

**Name and Address of Proposed Development Site:**

Highacre, Main Street, Sutton-Cum-Granby, Nottinghamshire, NG13 9QA

**Proposed Development:**

The intention is to demolish the existing 1970s-built detached house and garage and replace with a new detached house and garage that is more in keeping with the locality and has improved environmental features. The property will be our family home.

**ECOLOGY STATEMENT****Preliminary Roost Assessment & Subsequent Surveys:**

The results of the PRA recommended emergence surveys. These were completed and no bats were found to be roosting in the property.

In order to provide ecological opportunities two bat boxes have already been fitted into trees in the back garden. Bird boxes and insect houses will also be put up in due course.

**ENVIRONMENTAL HEALTH****Air Source Heat Pump:**

The proposed heat pump is a Vaillant aroTHERM plus 12kW. This has a sound output of 38dB(A) at 5 m. The nearest part of the adjacent property is 5.6m away. Additionally, there will be a 6ft fence between the heat pump and the adjacent property which will reduce the sound level.

The air source heat pump will be installed by a MCS Approved Installer.

**DESIGN AND ACCESS STATEMENT****Assessment of the surroundings of the proposed development:**

The site is located in Sutton-Cum-Granby. The surrounding properties are a mixture of traditional cottages, larger farm houses, converted barns and some modern rural properties.

The existing property, which is thought to have been built in the 1970s, is not in keeping with its surroundings, having been built in a typical suburban style. The existing property is also in a poor condition, having been neglected for some time and relies on an oil-fired heating system.

There are two properties to the south side of Highacre, which consist of a traditional cottage to the front and a modern built rural property to the rear accessed via a gravel driveway from further down Sutton Lane.

The paddock directly to the North of Highacre has recently gained planning permission for 3 detached dwellings being built in a modern rural style. The first of these properties, the one directly adjacent to Highacre, has just been completed.

The intention is to demolish the existing property and build a new family home for our own occupation, as well as improving the landscaping and planting scheme with native plants that

encourage wildlife. The property will also be well insulated and heated via an air source heat pump to minimise carbon emissions and keep heating costs low.

Given the planning permission recently granted on the adjacent paddock, we have taken inspiration from the designs of these properties and added our own personal touches which enhance the property's rural character.

**Consultation:**

We applied for Pre-Application Advice in September 2021. This was returned to us with an explanation that due to the number of applications being dealt with at the time the Council had decided to suspend the Pre-Application Advice process. We subsequently had a telephone conversation with the duty planner where we explained our proposal and they reviewed our pre-application plans whilst on the phone. The proposal received positive feedback from the duty planner who commented that they believed the development was suitable and in keeping with the plot and surroundings.

**DESIGN COMPONENTS**

**Proposed Use:**

The property is for residential use as our family home. The property has been designed with a habitable room above the garage which will function as a work from home space reducing car journeys and carbon emissions.

**Amount and density of development:**

The proposal is for a single dwelling on a plot that measures over ¼ of an acre. The property is a 4 bedroom detached house with an attached double garage. The property has plenty of off-street parking to the front and a large garden to the rear. The size of the house is in keeping with the adjacent properties that have recently gained planning permission.

**Layout:**

The proposed property has been positioned forward of centre in the plot to maintain the building line with the adjacent properties on both sides. The garage projects forward to the front of the plot which is again in line with the properties to the North side.

**Scale:**

The ridge height, length and width of the building have all been designed to be in keeping with the properties adjacent that have recently gained planning permission.

**Landscaping:**

Following construction of the house, suitable new native trees and plants will be introduced to provide a tasteful planting scheme that compliments the location and encourages all forms of wildlife.

There will be a gravel driveway to the front with a cobble stone threshold and a stone pathway leading to the front door. There will be a stone patio to the rear and areas of lawn with wildflower patches to encourage insects.

**Boundary Treatments:**

The boundaries will be finished with a combination of new native hedges and fencing using traditional materials such as hazel and chestnut.

**Appearance:**

The property will be finished as follows:

Roof: Traditional orange clay pantiles, as is common across many properties in the area.

Walls: Combination of the following:

- Bricks: Waterstruck bricks similar to those used on the adjacent property. A double-course of black bricks will form the angled plinth, along with black brick windowsills.
- Timber cladding (black painted): Part of the house will be clad in black painted timber cladding as used on traditional rural buildings locally. This will give the property a distinctive identity whilst also anchoring it to its rural setting.
- Timber cladding (oak): the garage and garage link will be clad in bare oak cladding. This will tie in with the large oak feature windows and give a modern rural appearance to the garage.

Windows:

- Oak feature windows: To the front and rear are double storey oak framed feature windows. Constructed with thick section green oak posts and beams, these contribute to the character of the building and add design quality.
- Windows and Doors: High quality painted wooden windows and doors finished in a pale green or grey to match the rural setting.

Garden Room: To the rear is an oak framed garden room. This ties in with the other oak features and enhances the quality of the design.

**ACCESS COMPONENTS****Degree of access:**

The existing access point from Sutton Lane requires slight adjustment as shown on the Block Plan drawing to provide effective access past the garage to the parking area.

There is visibility in both directions as the garage is set back from the road to open the field of view. There will be no gates allowing cars and delivery vehicles to pull off the road completely without hinderance.

**Emergency access:**

There is adequate clear access to the property for emergency vehicles onto the driveway or from the roadside.