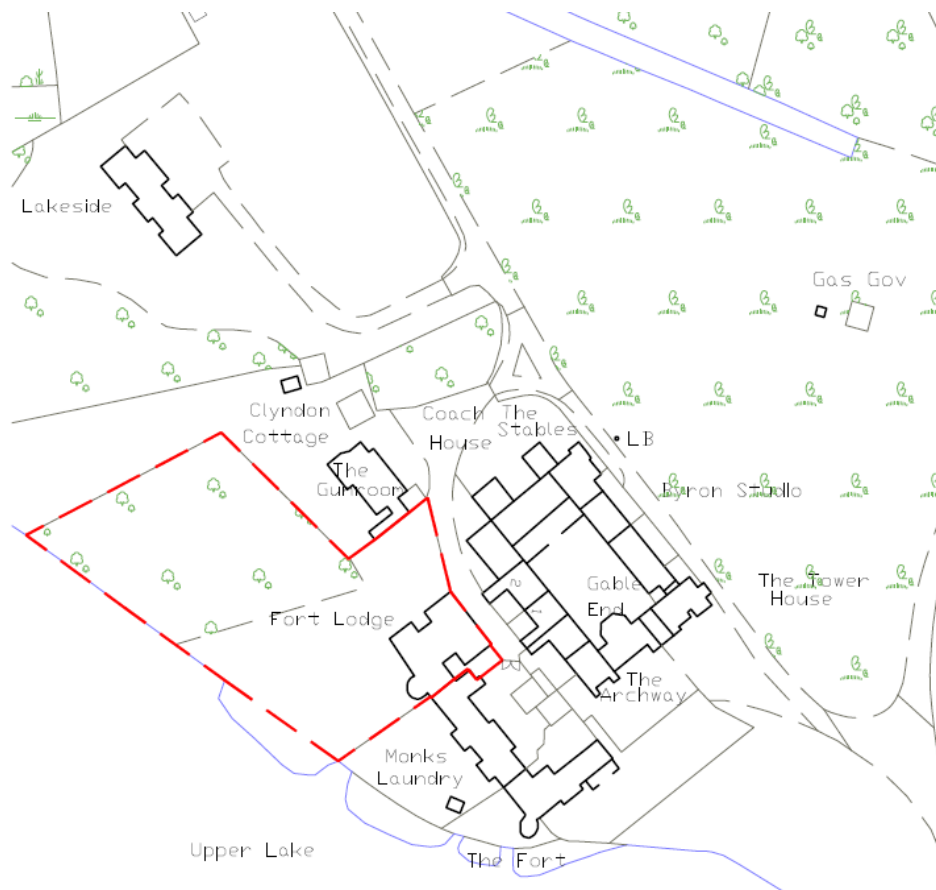


Supporting Planning Statement

Full Planning/LBC application: Proposed single storey extension formed by the enclosure of a small courtyard area, resurfacing driveway area and re-rendering the north facing wall surrounding the garage doors at Fort Lodge, Newstead Abbey Park, Notts NG15 8GE.

Introduction

This Supporting Planning Statement has been prepared to accompany a carefully considered full Planning/LBC application for a proposed single storey extension formed by the enclosure of a small courtyard area, resurfacing driveway area and re-rendering the north facing wall surrounding the garage doors at Fort Lodge, Newstead Abbey Park, Notts NG15 8GE.



Extract of Site Location Plan

Site and surroundings

Fort Lodge is a very attractive residential property that is located in the historic park and gardens at Newstead Abbey and is situated on the northern bank of the Upper Lake.

The dwelling, along with others in its group (namely Monks Laundry and The Fort), are Grade II Listed and the collective Listed buildings, as per the historic building record, were constructed for the fifth Lord Byron as a mock fort in c1770 and mid c19. A further range of Grade II Listed buildings, known as the Stables, are located to the north and Newstead Abbey, which is Grade I is situated to the southeast. The Park and Gardens at Newstead Abbey are Grade II* and the site is also situated in the Nottinghamshire Green Belt.

Planning history

Having interrogated the Councils records, only a small amount of development and works has been carried out at Fort Lodge which include:

89/1668- Planning permission granted to Convert part of garage to residential and erect 2 storey extension. Approved 15.11.1989.

89/1670- Listed Building Consent unconditional approval to insert French windows, convert part of garage to snooker room, internal alterations and extensions. Approved 15.11.1989.

