to first occupation of the dwelling hereby approved.

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

10

The first floor bathroom window opening on the side (east facing) elevation 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 unless otherwise agreed in writing by the local planning authority.

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

Notes to Applicant

01

The development makes it necessary to construct a vehicular crossing over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact VIA, in partnership with NCC, tel: 0300 500 8080 to arrange for these works to be carried out.

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).

03

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: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Background Papers

Application Case File

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

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

Matt Lamb

Business Manager – Growth & Regeneration

Committee Plan - 17/02307/FUL

