



## PLANNING, ACCESS & HERITAGE IMPACT STATEMENT



**Halfway Farm  
Yew Tree Road  
Upton  
Retford  
DN22 0RA**

**Single Storey Kitchen and Utility Extension**

**JUNE 2021**

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## **ASSESSMENT**

### **1. Name and Address of the Site**

Applicant Name: Mr & Mrs Clarkson

Land Location: Halfway Farm, Yew Tree Road, Upton, Retford, Nottinghamshire DN22 0RA

### **2. Introduction**

This Planning, Access and Heritage Impact Statement is written in support of a planning application for a single storey kitchen and utility extension.

### **3. Assessment of Setting/Surroundings**

The property is classed as a non-designated heritage asset on Bassetlaw District Council's interactive website. We have therefore prepared a heritage statement to confirm that the building would not be affected by the proposed extension

### **4. Planning History**

Extract below of the known planning history for the property:

- **WIDEN EXISTING ACCESS, REPLACE SINGLE GATE ACCESS TO DOUBLE GATE ACCESS AND MOVE GATES BACK**  
Ref. No: 27/05/00002 | Status: Grant
- **ERECT NEW GARAGE, WORKSHOP, HAY STORE, TACKROOM AND STABLES**  
Ref. No: 27/99/00007 | Status: Grant
- **ERECT NEW GARAGE, HAY STORE, WORKSHOP, TACK ROOM AND STORE TO REPLACE EXISTING BUILDINGS**  
Ref. No: 27/99/00002 | Status: Application Refused
- **ERECT EXTENSION AND GENERAL ALTERATIONS TO EXISTING DWELLING**  
Ref. No: 27/94/00002 | Status: Grant

### **5. Proposal**

It is proposed to erect a single storey kitchen and utility extension.

### **6. Layout of the Extension**

The extension will be built in materials to match the two storey extension on the this elevation of the property.

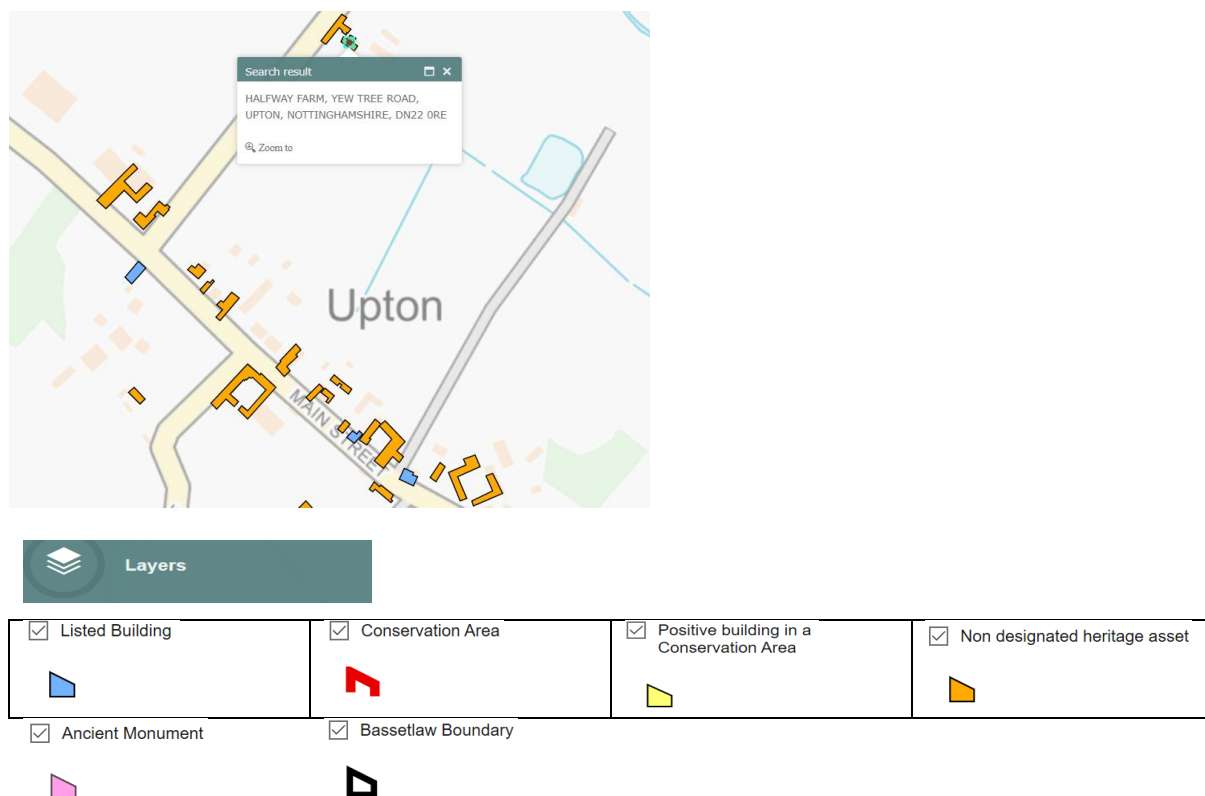
## 7. Summary

The proposal meets current local and national planning policies. A planning application is only required as the single storey rear extension is attached to a previous approved two storey extension.

All the materials will match the existing property and it is felt that the works are minor in scale and would not affect the status of the property.

## 8. Listing of Neighbouring Property

The property is a Non Designated Heritage Asset as defined on the Local Authority Heritage Mapping Website link.



## 9. Flood Risk Information

The property is within the Bassetlaw District Council. Having checked the Flood Risk Map for planning the site lies outside of a flood risk.

There is no likelihood of flooding in this area, however based on the location authority letter received when the application was being registered they require a flood risk assessment as they have determined that the site is within Flood Zone 2/3 on their records. We have submitted the required form for this type of planning application.



APPENDIX A – Photographs

	
Photo 1	Photo 2
	
Photo 3	Photo 4



	
Photo 5	Photo 6
	
Photo 7	Photo 8
	
Photo 9	Photo 10

	
<p>Photo 11</p>	<p>Photo 12- before recent Lounge Extension built</p>
	
<p>Photo 13- View after Lounge extension completed</p>	