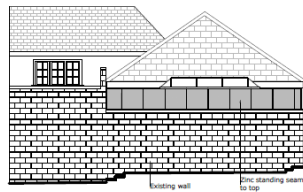
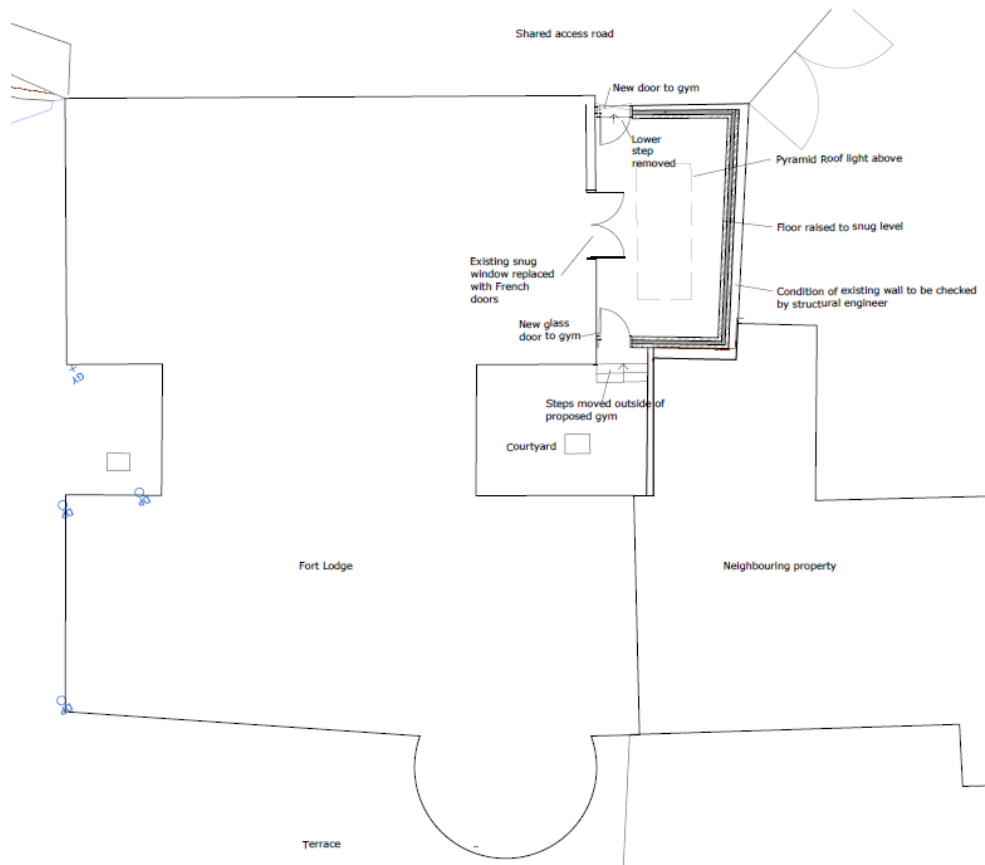
90/1802- Listed Building Consent approved for new metal entrance gates and stone boundary walls. Approved 18.07.1990.

Pre-application Advice

Prior to the submission of this application, pre-application advice has been sought from the Local Planning Authority (See Ref 2021/0970/PRE). In relation to the proposed development, we were advised that *'the proposed extension is small and proportionate to the space, so that its visual impact on the setting of adjacent listed buildings is minimised and on balance it is considered that the proposed extension is likely to be considered acceptable in terms of its impact on the Listed Building.'*

Proposed Development

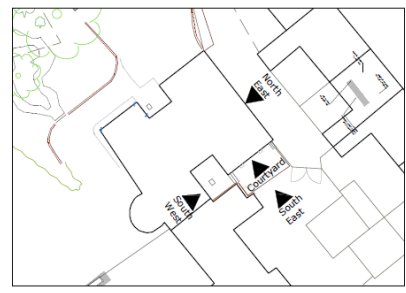
It is proposed to construct a single storey extension formed by the enclosure of a small courtyard area as indicated on the extract of the submitted plans below:



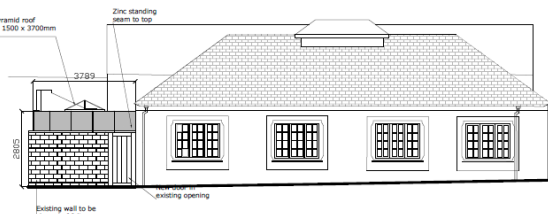
South East 1:100



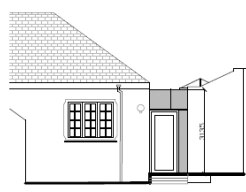
Courtyard 1:100



Key Plan not to scale



North East 1:100



South West 1:100

Extract of Plans (not to scale)

The small courtyard area is discreetly situated on the rear of the property and hidden from wider public view by other built form around it. These development proposals will create a small amount of additional floorspace to the existing property and would be used as a home gym.

