

DESIGN/ HERITAGE IMPACT STATEMENT

To be read in conjunction with submitted design pack

HOUSEHOLDER PLANNING APPLICATION TO DEMOLISH EXISTING BARN OUTBUILDING AND REBUILD AS A SINGLE STOREY RESIDENTIAL EXTENSION, NEW GARAGE AND FIRST FLOOR DORMER.

MILL FARM, SAND LANE, BESTHORPE, NEWARK, NG237HS



(Figure 1 – Existing South Elevation)

MAY 2021



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1.0 INTRODUCTION

This Design & Heritage Impact Statement has been prepared to support a Full Planning Application, for the 'HOUSEHOLDER PLANNING APPLICATION TO DEMOLISH EXISTING BARN OUTBUILDING AND REBUILD AS A SINGLE STOREY RESIDENTIAL EXTENSION, NEW GARAGE AND FIRST FLOOR DORMER.'

2.0 CURRENT PROPOSAL- OUTLINE DESCRIPTION

- 2.0.1 This Heritage Impact Statement has been prepared to support a Full Planning Application, for the 'HOUSEHOLDER PLANNING APPLICATION TO DEMOLISH EXISTING BARN OUTBUILDING AND REBUILD AS A SINGLE STOREY RESIDENTIAL EXTENSION, NEW GARAGE AND FIRST FLOOR DORMER.'
- 2.0.2 The application site is MILL FARM, SAND LANE, BESTHORPE, NEWARK, NG237HS, the site currently houses one residential dwelling.
- 2.0.3 The proposal aims to provide Lower-level accessible living [REDACTED]
[REDACTED] This will be achieved through demolishing and existing outbuilding and rebuilding to allow living on the lower floor.
- 2.0.4 This proposal also allows for a covered car area with level access to the house.
- 2.0.5 Also a dormer upstairs to allow views to the rear from a bedroom/ office.

3.0 HERITAGE INSERT

Visual and potential Impacts of the proposal



Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1369946

Date first listed: 17-Oct-1984

Statutory Address: WINDMILL AT MILL FARM, SAND LANE



- 3.0.1 The new extension aims to use contextual materials so to have little to no impact on its surrounding buildings.
- 3.0.2 Within the vicinity of the building is a Grade II listed Windmill (base)
- 3.0.3 Mill Farm itself is not Listed.
- 3.0.4 The public facing side of the extension will not be affected.
- 3.0.5 It is believed that all changes proposed to the property would not impose any significance or harm to any surrounding listed buildings or positive buildings in a conservation area.
- 3.0.6 The National Planning Policy Framework (NPPF) was published in March 2012 and provides the most up to date planning guidance available. It very clearly states that the purpose of planning, “Is to help achieve sustainable development”; it is “not simply about scrutiny”, but “must be a creative exercise” (Foreword, and Paragraph 17).
- 3.0.7 It also states that Local Planning Authorities should “Approach decision making in a positive way to foster the delivery of sustainable development” “Should look for solutions rather than problems and Should work proactively with applicants”.
- 3.0.8 The NPPF clearly sets out the Government’s planning agenda. Our first assessment of the site took place with this guidance in mind and we believe that the proposals can be considered compliant with the Government’s aims and objectives domestic home extension in this area. This application responds to a ‘new planning framework’ by seeking to raise the standard of house design as the Government attaches great importance to the design of the built environment.
- 3.0.9 It is considered that this development constitutes an appropriate level of development for the site.

4.0 Conclusion

- 4.0.1 The proposal aims to provide a better-quality of living for the applicant.
- 4.0.2 The proposed extension will have little too no significant impact on its surrounding buildings regarding massing and scale. It will not impede significant views from neighbouring buildings.
- 4.0.3
- 4.0.4 The Application proposal has attempted to justify the development accords with the emerging local & saved planning policies, as demonstrated herein and as such, should be approved without delay.