


PLANNING WORKSHEET 11 – DELEGATED / PCG REPORT - GENERAL

Valid Date: 27 May 2022

Expiry Date: 22 July 2022

Application Ref.	22/00728/VOC	
Site Address	Land Including Folly Nook House Folly Nook Lane Ranskill Retford Nottinghamshire	
Proposal	Vary Condition 2 of P.A. 20/00859/FUL For a Revised House Type to Plot 8	
Case Officer	Jamie Elliott	
Decision Level	Delegated	
Recommendation	GRANT	
Reason(s) for PCG referral		
PCG Sign off and date		
	Signature	Date
Case Officer	JE	15/07/2022
Authorised signing Manager		18 th July 2022

Policy Considerations	<p>Having regard to Section 54A of the Town and Country Planning Act 1990, the main policy considerations are as follows:</p> <p><u>National Planning Policy Framework 2021</u></p> <p>The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.</p> <p>Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.</p> <p>Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would</p>
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significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted. The relevant policies are as follows:

Part 4. Decision-making

Part 5. Delivering a sufficient supply of homes

Part 12. Achieving well-designed places

Part 14. Meeting the challenge of climate change, flooding and coastal change.

Part 15. Conserving and enhancing the natural environment.

Bassetlaw District Council – Local Development Framework

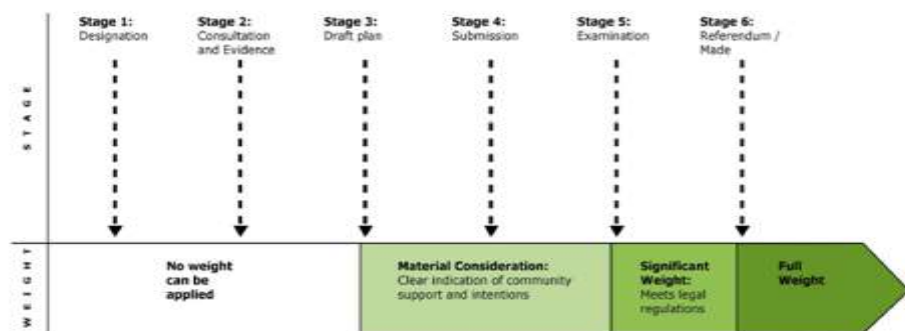
Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011):

- CS1 - Settlement hierarchy
- CS8 - Rural Service Centres
- DM4 - Design & character
- DM5 – Housing Mix and Density
- DM9 - Delivering open space and sports facilities
- DM12 - Flood risk, sewage and drainage

Ranskill Neighbourhood Plan

The Ranskill Neighbourhood Plan has been formally submitted to Bassetlaw District Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012. Bassetlaw District Council is now consulting interested parties on this submission, in accordance with Regulation 16 of the same regulations.

The chart below shows the weight to be given to the Neighbourhood Plan set against the stage of the plan-making process. It is therefore currently a material consideration, when determining applications within the plan area.



The relevant policies are as follows:

The relevant draft policies are as follows:

Policy 1: Sustainable Development, Infill and the Development Boundary

Policy 4: Ensuring High Quality Design

Policy 5: A Mix of Housing Types

Other relevant guidance/SPDs	Bassetlaw District Council – Successful Places: A Guide to Sustainable Housing Layout and Design (Adopted December 2013)
Relevant Planning History	<p>21/01210/VOC. Planning permission granted to vary conditions to allow amendments to design of plot 9. May 2022.</p> <p>20/00859/FUL Planning permission granted to retain dwellings on plots 1, 2 and 3 and erect 6 dwellings. September 2020.</p> <p>18/00989/FUL. Planning permission granted to erect 9 dwellings with partial demolition of Folly Nook House. July 2019.</p> <p>16/01323/OUT. Outline planning permission granted for residential development. September 2018.</p>
Consultation date(s)	Consultation and Publicity Expiry Date: 7 July 2022
Summary of Consultation Responses	<p>NCC Highways. No objections.</p> <p>BDC Environmental Health. No objections.</p> <p>Network Rail. No Objection.</p> <p>Parish Council. No objections.</p>
Summary of Publicity	This application was advertised by neighbour letter and site notice and no comments were received in response.
Site Context	<p>The majority of the site is located outside of the Ranskill development boundary as defined in the Bassetlaw Local Development Framework.</p> <p>The site is to the north of the main body of the village and is bounded to the east by the East Coast Mainline.</p>
The Proposal	<p>The application seeks permission to vary the condition 2 of planning application ref: 20/00859/FUL in order to change the design of the dwelling on Plot 8.</p> <p>The proposed changes to the design of the dwelling on Plot 8 would be as follows;</p> <ol style="list-style-type: none"> 1. The addition of an attached gym/play room with a granny annex/office in the roof space; 2. The removal of a granny annex/office from the roofspace of the attached double garage; 3. Handing of the single storey rear extension; 4. The addition of a Juliet balcony on the rear elevation.
Assessment of Proposal	<p><u>PRINCIPLE</u></p> <p>As planning permission was granted for the development in September 2020, (20/00859/FUL), the principle of residential development on the site has clearly</p>

been established.