Site Photos



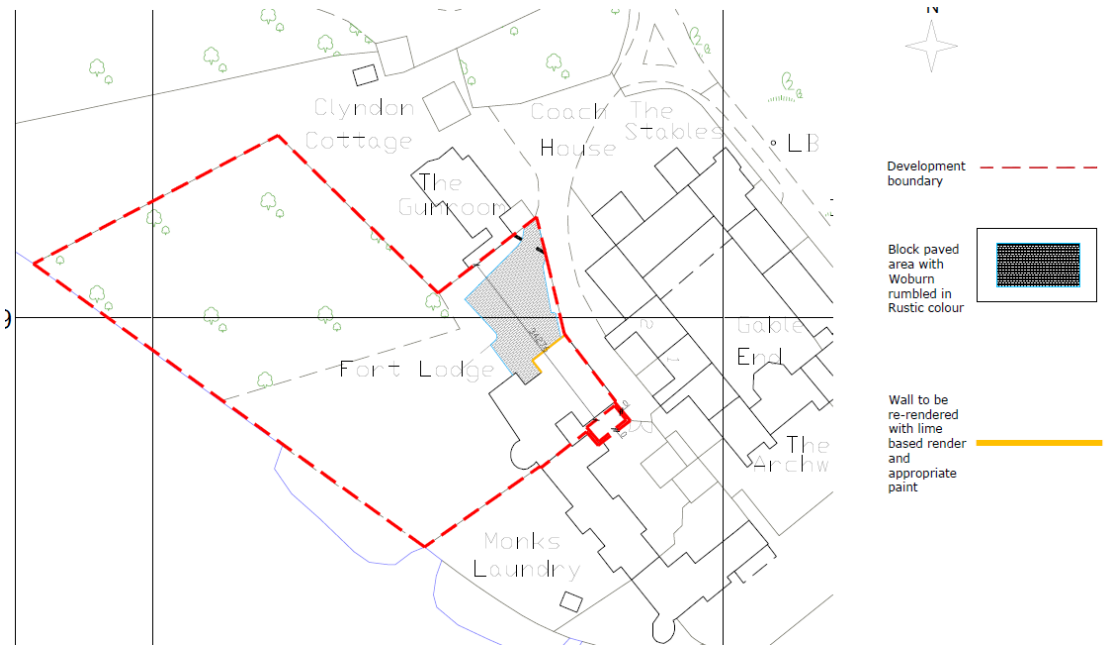
As the enclosed plans show, in terms of its high-quality design, zinc would be used on the external elevations and a roof lantern would allow natural light to flood in.

The floor area of the single storey extension created by enclosing the courtyard would measure 27.8 square metres

In terms of its design the proposals will be in keeping with the surrounding character in terms of height, bulk, form and general design.

Also included in this application is the resurfacing of the driveway area. The existing concrete will be removed, and the driveway/parking area will be resurfaced in Woburn Rumbled block paving (See <https://www.aggregate.com/products-and-services/commercial-landscaping/block-paving/woburn-rumbled>).

It is also proposed to re-render the front (NE facing) wall around the garage door of the building and the side (SW facing) wall as indicated in orange on the photograph and plan below.



Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan currently comprises the Gedling Borough Aligned Core Strategy (2014) and the Gedling Borough Council Local Planning Document Part 2 Local Plan (2018) (the LPD).

National Planning Policy Framework (NPPF) (2021)

With regards to National Policy the Framework sets out the Government's planning policies for England and details how these should be applied at a

local level. Paragraph 8 of the Framework sets out three dimensions to sustainable development, namely economic, social and environmental. The Framework is to be read as a whole in making decisions as to whether a proposal comprises sustainable development. Paragraph 8 of the Framework states that to achieve sustainable development, means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

Paragraphs 10 and 11 of the Framework sets out a presumption in favour of sustainable development which sits at the heart of the Framework. For decision-taking the Framework states that this means:

- Approving development proposal that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides clear reason for refusing the development proposed; or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 12 with regard to achieving well designed places and paragraph 130 states that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture, are sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change (such as increased densities), establish or maintain a strong sense of place, whilst creating places that are safe, inclusive, accessible and with a high standard of amenity for existing and future users.

