

# **PROPOSED EXTENSIONS/ALTERATIONS & NEW BUILDINGS, THE OLD VICARAGE, CHURCH LANE, SOUTH SCARLE, NOTTS for MR & MRS B. MASON**

## **DESIGN & ACCESS PROPOSAL STATEMENT**

### **INTRODUCTION**

This design and access statement relates to the following works at The Old Vicarage, Church Lane, South Scarle that lies within the South Scarle Conservation Area.

1. First floor to the existing Garage building.
2. Conversion of existing Coach House to dwelling. Resubmission of approval ref. 15/00942/FUL.
3. Summer House.
4. Shed & Greenhouse
5. New entrance gate and walls.

South Scarle, located north east of Newark, is a typical east Nottinghamshire village with a variety of house types, materials and style reflecting differing periods of development. The site is located north of Church Lane which is an east-west through road through the village. To the east is Main Street which runs north-south. The site has an area of approx. 1.2 acres in area.

Mr and Mrs Mason bought The Old Vicarage property in August 2014 with a view to make this their family home, with the refurbishment of the site including altering/extending where required to suit their needs.

The location of the various buildings are shown on the Block & Site Plans included with the application.



*Aerial Plan*



*Location Plan*

The garage already has full planning approval but the client wanted to make changes to the building which were deemed by Newark and Sherwood as 'non material' and have requested a full application. This Planning Approval application forms part of the overall strategy for the site, with the following Planning applications:

1. Householder application for alterations and extension of existing Coach House/garage with demolition of part, and including associated external works, ref. 14/01725/FUL, approved 01/12/14.
2. Alterations to existing coach house to form annex to dwelling including all associated external works, ref 15/00942/FUL, approved 29/07/15.
3. Householder application for driveway re-instatement to Main Street, including new gates and fence, ref. 15/01608/FUL, approved 16/11/2015.
4. Application for the original garage, and all associated external works, ref. 15/02125/FUL which was granted approval after appeal on 28/09/16.
5. Application for demolition of existing conservatory and replacement with new, ref. 17/00644/FUL. Approved 19/07/17.

## **GARAGE**

The original garage building was approved (after appeal) under ref. 15/02125/FUL on 28/09/16. The site for the garage lies to the east of the main dwelling, with existing houses to the south and east, with houses and Beeches Farm to the north.

The intention is to install a first floor within the building to create an Office area. The proposed works are shown on drawing no 14-BM-09GD.

The building is to have red brick walls, grey slates to the roof and black cast iron gutters and rainwater pipes. The roof over the eastern bay is to be stepped down to minimise the impact to the adjacent residential property. The doors to the building are to be black painted timber, with white painted timber frames. There are to be four garage doors and a single personnel door to the front elevation.

Five conservation type rooflights are to be provided to the north elevation to provide natural lighting to the internal space.

The building is to be 3.385m to eaves and 5.35m to ridge, with final sizes subject to building tolerances.

It was noted by the Inspector a part of the appeal decision that the original building would, given its position and height, have only limited prominence. Although the new design is slightly taller, this would still be the case. Its design and materials would ensure that it would sit comfortably within the views of the Old Vicarage.

The Inspector also noted that *“Overall, the building would have a very limited wider impact on the conservation area but in views that would be available, it would sit unobtrusively to the side of the main house. As it would be of good quality design and materials, it would have a neutral impact on the conservation area and the setting of the Old Vicarage. It would preserve the character and appearance of both and would not conflict with the heritage requirements of Core Policy 14 of the Core Strategy 2011 (CS)*

or Policy DM9 of the Allocations and Development Management Development Plan Document 2013 (DPD)”. Again, although the new design is slightly taller, this would still be the case.

With regard to the adjacent property, the Inspector noted *“The new building would have a greater impact on the dining area of 2 Redmay Corner as this is located close to the side boundary. The room has its main aspect to the rear and this would not be altered. The forward facing window is at a high level and although it provides a limited outlook, its main function is to increase light to the room. The outlook from that window would be altered when in certain parts of the room but not to the extent that living conditions would be unacceptably harmed. Similarly, light levels would not be altered to the extent that unacceptable harm would result. Overall, I do not find conflict with the amenity requirements of DPD Policy DM5 or CS Spatial Policy 3. As the amended building is to be sited as the original approved building this statement, we believe, still stands.*

## **COACH HOUSE**

The existing building is a two storey detached building, which consists of garages/stores at ground floor and stores at first floor. The original building was extended in early 2015 to include a two story section to the east of the existing main building, which now has the boiler room and toilet at ground floor.

The appearance of the building consists of red facing brickwork to the walls, grey slates to the roof and black cast iron gutters and rainwater pipes. The windows and doors to the property are painted timber. The roof has a number of conservation type rooflights.

The building is approximately 4.26m to eaves and 5.8m to highest ridge to the main building. The coach house is to be an annexe to the main house.

The proposed works, as shown on drawing no 14-BM-07A entails the conversion of the building into a dwelling, which will consist of Living Room, Kitchen/Dining and Utility at ground floor with two double Bedrooms and Bathroom at first floor.

Elevationally the new works will consist of the insertion entrance door and porch, double glazed sliding folding doors (one in an existing garage door opening) and the re-glazing of two existing window openings. Doors and windows to be gloss painted timber.

The roof is to have an additional two conservation type rooflights.

### **SHED/GREENHOUSE.**

The new shed/greenhouse building is to be sited adjacent the Coach House and will be off timber frame construction with timber boarding externally, above a low-level brick plinth. The roof will be tiles to match the Coach House and will include a glazed roof to the greenhouse section.

The building will be 10.5m long x 6.7m wide and approx. 2.4m to eaves and 3.3m to ridge.

Details are shown on drawing no. 14-BM-11B.

### **SUMMER HOUSE.**

The new summer house building is to be sited at the southern end of the existing lawned area and will be off timber frame construction with timber boarding externally. The roof will be felted.

The building will be 12m long x 4.2m wide and approx. 2.7m to eaves and 4.3m to ridge.

Details are shown on drawing no. 14-BM-12A.

## **ENTRANCE GATES/WALLS.**

As shown on the site plan, drawing no. 14-BM-13 the extg. entrance gates and walls are to be removed and replaced with new to make a more imposing & secure entrance to the house & grounds. The intention is that the new walls will be block, to match extg., with stone piers and electronically operated metal swing gates.

## **FLOODING**

The building does not lie in a flood zone as shown on the Environment Agency's Flood Maps.