SUSTAINABILITY OF THE DEVELOPMENT

Paragraph 8 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:

“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In reaching a decision on this case, the NPPF at paragraph 9 makes it clear that the objectives referred to above should play an active role in guiding development towards sustainable solutions and are not criteria against which every planning application should be judged against.

Ranskill is defined in the Core Strategy as a ‘Rural Service Centre’, that has a range of services and facilities, and that has access to public transport, which makes it a suitable location for limited rural growth.

It is considered that Ranskill is a sustainable location for housing and therefore, it is considered that the scheme does meet the social objectives of the NPPF.

VISUAL AMENITY

Section 12 of the NPPF refers to achieving well designed places. Specifically, paragraph 126 states that good design is a key aspect of sustainable development; it creates better places in which to live and work in and helps make development acceptable to local communities. Paragraph 130 states that decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. The NPPF goes on to state it is “proper to seek to promote or reinforce local distinctiveness” (para 130) and permission should be “refused for development of poor design that

fails to take the opportunities available for improving the character and quality of an area and the way it functions” (para 134).

Policy DM4 of the Bassetlaw Core Strategy provides general design principles which should be applied to all schemes. The policy states that all development proposals will need to be in keeping with the character and appearance of the wider area and when they are in historic locations, they should respect existing development patterns. All schemes must respect their context and not create a pastiche development which would be incorrect in their context.

Policy 1 of the Neighbourhood Plan states that development should be designed to be compatible with the character, appearance and amenity of that part of Ranskill Village in which the proposal is located.

Policy 4 of the Neighbourhood Plan also states that proposals should demonstrate a high design quality that reinforces the character of the area as defined in the Ranskill Design Guide 2020.

The Design Guide indicates that the character of Folly Nook Lane is derived from detached 2 and 1.5 storey dwellings on generous plots.

Whilst the proposed dwelling on plot 8 would have a larger floor area than the earlier permitted scheme it is considered that the proposed addition of a games room would not significantly change or detract from the character and appearance of the previously permitted dwelling.

Overall, it is considered that the proposed changes to the dwelling would be in keeping with the general design and character of the previously approved scheme and this part of the village.

Accordingly it is considered that the development would comply with the provisions of the policies outlined above.

RESIDENTIAL AMENITY

Policy DM4 of the Core Strategy requires that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This requirement also forms part of paragraph 130 of the NPPF.

Whilst the proposed dwelling on plot 8 would be slightly larger than the earlier permitted scheme it is considered that the proposal would have no significant adverse impacts on the amenity of the adjacent dwelling in terms of overshadowing, domination or loss of privacy.

In addition it is considered that the addition of a Juliet balcony, by reason of its design and orientation would not result in any significant overlooking or loss of privacy for adjacent dwellings.

Accordingly it is considered that the development would comply with the provisions of the policies outlined above.

HOUSING MIX

Policy 5 of the Neighbourhood Plan states that:

1. Proposals for new housing development should deliver housing sizes and types

that directly reflect housing needs identified in the most up to date housing need assessment (HEDNA or equivalent).

Whilst the current application has not demonstrated that the erection of a 5 bedroom dwelling on the site would satisfy the above requirements for smaller units, it is important to note that there is an extant permission for a large 5 bedroom dwelling on the site, permitted under planning permission re: 20/00859/FUL.

Accordingly it is considered that it would be unreasonable at this time to require a fundamentally smaller sized dwelling on the site.

HIGHWAYS MATTERS

Paragraph 110 of the NPPF states that schemes can be supported where they provide safe and suitable access for all. This requirement is also contained in policy DM4 of the Council's Core Strategy. Paragraph 111 of the NPPF makes it clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 92 of the NPPF states that all development should aim to achieve healthy, inclusive and safe places which encourage social interaction, are safe and accessible and enable and support healthy lifestyles. Paragraph 110 of the NPPF requires schemes to provide safe and suitable access for all users as well as looking at appropriate opportunities to promote sustainable transport modes.

Paragraph 112b of the NPPF requires schemes to address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

Paragraph 112e of the NPPF requires schemes to be designed to enable charging of plug-in electric vehicles (EV) and other ultra-low emission vehicles (ULEV) in safe, accessible and convenient locations. As with mobility vehicles, there are currently no County standards on what provision developers must provide as part of their schemes, but this is to change soon as the County is working on such a policy and has considered it to be appropriate to request provision here in line with the requirements of paragraph 112e of the NPPF.

As the proposed amendments would result in no changes to the earlier permitted access or parking arrangements, the development would comply with the provisions of the policies and guidance outlined above.

CONCLUSION

For the reasons outlined above, it is considered that the proposed development would be in accordance with policies DM4 of the Core Strategy of the Bassetlaw Local Development Framework and parts 12 of the National Planning Policy Framework and Neighbourhood Plan policies 1 and 4.