Paragraph 134 states that permission should be refused for development that are not well designed. Conversely, significant weight should be given to development which reflects local design policies and government guidance on design taking into account any local design guidance and scheme that help to raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 13 of the NPPF relates to protecting Green Belt land and paragraph 138 lists the purposes that Green Belt serves including to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

With regards proposals affecting the Green Belt, paragraph 147 indicates that 'inappropriate' development is harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 149 states that Local Planning Authorities should regard the construction of new buildings in the Green Belt as 'inappropriate', unless it complies with one of the listed exceptions. Criteria c). allows 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.

With regard to conserving and enhancing the historic environment, paragraph 194 states in determining applications, LPAs should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including where appropriate securing its optimum viable use.

Gedling Aligned Core Strategy (Adopted December 2014)

The policies contained within the Core Strategy shall be considered in the decision-making process, the main policies in relation to the proposal are as follows:

Policy A sets out a positive approach in favour of sustainable development.

Policy 3 – The Green Belt

Policy 10 – Design and Enhancing Local identity sets out the criteria against which all new development proposals shall be assessed against.

Policy 11- The Historic Environment – supports proposals where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.

Gedling Local Planning Document Part 2 Local Plan (Adopted July 2018)

The main policies in relation to the proposal are as follows:

LPD 13 explains that additions that result in the floor space of the building being over 50% larger than when originally constructed or as it existed on 1st July 1948 would be considered disproportionate and would therefore be inappropriate development. This policy also sets out the criteria against which proposals for extensions to buildings within the Green Belt will be assessed. The policy states in all cases extensions or alterations will be expected to:

- i. be in keeping with 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; and
- iv. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.

LPD 26 – Heritage Assets - supports development proposals that conserve and/or enhance the significance of a heritage asset.

LPD 27 – Listed Buildings - requires proposals including extensions to Listed Buildings to protect the significance of the heritage asset, including its setting.

LPD 29 – Historic Landscapes, Parks and Gardens states that development proposals affecting Registered Parks and Gardens should seek to conserve and/or enhance features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Registered Park or Garden including key views or prejudice its future restoration.

LPD 32 – Amenity - seeks to ensure that nearby residents are not significantly adversely affected in terms of matters such as overshadowing, overlooking, noise, level of activity on site etc.

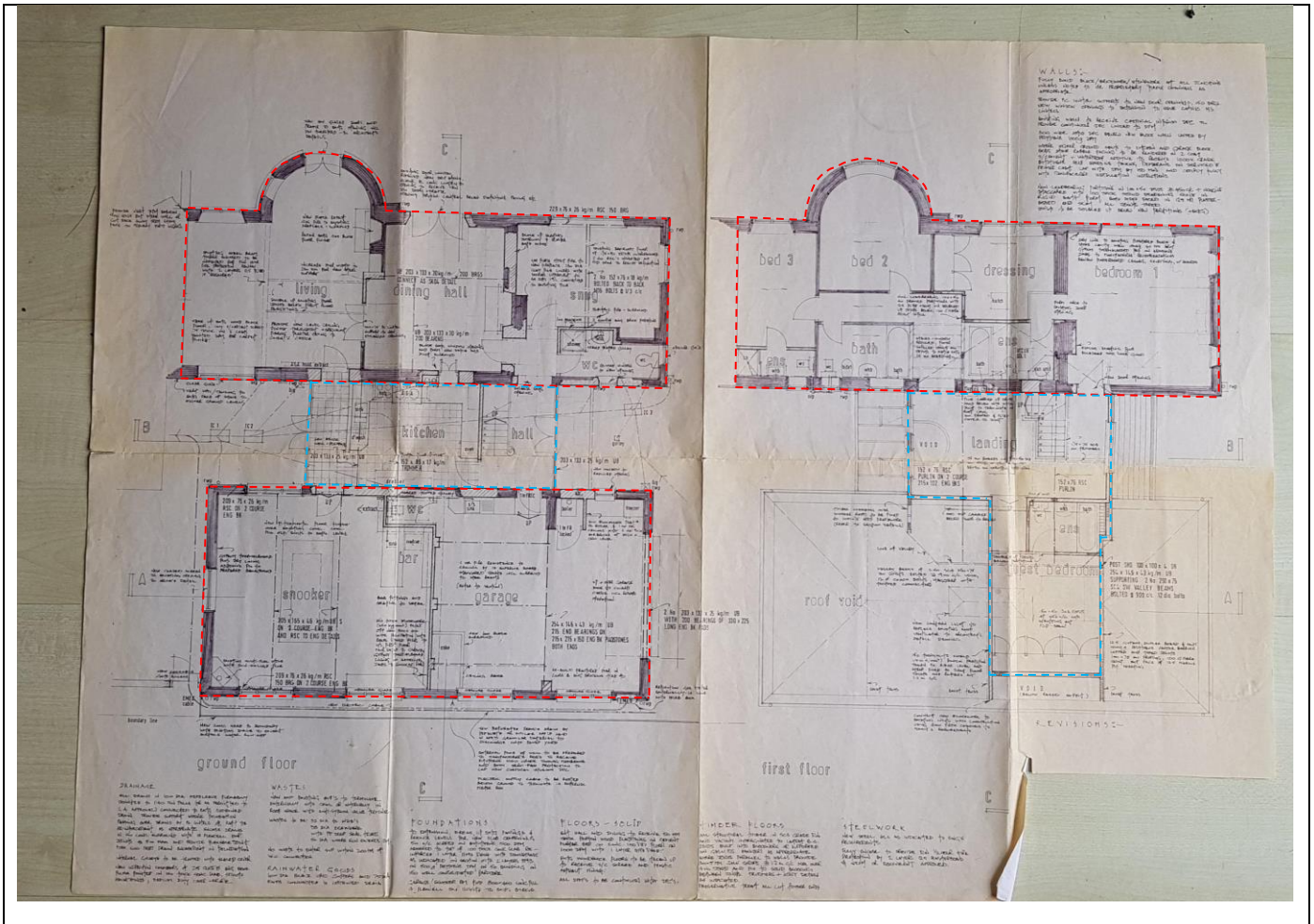
LPD 61 – Highway Safety grants permission provided there is not a detrimental effect on highway safety, patterns of movement and the access needs of all people.

