

THE
PRACTICAL PLANNING COMPANY
Giving you the space you deserve...

Date: 30th August 2022

Supporting Statement

This statement has been prepared to support an application for planning permission for works pertaining to Ward Cottage, 83-85 Main Street, Papplewick, Nottingham, Nottinghamshire, NG15 8FE.

This statement is not a standalone document; it must be read with the plans.

Introduction

Planning permission has been granted for the single storey extension element of this scheme under reference 2022/0248 (19th August 2022). The new gates were removed from the previous planning application in order to gain approval for the extension. It was advised by the planner involved with the previous application that we then resubmit the application with the gates included once again.

To confirm, as permission has already been granted for the extension, we are seeking approval for the new gates and would welcome discussion with the planning department on this matter.

The scheme

The new gates will be black steel sliding gates to replace the original gates and provide security (members of the public have been using the property's driveway as a turning circle on a regular basis, which is a hazard as well as an impingement on the owner's privacy and security).

The original black gates (see Fig 1) have been replaced by a previous owner with wooden gates (see Fig 2), so this scheme proposes to take the gates back to original, to be more in keeping with the Conservation Area.



Fig 1



Fig 2

Supporting information

The new gates are considered to be in keeping with the area and bearing no reason for Highways concerns due to the following reasons:

- The electric sliding gates will be accessible from up to 500m away so there would be little to no possibility of cars stopping on the highway in order to await their opening.
- The gates have been designed to be in keeping with the style of those at the Main Street entrance to Papplewick Hall (see Fig 3-4).
- There are many examples of gates including many of a similar style to the proposed along the same road (see Figs 3-xxx).
- The new proposed gates would bring new life to the property, while retaining its traditional style.

Fig 3. Gates installed at Papplewick Hall



Fig 4. Gates installed at Papplewick Hall



Figs 5-14 Other examples of flush gates on road (including some in similar style to proposed)



Conclusion

In summary, the proposed gates will preserve the overall character of the property and the surrounding area. Furthermore, the proposed gates will be an improvement on the gates currently in situ thanks to their more sensitive design and material choice – a return to the original gate design at the property.