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Planning and Design Consultants

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PLANNING AND DESIGN AND ACCESS STATEMENT

1 Kirkby Road Ravenshead NG15 9HD

Erection of single storey and two storey side extensions and alteration to roof

September 2021

The Site (see photos in Appendix)

The application relates to a two storey detached house located at the junction of Kirkby Road and Nottingham Road on the outskirts of Ravenshead.

The house, which dates from c1930's and was built in the Arts and Crafts style, is an imposing and attractive building but has suffered from some unsympathetic alterations to the exterior which has diminished its architectural qualities.

The site originally formed part of the historic Hagnook Wood and the house is still surrounded by the remnants of the Wood, which is protected by a Tree Preservation Order. There is a large lawned area to the south and west of the house.



The site can be accessed from both Kirkby and Nottingham Roads and there is a large parking / turning area to the east of the house.

The building is not listed or within a Conservation Area. Nor is it included on the LA's Local Heritage List which was last updated on 24th June 2021.

The site lies within the Green Belt.

Planning History

Planning permission was granted in 2017 for a small lounge extension of 18 sq m to the front of the house which has been constructed. The flat roof of the extension forms a roof terrace accessed by French doors serving the principal bedrooms

Proposal

It is proposed to undertake the following alterations to the existing building

1. Construct a two storey extension to the west elevation comprising a gym and a cinema at ground floor and extensions to the two principal bedrooms at first floor
2. Construct a single storey flat-roofed extension (also to the west elevation) comprising an indoor swimming pool
3. Raising of eaves to the existing roof structure to the eastern side of the central gable feature on the south elevation to match those on the north elevation
4. Alteration to rear (north elevation) to create large gable to roof structure (as per the existing front elevation)

The current floorspace is 426 sq m which includes 18 sq m in the 2017 lounge extension.

The original floorspace is therefore :-

Ground Floor 180 sq m

First Floor 176 sq m

Loft (usable floorspace with headheight over 1.5 m) 52 sq m

TOTAL ORIGINAL 408 sq m

The proposed additional floorspace is

Ground Floor 139 sq m

First Floor 42 sq m

Loft 0 sq m

TOTAL PROPOSED 181 sq m

EXISTING EXTENSION 18 sq m

% increase over original is $199 / 408 = 49\%$

National and Local Planning Policies

Green Belt

National planning policy is set out in the National Planning Policy Framework (July 2021).

The NPPF states that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

The NPPF in paragraph 138 describes Green Belt as having five purposes:

- a) to check the unrestricted sprawl of large built-up areas
- b) to prevent neighbouring towns merging into one another
- c) to assist in safeguarding the countryside from encroachment
- d) to preserve the setting and special character of historic towns, and
- e) to assist in urban regeneration by encouraging the recycling of derelict and other urban land

Para 147 of the NPPF states that “inappropriate development” is by definition harmful to the Green Belt and should not be approved except in “very special circumstances”. LPA’s are advised that “very special circumstances” will not exist unless the potential harm to the Green Belt is clearly outweighed by other considerations.

The NPPF goes on to define the types of development which are considered not to be inappropriate, and this includes

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.

The Local Plan Part 2 which was adopted in July 2018 has similar policies for development in the Green Belt including

Policy LPD13 – Extensions to Buildings within the Green Belt which states that planning permission will be granted for extensions or alterations to buildings provided the proposals do not result in the floorspace of the building being over 50% larger than when originally constructed or as it existed on 1st July 1948.

The extensions or alterations are expected to

- i) be in keeping with the surrounding character in terms of height, bulk, form and general design
- ii) conserve any historic significance the building may have
- iii) not adversely affect valuable views into or out of settlements or previously developed sites
- iv) not have a detrimental impact on the openness of the Green Belt or the reason for including land within it

Other Local Plan policies relevant to the application include:

Policy LPD 32 which sets out the criteria for assessing impact on the amenity of residents or occupiers including overshadowing, overbearing, overlooking, and visual amenity.

Assessment against Planning Policy

The increase in floorspace has been calculated to be 49% including the previous lounge extension. The increase would therefore be less than the 50% limit imposed by Policy LPD 13 and would also not be disproportionate when assessed against Government Green Belt policy as set out in the NPPF.

Whilst the proposal would result in substantial extensions / alterations to the existing building, given the size of the existing house they are in proportion and they have been designed to be in keeping with the character of the existing building. The style and design of the original dwelling, particularly the steeply sloping, 3 storey gable feature to the front elevation would remain the dominant element with the extensions being subordinate to it.

The building has not been identified as having any particular historic significance which would be impacted upon by the proposed alterations.

There are no views into or out of the site, and the dwelling cannot be seen from either Nottingham Road or Kirkby Road. There will be no impact on the visual openness of the Green Belt. Although there would be an impact on the spatial openness of the Green Belt by virtue of the increase in floorspace, this would not conflict with any of the five purposes of Green Belt as set out in the NPPF, and, as outlined above, the increase in floorspace falls within the definition of “not inappropriate development”.

There would be no impact on any adjoining properties as these are some distance away and the site is screened on all sides by trees which are not affected by the proposal.

It has been demonstrated therefore that the development complies with both National and Local Planning Policy.

PHOTOGRAPHS (TAKEN PRE 2017 EXTENSION)



South elevation above and east elevation below





North elevation above and west elevation below



