



Supporting Statement

Proposed Alterations to Units R1, R4 & R5 | Glebe Farm, Burton Joyce

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Introduction

This statement has been prepared by Guy Taylor Associates to accompany a Reserved matters application relating to planning permission 2016/0306: **Outline Application with All Matters Reserved (except access) for up to 14 New Residential Dwellings with the demolition of existing structures and retention of the existing farm house and outbuildings; provision of access to the site, associated infrastructure works.**

This statement should be read in conjunction with the plans and other materials which comprise the submission.

Document Scope

Given that a reserved matters application for 14no. dwellings has already been approved, and this application simply seeks to make some amendments to the design already approved, this document and the drawings submitted alongside it **cover only the design changes to units R1, R4 and R5**. As such, this document should be read alongside the documents approved under the approved reserved matters permission (2020/0475). It should be assumed that all aspects of the application which are not addressed within this document or the submission materials, is to remain as approved.

Selected Planning History

As shown below, Outline planning permission for the site was granted in June 2017, and a reserved matters application for all 14no dwellings approved in 2020.

Application Type	Proposal	Reference	Date Approved	Notes
Outline	Outline Application with All Matters Reserves (except access) for up to 14 New Residential Dwellings with the demolition of existing structures and retention of the existing farm house and outbuildings; provision of access to the site, associated infrastructure works	2016/0306	29 th June 2017	
Reserved Matters	Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of up to 14 dwellings pursuant to outline approval 2016/0306.	2020/0475	30 th October 2020	

This Application

This application seeks to make amendments to three of the approved units. After discussions with the LPA, the planners at Gedling suggested that the best way to make this application would be to reapply for reserved matters for the three units involved.

The Outline planning permission (2016/0306) notice required that subsequent reserved matters applications would need to be made by 3 years from the date of the permission – 29th of June 2020. However, the LPA have pointed out that the changes to the Business and Planning Act 2020 makes provision to extend the timeframes of planning applications. Part 3, section 18, paragraph 2 of the act states that:

(2)The Act has effect as if before section 94 there were inserted—

“93DOutline planning permission: automatic extension of time limits for application for approval

(1)This section applies in relation to outline planning permission granted or deemed to be granted—

(a)in relation to the development of land in England, and

(b)subject to a condition which has the effect that application for approval of a reserved matter must be made not later than a time falling within the period—

(i)beginning with 23 March 2020, and

(ii)ending with 31 December 2020.

(2)The condition is deemed to provide instead that application for approval of that reserved matter must be made not later than 1 May 2021.

(3)The time by which that application for approval must be made is not to be extended to a later time than that for the time being provided for in subsection [\(2\)](#).

(4)The reference in subsection [\(1\)](#) to outline planning permission granted, or deemed to be granted, subject to a condition which has the effect mentioned in paragraph [\(b\)](#) of that subsection includes a reference to the permission being subject to a condition which has that effect by virtue of being subsequently modified.

(5)In this section “outline planning permission” and “reserved matter” have the meanings given by section 92(1).

From the above it seems clear that a reserved matters application may be made in this case up to December 31st 2020, and it is intended that this application uses this provision as described.

Discussion of Proposed Changes

Units R1, R4 and R5 were amended during the reserved matters planning application, at the request of the LPA, in order to provide a greater mix of dwelling sizes throughout the site and to reduce their visual impact on surrounding dwellings. The units were amended from five bedrooms to three bedrooms and from 2.5 storeys to 1.5 storeys, and these changes were seen by the LPA, and by

members of the Planning Committee, as sufficient to overcome their concerns on dwelling mix and impact on amenity.

Additional changes to unit R1 were requested by the LPA to address concerns with overlooking onto the existing cottages adjacent the site. This included removing a first-floor window from the front elevation and adjusting the angle of the unit on its plot.

These design changes were undertaken rapidly in order to prevent delay of the planning approval. Since then, however, further time and consideration has been given to the design of these units. This application seeks to gain permission for these changes, which are discussed in more detail below.

