

Planning and Building Control
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Notts
NG24 1BY

13th January 2021

Dear Sir or Madam

Full Application for the Erection of a New Dwelling (Two Bedrooms)

Hillsborough House, Boat Lane, Hoveringham, Notts, NG14 7JP

This letter has been prepared to accompany a full set of new application drawings following the withdrawal in June 2020 of Application Ref No: 20/00654/FUL.

This letter should be read alongside the supporting Planning / Design and Access Statement, Access Design, Arboricultural Report and Flood Risk Assessment.

Context

The application proposes the erection of a new dwelling on surplus garden belonging Hillsborough House in Hoveringham. The village of Hoveringham is 'washed over' by Green Belt, where national Green Belt policy applies. The fifth point within Paragraph 145 of the NPPF identifies that 'limited infilling in villages' is not inappropriate development.

If you consider the submitted Location Plan, the site edged in red comprises land forming part of the curtilage to an existing residential property and has established built form on three sides (directly north, west and south). Residential development is clearly contained on the western side of Lodgefield Lane. The application site clearly constitutes a gap in development which the proposed dwelling would infill and given the scale and size of the development the extent of infill would be limited.

Access

The site will be accessed via a new private driveway from Boat Lane – see access design prepared by Millward Consulting Engineers. The Highway Authority have been consulted prior to the submission of the application and raise no objection to the introduction of a private driveway onto Boat Lane.

Heritage and Design

The proposed dwelling is predominantly single storey with a section of one and half storey. The entire development sits behind the principal elevations of Hillsborough House (directly south) and Hambledon House (directly north) intentionally making the dwelling a discreet new building that would not harm the character of the Conservation Area.

The dwelling presented in the current application is a two bedroom property made from red brick and natural slate tiles incorporating timber cladding, corbelled brick verges and eaves and flush rooflights. The proposal is of a scale that would be sympathetic to neighbours and the proposed materials would ensure the dwelling has a rural character reflective of the more traditional parts of Hoveringham village.

The proposal has been carefully designed to ensure that the appearance of the Conservation Area is preserved and that the present amenity enjoyed by neighbouring property is maintained. The new dwelling can also be accommodated without detriment to the host property, Hillsborough House.

Flood Risk and Sequential Test

The site is Flood Zone 1 and 2 but has approximate ground levels of 17.10 (Flood Zone 2) and 17.20 (Flood Zone 1). The submitted Flood Risk Assessment by J Roberts Design Ltd demonstrates the dwelling can be accommodated encompassing suitable mitigation measures to ensure the property itself is not at risk of flooding nor increase the risk of flooding elsewhere.

Sequentially, we have assessed the suitability of other potential sites in Hoveringham however the only realistic option for the applicants, Mr & Mrs Nind, is developing on their own land. Carol Nind has lived in the village for 45 years and Carol and Trevor Nind have lived together in the village for 25 years. The Ninds have considered other nearby villages and have been searching for an alternative site or property for several years now but to no avail. They most definitely would prefer to stay in a Hoveringham the village they know, familiar faces, familiar

surroundings and local community. They hope support can be given to them so that they can build a modest home suitable for them to live in as they get older. Sites elsewhere in the village are at a higher risk of flooding and entirely in Flood Zone 3. Furthermore, all sites appear to be already occupied and we are not aware that any owners have specifically promoted any of these sites for residential development. Consequently, it is considered that seeking consent from the Authority for the development of one dwelling on their own surplus land at Hillsborough House to be the only realistic and viable option for Carol and Trevor Nind. For these reasons we consider that the Sequential Test element of this application proposal has been 'passed'.

Conclusion

Approval of the current application would provide an opportunity for our clients, Carol and Trevor Nind to 'downsize' without leaving the area as well as also providing the opportunity of a 'self-build' project. For the reasons set out above the site and proposal is not inappropriate development in Green Belt terms.

The proposed scheme would deliver a high quality and sensitively designed development which has carefully considered its context and setting such that it would not unduly impact upon the character and appearance of the Conservation Area.

In conclusion, the proposal is a 'sustainable' form of development that accords with all relevant local and national planning policies and I hope that an objective assessment of this application will result in planning permission being granted.

I also trust with this information and the application documentation submitted via the planning portal, the application will now be formally 'validated' and progressed favourably to determination.

If you have any questions, please do not hesitate to contact me.

Yours faithfully

A black rectangular box used to redact the signature of George Machin.

George Machin MTCP MRTPI
Partner

GRACE | MACHIN
PLANNING & PROPERTY

