**DESIGN, ACCESS AND HERIAGE IMPACT ASSESSMENT**

**ANDREW WOODS - HOLLIES FARM, MAIN STREET, EAKRING, N22 0DD**

1. **Documents Attached**
	1. Design, Access and Heritage Impact Assessment (Including impact on trees)
	2. Site location plan 1:1250
	3. Gate/Pillars existing and proposed plans (C1 and C2)
	4. Existing and proposed block plan
	5. Three photos
	6. Structural Engineer Report - Intelligent Structural Solutions Limited
	7. Pre- Application Advice 20 April 2021
2. **Background Information**
* Hollies Farm is a six bedroomed detached farm house, which is situated in a slightly elevated position on Main Street Eakring. It has a small front garden level with the front door entrance approximately 6 feet above Main Street which is the public road running through Eakring. There is a smaller grassed area at street level abutting the road.
* There is a side drive with a cobbled entrance abutting Main Street, which leads to entrance gates to a sloping block paving drive, which runs north to south and parallel to the side of the house beyond the gates. The block paving drive slopes upwards to the rear southern end of the property. At the southern end of the drive/boundary is a canopy supported by 4 iron posts.
* The distance from Main Street to the gate is 4.3 metres and the width of the gated entrance is 3 metres - see plan (Document C).
* The gates are positioned between two gate posts/brick pillars. The height of each brick pillar is 244 cm / 8 feet and the width and breadth is both 68cm. These measurements can also be shown on Document C.
* The photographs submitted show the cobbled parts of the drive in front of the gates and abutting Main Street, the gates, the brick gate posts, the sloped block paving drive and the canopy.
* The canopy has a tiled roof set on 4 pillars at the southern end of the driveway and against the wall at the southern end of the drive, as seen on the photographs. The pillars are at a height of 255cm. The canopy was only added to the property in the last 20 years. Prior to the construction of canopy there was no structure on the drive.
* The location plan (Document B) submitted shows the position of Hollies Farm, Main Street.
* A pre-application enquiry was responded to on the 20th April. This application for planning permission in addition to the information contained in the pre-application enquiry also seeks permission to remove the canopy at the southern end of the driveway. The canopy was only added in the last 20 years. It is not of any historic value and for well over 150 years was not in situ.
* All points on the pre-application have been considered and noted in this summary.
1. **The Proposal**
* The proposal as shown on the proposed and existing plan (Document D) attached is to convert the sloping block paving drive into two flat sections at different levels with a supporting wall separating the levels. The first lower level would be a permeable resin based drive for parking cars and would be level with Main Street and the second higher level, which would abut the patio area at the side of Hollies Farm would be a new grass garden section.
* The block paving drive would therefore be replaced with a permeable resin based area for parking cars and an additional grassed area.
* The Gate/pillars plan (Document C) submitted shows the existing position of the pillars/gate posts marked with a cross and the proposed new position of the pillars marked with an orange square.
* The proposal requires the gateposts/pillars to be moved forward by the width of the pillar, 68cm and then to move each pillar/gatepost outwards so as to widen the entrance to the drive, again by the width of the gatepost, 68cm.
* The existing and proposed block plans ( Document D) submitted show the existing position and the proposed position.
* It is also proposed to remove the tiled canopy at the southern end of the drive. This canopy is supported by the 4 pillars which will also be removed and a minimum of 4 pleached Hornbeam. trees will be planted against the wall at the southern end of the property. This will add to the general amenity of the site, provide the same level of privacy as the canopy and add to the number of trees in the area.
* The ISS consulting structural survey report deals with the proposed separation between the proposed lower level and higher level replacing the block paving drive.
1. **The Application**
* The application is for planning permission to move the brick pillars at the entrance to the drive, as shown in Document C and Document D, to replace the sloping block paving drive with a grass area and a permeable resin area for cars, as shown in Document D, and to remove the tiled canopy and 4 pillars as shown in the proposed plan shown in Document D.