Changes Schedule

Unit	Changes
R1	<ul style="list-style-type: none"> - Changes to the architectural style of the dwelling - Inclusion of work space above garage - Change in position of rear wing
R2	<ul style="list-style-type: none"> - Inclusion of work space above garage - Change in garage footprint
R3	<ul style="list-style-type: none"> - Inclusion of work space above garage - Elongation of garage to include stairs

Home Working Spaces

The proposals include spaces intended for use as home work spaces, studios, or hobby spaces, contained within the loft spaces of the garages.

With space for home working becoming increasingly important, and a general uptake in home-based hobbies, this provision is seen as an important way to ensure the proposed dwellings can accommodate the changing lives of their residents.

It is common for these spaces to be accommodated within a spare bedroom within a property, or perhaps in a garden structure (such as a garden office). However, in this instance, the units have been reduced to three bedrooms each during the planning process. They have also had their permitted development rights removed by the planning approval, meaning that any garden buildings will require a planning application. Therefore, we consider that accommodating these spaces within the approved buildings will bring benefits for the users of the dwellings, and contribute to the greater sustainability of the development.

Physical Changes to Garages

Whilst the home working spaces are able to be contained within the loft spaces of the garages, a few additional changes have been made to optimise the design.

- To allow for adequate headroom throughout the spaces, and for safe access via stairs, the height of the garages of all three units have been raised by a small amount (approximately 300mm). Whilst slightly taller than before, the garages are still significantly shorter than their associated adjacent dwellings and will not cause a noticeable increase in their visual impact.
- To allow for the provision of internal stairs, the footprints of the garages for units r4 and r5 have been amended and increased slightly by around 1.4m. As above, this change is not significant when the garages are viewed in context alongside their associated dwellings, and will have negligible effect on their visual impact.
- Materially, it is proposed to add timber cladding to the garages above the line of the door headers, continuing up to the eaves on the front and rear, and to the ridges on the exposed gable ends. This change will help to visually break up the garages, further helping to negate the impact of their slight increase in size.
- To allow natural light into the work spaces, new roof windows are proposed in the garage roofs to the front and rears. These windows will follow the pitch of the garage roofs and will therefore appear relatively recessive. Where appropriate they have been positioned to allow views out from the work spaces, but where this would impact privacy of adjacent units (eg on the rear elevation of unit R1), they have been positioned higher up so that there is no chance of overlooking from within.

Aesthetic Changes to unit R1

The removal of the one of the front dormers of unit R1 during the planning process upset the symmetry of the front elevation of the unit. To accommodate this change in an aesthetically satisfactory way, the architectural style of the dwelling has been altered slightly to become more reflective of c19th houses in the area.

Despite these changes in style, the dwelling's overall size and shape remains the same as the previous design. Critically, the windows in the front elevation, which were carefully changed during the previous planning application to prevent overlooking into the adjacent cottages, remain in the same positions, ensuring that there is no impact on amenity to the cottages.

Change to Proposed Building Mass

The proposed footprint and volumes of the buildings were an important aspect of the proposal which allowed the LPA to make an informed decision in regards to the proposal's potential to reduce the total built form on site. The tables below show the various building masses (both volume and footprint) at the various stages of application.

Existing

The following figures were supplied as part of the Outline application showing the existing built footprint and volume on site:

<u>Structure</u>	<u>Footprint Area (sqm)</u>	<u>Volume (cubic metres)</u>
Cottages	94	630
Farm House	121	826
Brick Barns	368	1250
Modern Barns	2931	15638
Total	3514sqm	18,344 cubic metres

Outline Application (2016/0306)

The following figures were presented within the same table at outline stage, which includes the buildings to be retained. I have split them into 'retained' and 'proposed' for clarity.

