

DESIGN and ACCESS STATEMENT

Relating to an application
For planning permission

PROPOSED ANCILLARY BUILDING AT THE PADDOCKS, HALLOUGHTON

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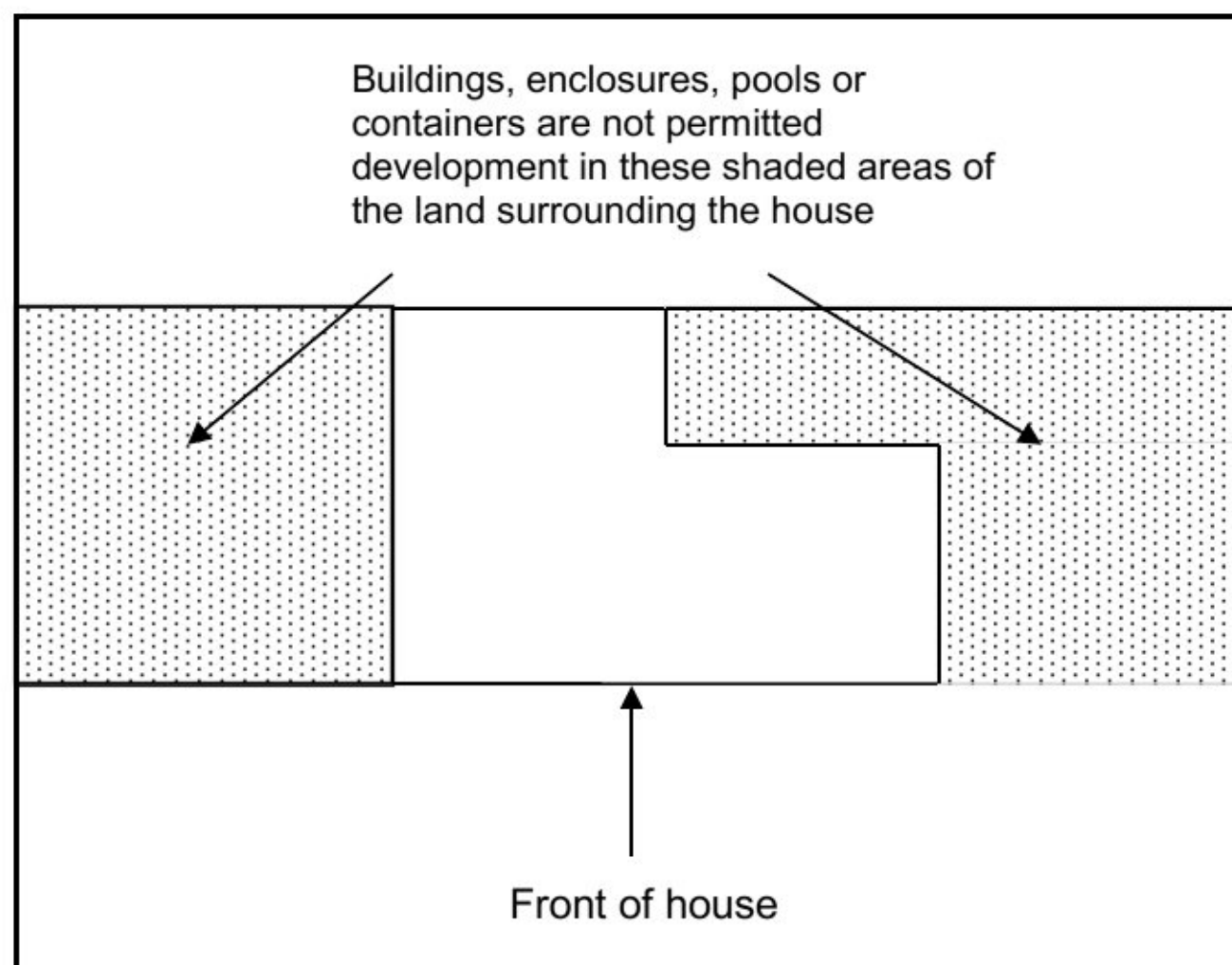
1.0 APPLICATION SUMMARY

1.1 This statement has been prepared in support of the application for Full Planning Permission for the erection of an ancillary building to house a swimming pool and home gym, at the Paddocks Halloughton, Southwell NG25 0QP.

1.2 A Lawful Development Certificate has been issued for a different design, this new detailed proposal is for an alternative scheme and not in addition to the Lawful Development Certificate previously issued (Ref 20/02272/LDC)

The enclosed proposal satisfies all of the criteria outlined in the Town and Country Planning Act General Permitted Development Order Class E:

1. The proposed use is incidental to the enjoyment of a dwelling house
2. The eaves height is less than 2.5metres
3. The roof is duopitched and the maximum roof height of the building would not exceed 4 metres and is not within 2 metres of the boundary.
4. The total area of the ground covered by the building is less than 50%
5. The proposed building is not situated within the curtilage of a listed building
6. The proposed building is on article 2/3 land but is not situated on land between a wall forming a side elevation of the dwelling house and the boundary of the curtilage of the dwelling house (see attached guidance diagram from GPDO Technical Guidance)



2.0 REASON FOR APPLICATION

- 2.1 A formal planning application is being made in order to detail and discuss and try to accommodate any material and design comments from the Conservation Officer where this would not be possible If the building was completed using Permitted Development.

3.0 APPLICATION SITE APPRAISAL

3.1 The application site forms the garden of The Paddocks.

3.2 The site is situated within the village of Halloughton. The village does not have a defined village envelope. The site is, nevertheless, set within the existing residential boundary of the village. The village has an eclectic mix of traditional house types of various sizes, with no particular architectural theme or consistent style, though there are a range of traditional houses and farm buildings throughout the village.

3.3 The site is situated within the Conservation Area of Halloughton.

4.0 PLANNING POLICY

4.1 The Core Policies and the Spatial Policies of the Newark and Sherwood Core Strategy (Development Plan Document) are not considered relevant to this application as the principle of development through Permitted Development on the site has now been established by the issue of a Lawful Development Certificate (Ref 20/02272/LDC)

5.0 DESIGN PROPOSAL

5.1 The proposal would use red brick and clay pan tiles to match the host dwelling.

5.2 It is not proposed to change the existing boundary treatments.

5.3 The windows and doors are to be of light oak finish.

6.0 CONSERVATION AREA APPRAISAL

6.1 The Halloughton Conservation Area is a hamlet in the open countryside which has a single country lane running east to west through the village. The character can be described as rural and informal with houses located along the lane. The dwellings are a mix of traditional farms and cottages with more modern properties built in the 1960's/70's.

6.2 As previously stated the proposal can be built under Permitted Development, the purpose of this application is to allow some involvement and input from the Conservation Officer.

7.0 HIGHWAY CONSIDERATIONS

7.1 Vehicular access is unchanged but a new pedestrian gated access is proposed off the lane at the West end of the application site.



9 HERITAGE IMPACT

9.1 The proposal is not in the grounds of a listed building and can not be seen from any listed building, as previously stated the reason for the full application is to give the Conservation Officer an opportunity to have some input into materials and finishes where this would not be possible if the proposal was to be built using Permitted Development.

10.0 CONCLUSION

10.1 Overall, the enclosed application is straightforward on the basis that the building could be built using Permitted Development, the purpose of a detailed application is to allow the Conservation Officer to have input where this would not be possible if it were to be built using permitted development rights.