1. **The Proposal**
* The following have been considered;
* Newark and Sherwood amended core strategy DPD (adopted March 2019)
* Core policy 9 sustainable design
* Core policy 12 bio-diversity and green infrastructure
* Core policy 14 historic environment
* Allocations and development management DPD (adopted July 2013)
* Policy DM5 design
* Policy DM6 householder development
* Policy DM7 bio-diversity and green infrastructure
* Policy DM9 protecting and enhancing the historic environment
* Other material planning considerations
* National planning policy framework 2019
* Planning practice guidance (Online resource dating from 2014)
* Householder development SPD (2014)
* Section 72 of the planning (listed buildings and conservation areas) act 1990
1. **Site Analysis**
* The site is located in Eakring conservation area. The village is made up of farm groups and houses. The main street is sunken with properties on high ground.
* Section 72 of the act requires the LBA to pay special attention to the desirability of preserving or enhancing the character and appearance of the CA. In this context, the objective of preservation is to cause no harm, and this is a matter of paramount concern in the planning process.
* Policy CP14 and DM9 of the council’s LDF DPDs and Section 16 of the NPPF also apply.
1. **Analysis of Proposal**
* The proposal is to widen the vehicular access by relocating the gate pillars. The rebuilding of the gate pillars will be an exact replica of the existing. The curved boundary wall will be realigned to the new gate pillars. This will cause no harm.
* The visual impact of replacing the block paved drive and tiled canopy and 4 pillars with a minimum of 4 trees will enhance the character and appearance of the conservation area. It is proposed that a minimum of 4 trees will be placed at the southern end of the drive against the boundary wall in place of the tiled canopy and the block paved drive will be replaced with a grassed area and a permeable resin area. Block paving will be replaced by grass and permeable resin. A tiled canopy by trees.
* The grassed area and permeable resign area will be separated by a wall which will be visually sympathetic to the conservation area and not overly engineered.
* Policy DM6 accepts the principle of householder alteration subject to the consideration of site specific impact.
* Policy DM12 of the DPD requires a positive approach to considering development proposals to reflect the presumption in favour of sustainable development in the NPPF.
1. **Impact Upon Character of the Area**
* The objective of preserving or enhancing the character and appearance of the conservation area is to cause no harm.
* Hollies Farm is an attractive building which contributes to the character of the conservation area.
* The replacement of the block paved drive with a grassed area visible from the road and a permeable resign area for car parking at the northern end of the drive adjacent to the main street will positively enhance the conservation area as it will replace a drive which is all block paving. It will not cause harm.
* All work will be in keeping with the character and appearance of the dwelling and surrounding area.
* The curved boundary wall will be realigned with the new gate pillars, and will match the height, materials and design of the existing.
* The replacement gate will be wooden and will not have any impact on the area.
* The proposal will have no impact at all on the setting of Hall Farm, a grade II listed building.
1. **Impact on Residential Amenity**
* The proposal will not introduce any dominant features. The height of the gate posts pillars will remain the same. There is no negative amenity implications for neighbouring properties.
* The tiled canopy will be replaced by trees of a similar height to protect all residential amenity.
1. **Impact on Trees**
* There is one poor quality laburnum tree which is close to the pillar at the west side of the driveway as shown in Document C2. It has not blossomed fully for several years, and is of very limited value to the street scene - in fact, it is unpleasant and detracts to a certain extent from the street scene.
* The laburnum tree is not beneficial to wildlife or the amenity of the area, in contrast with many other mature trees.
* The proposal would be to remove this laburnum tree and replace it with a deciduous tree. The removal would be transient and would add more character to the conservation area and would provide an improved benefit for wildlife.
1. **Highway Safety**
* The proposal will widen the existing driveway area. Nottinghamshire’s County Council highway department were consulted during the pre-application enquiry, and have confirmed that the widening of the access will in fact be an improvement. Any development will remain on private land, and not encroach onto the public highway.
* The driveway will be constructed in hard bound material for the first 5m behind the highway boundary, with the provision to prevent the discharge of service water to the public highway.
1. **Conclusion**
* The proposal will enhance the conservation area by replacing an unpleasant block paved area with a grass area, and permeable resin area for the parking of cars.
* The grass area will be adjacent to an existing patio at the property, and will link the property to the raised garden area.
* This will enhance the appearance of the property within the conservation area, and will replace the block paved area with a grassed area.
* The 4 trees which will replace the existing canopy and 4 pillars will be an additional asset in the tree preservation area.