Footprint:

<u>Structure</u>	<u>Proposed Footprint Area (sqm)</u>		<u>Retained Footprint Area (sqm)</u>	
	<u>Units</u>	<u>Garages</u>		
Farm House			121	
Brick Barns			282	
New Garages		648		
New House A	880			
New House B	264			
New House C	357			
New House D	172.5			Total
Totals	1673.5	648	403	2724.5sqm

Volume:

Structure	Proposed Volume (cubic metres)		Retained Volume (cubic metres)	
	Units	Garages		
Farm House			826	
Brick Barns			1175	
New Garages		2754		
New House A	6380			
New House B	1914			
New House C	2592			
New House D	1251			Total
Totals	12,137	2754	2001	16,892 cubic metres

Approved Reserved Matters Application (2020/0475)

Footprint:

Structure	Proposed Footprint Area (sqm)		Retained Footprint Area (sqm)	
	Unit	Garages		
Farm House[1]			95	
Brick Barns[2]			254	
Cottages[3]			94	
Unit R1	101	54		
Unit R2	111	46		
Unit R3	115	51		
Unit R4	101	48		
Unit R5	101	51		
Unit Y1	109	70		

Unit Y2	145	Included in Unit		
Unit G1	101	59		
Unit G2	115	51		
Unit G3	145	Included in Unit		
Unit G4	106	51		
Unit G5	101	51		
Unit G6	145	Included in Unit		
Unit G7	106	51		Total
Totals	1602	583	443	2628sqm

[1] The structure attached to the south of the farmhouse is now proposed to be removed, reducing this figure in comparison to that shown in the Outline App.

[2] The brick milking parlour, connected to the south-western corner of the brick barns, is now proposed to be removed, reducing this figure in comparison to that shown in the Outline App.

[3] Cottages are proposed to be retained, but are not within the application site. They have been included for the sake of comparison with the earlier figures.

Volume

Volumes have been calculated using 3D modelling software. For simplicity, dormer windows, chimneys, and bay windows have been omitted from the calculations.

<u>Structure</u>	<u>Proposed volume (cubic metres)</u>		<u>Retained Volume (cubic Metres)</u>	
	<u>Unit</u>	<u>Garages</u>		
Farm House[1]			826	
Brick Barns[2]			1175	
Cottages[3]			630	
Unit R1	542	197		
Unit R2	747	210		
Unit R3	778	220		
Unit R4	542	210		

Unit R5	542	220		
Unit Y1	796	370		
Unit Y2	959	Included in Unit		
Unit G1	771	305		
Unit G2	801	220		
Unit G3	922	Included in Unit		
Unit G4	757	220		
Unit G5	771	220		
Unit G6	923	Included in Unit		
Unit G7	757	220		Total
Totals	10,608	2,612	2,631	15,851 cubic metres

[1] The structure attached to the south of the farmhouse is now proposed to be removed. However, due to a lack of detailed survey for this structure, we are unable to give a figure for the reduction in volume this would incur. Therefore, the figure shown is the figure as included in the outline application – the actual figure will be smaller than this.

[2] The brick milking parlour, connected to the south-western corner of the brick barns, is now proposed to be removed. However, due to a lack of detailed survey for this structure, we are unable to give a figure for the reduction in volume this would incur. Therefore, the figure shown is the figure as included in the outline application – the actual figure will be smaller than this.

[3] Cottages are proposed to be retained, but are not within the application site. They have been included for the sake of comparison with the earlier figures.

This Application

For clarity, the figures which differ from the approved reserved matters application have been marked in red.

Footprint:

Structure	Proposed Footprint Area (sqm)		Retained Footprint Area (sqm)	
	Unit	Garages		
Farm House[1]			95	
Brick Barns[2]			254	
Cottages[3]			94	
Unit R1	105	54		
Unit R2	111	46		
Unit R3	115	51		
Unit R4	101	65		
Unit R5	101	59		
Unit Y1	109	70		
Unit Y2	145	Included in Unit		
Unit G1	101	59		
Unit G2	115	51		
Unit G3	145	Included in Unit		
Unit G4	106	51		
Unit G5	101	51		
Unit G6	145	Included in Unit		
Unit G7	106	51		Total
Totals	1606	608	443	2657sqm

[1] The structure attached to the south of the farmhouse is now proposed to be removed, reducing this figure in comparison to that shown in the Outline App.

[2] The brick milking parlour, connected to the south-western corner of the brick barns, is now proposed to be removed, reducing this figure in comparison to that shown in the Outline App.