Planning considerations

Principle of Development

Policy LDF 13 allows extensions to buildings in the Green Belt, provided the resulting floor space of the building is no greater than 50% of the original building when originally constructed or as it existed on 1st July 1948.

A copy of the 1989 floor plan is featured below which has been annotated to show the extent of the property as it existed on 1st July 1948 in red and the additional floorspace added as part of the 1989 planning permission in blue.



The following table sets out the floor area of both red and blue areas.

	Floor space	Percentage increase
Floor space of Fort Lodge as it existed on 1 st July 1948 (red)	327.22 sq metres	
Floor space resulting from the 1989 planning permission. (blue)	82.09 sq metres	25.08% increase

The proposed single storey extension over the courtyard will result in additional floor space of 27.8 sq. metres, which would be a cumulative increase of 33.5%

In line with the policies identified above, the proposal will not result in the cumulative floorspace of the property exceeding 50% of what existed on 1st July 1948. The proposed single storey extension therefore constitutes an exception to inappropriate development and therefore in accordance with paragraph 149 of the NPPF and LPD 13. The proposed development is therefore regarded as acceptable in principle subject to other considerations as explored in subsequent sections of this report.

Heritage Considerations

These matters are explored further in the submitted Heritage Impact Assessment which accompanies this submission.

Character, Design and Appearance

In terms of its design, the proposed extension is modest in its size and scale. The proposed extension is to blend in with the materials used on the host building with the roofing covering comprising of zinc and incorporating a traditional roof lantern. Whilst the proposed extension will extend above the height of the existing boundary wall, it is lower than the eaves of the outbuilding it will be attached to. It will therefore only be glimpsed from the outside of the application site and would appear small and proportionate to the space.

As part of this submission, it is also proposed to remove and re-render the NW facing wall around the garage door. This will be a like for like undertaking. In addition, it is also proposed to remove the concrete drive surfacing and replace this with block paving. Driveways to other dwellings close by already have block paving, so this element of the proposal would not be out of character with the area.



The overall impact of the proposed works on the character and appearance of the area will in our opinion be negligible. This stance in relation to the extension has been confirmed in the pre-application advice provided by the Council.

It is therefore considered that the design requirements of LDF 13 are satisfied.

Residential Amenity

Policy LPD 32 seeks to ensure that the amenity of nearby residents are not significantly adversely affected in terms of matters such as overshadowing, overlooking, noise, level of activity on site etc. These small-scale proposals will not give rise to any issues of overlooking or overshadowing and therefore it is considered that the requirements of LPD 32 have been met.

Access

Access to the site will be unaffected by these proposals. Ample space would remain for vehicle parking and therefore the requirements of LDF 61 are satisfied.

Conclusion

It is our opinion that the requirements of the policies identified in this statement have been met and for the reasons outlined above we respectfully request that this application is approved.

August 2022