[3] Cottages are proposed to be retained, but are not within the application site. They have been included for the sake of comparison with the earlier figures.

Volume:

<u>Structure</u>	<u>Proposed volume (cubic metres)</u>		<u>Retained Volume (cubic Metres)</u>	
	<u>Unit</u>	<u>Garages</u>		
Farm House[1]			826	
Brick Barns[2]			1175	
Cottages[3]			630	
Unit R1	590	244		
Unit R2	747	210		
Unit R3	778	220		
Unit R4	542	308		
Unit R5	542	297		
Unit Y1	796	370		
Unit Y2	959	Included in Unit		
Unit G1	771	305		
Unit G2	801	220		
Unit G3	922	Included in Unit		
Unit G4	757	220		
Unit G5	771	220		
Unit G6	923	Included in Unit		
Unit G7	757	220		Total
Totals	10,656	2,834	2,631	16,121 cubic metres

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incur. Therefore, the figure shown is the figure as included in the outline application – the actual figure will be smaller than this.

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[3] Cottages are proposed to be retained, but are not within the application site. They have been included for the sake of comparison with the earlier figures.

Overall Comparison

	Footprint Area (Sqm)	Volume (cubic metres)
Existing	3514	18,344
Outline Application	2724.5	16,892
Approved Reserved Matters Application	2,628	15,851
This Application	2,657	16,121

The table shows that the volume and footprint of the proposed dwellings, although slightly increased from the previous reserved matters application, remain significantly smaller than both the figures approved at outline stage, and than the existing built form on the site.

Planning Policy Assessment

This section will discuss how selected relevant local planning policies, from the Gedling Part 2 Local Plan (LP), relate to the proposed changes. As in the previous sections of this document, please refer to the Supporting Statement submitted as part of the previous reserved matters application for additional policy assessment on the wider site issues.

Policy LPD 32 – Amenity states that:

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. This will include consideration of the following issues:

- a. overshadowing;*
- b. overbearing;*
- c. overlooking;*
- d. noise;*
- e. level of activity on site;*
- f. traffic;*
- g. residential visual amenity;*
- h. other forms of pollution;*
- i. impact on amenity space; and*
- j. impact on renewable energy generation.*

The minor changes to the size of the garages and of unit R1 will have no effect on the amenity of nearby dwellings in regards to overshadowing or overbearing. Although first floor accommodation is now proposed, the roof windows proposed have been carefully considered to ensure that they do not impact the privacy of nearby properties through overlooking.

The proposals will not generate any additional noise or activity, and do not change the levels of amenity space provided for the dwellings.

Policy LPD 35 - Safe, Accessible and Inclusive Development states that:

c)... . Design solutions should optimise adaptability and energy efficiency and promote health and wellbeing.

The proposed changes to these units provide additional space which allows for adaptability in regards to working arrangements and other uses. The promotion of working from home has recognised benefits to health and wellbeing, and also reduces energy wasted in commuting.

Policy LPD 37 - Housing Type, Size and Tenure promotes a mixture of dwelling sizes, and this was something that was addressed to the satisfaction of the LPA during the approved reserved matters application, by the reduction of bedrooms in units R1, R4 & R5. The proposals do not change this bedroom provision, and therefore it is considered that this policy is still fulfilled.

Conclusion

It is proposed to amend units R1, R4 & R5 from those proposed by application 2020/0475 to allow for additional home working spaces within the garage attic spaces.

To enable this, the garages have been enlarged by a small amount, representing a 1% increase in the volume and the footprint from that approved. However, the scheme is still well below the level of built form approved in the outline application.

It is also proposed to improve the aesthetics of unit R1, and this is considered to improve the building and its setting without noticeably increasing the size of the dwelling, or impacting on neighbour amenity.

Following the suggestion of Gedling LPA, we wish to apply for these changes through by Reserved Matters Application.

The changes will provide important additional space to allow for home working, hobbies, or other ancillary uses, allowing for functional flexibility within the units, and reducing the requirement for later extensions or garden buildings.

The proposal will remain in accordance with all relevant policies and will bring improvements to the units in question. We therefore submit that planning permission is granted by the LPA.