

Canmore Lodge  
Top Street  
Askham  
Newark  
Nottinghamshire  
NG22 0RP

For the Attention of: Mr. McKeown  
Bassetlaw Planning Services  
Queens Buildings  
Potter Street  
Worksop  
S80 2AH

CC: Councillor J W Ogle

13th September 2022

**Canmore Lodge Owners Comments on:**

**22/01109/FUL**

**Demolition of Existing House and Outbuildings and Construction of Replacement House and  
Garage - High Ridge Top Street Askham Newark Nottinghamshire NG22 0RP**

Dear Mr. McKeown,

We wish to make you aware of a number of strong objections that we have with regard to the proposed 'Demolition of Existing House [Bungalow] and Outbuildings and Construction of Replacement House and Garage at High Ridge, Top Street, Askham'. As an immediate neighbour to the site, we believe the proposed development will have a serious impact on our standard of living, destroy culturally important heritage assets and negatively impact on the local environment. We have reviewed the proposed development against the 'Bassetlaw District Local Development Framework - CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD' and have identified a number of significant issues and material considerations. Our specific objections are as follows:

**1. Ridge Height and Size of development**

**Contravention of: POLICY DM3: GENERAL DEVELOPMENT IN THE COUNTRYSIDE**

**A. Replacement of Buildings:**

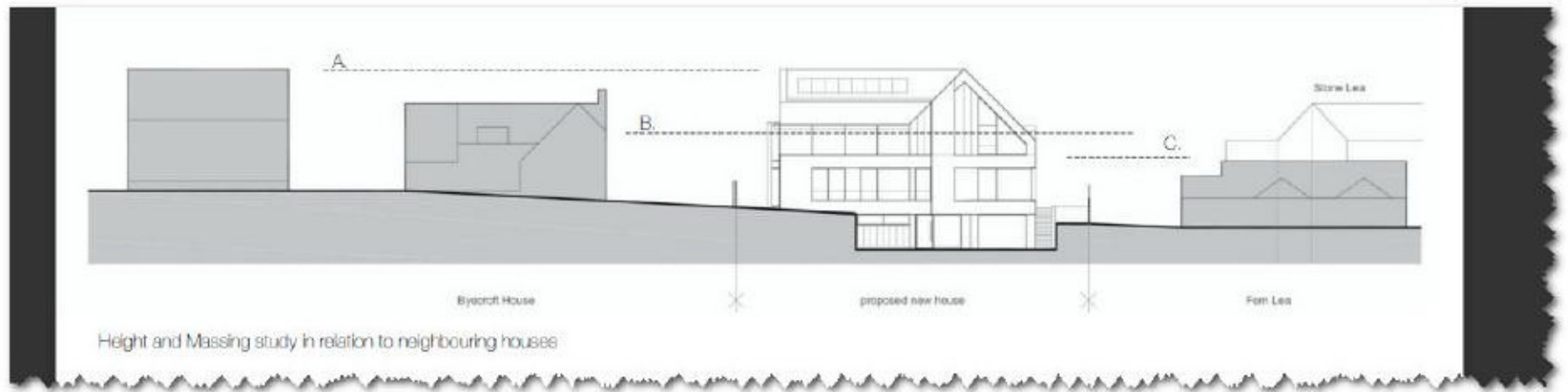
- i. (other than where these are existing houses) it is unviable to use or convert the buildings for other uses (see Policy DM2);**
- iii. the replacement is located over the footprint of, or close to, the original building;**
- iv. the scale, design and form of the replacement is appropriate to its setting and location;**

The 'Design and Access statement' tries to justify the ridge height as follows:

*"The design and the heights of neighbouring buildings have informed the design:*

- A. The ridge height of the new property to the west of Byecroft House has been set as the ridge for the new property. "*





As can be seen from the above representation, the building will not sit comfortably with its neighbours with it being considerably larger and higher. The building replaces a single story dwelling with a 3 storey dwelling. The design refers to a 'Lower Ground floor', this terminology appears to be intentionally misleading - The term 'ground level', or 'ground floor', is used to refer to the level of a building that is at ground / street level, which in the case of this proposed building is the lowest level. The building does not compliment the surrounding buildings (see point 4).

Top Street drops in elevation towards the centre of the village (from west to east). A more appropriate and acceptable ridge height would be to align to the ridge height of Bycroft house less the natural fall of the road – which is exactly the Ridge height of the existing building at 58m above sea level.

It is concerning that a 'Proposed Topology' drawing has not been submitted for consideration. Any future applications should include a 'Proposed Topology' to ensure an accurate ridgeline assessment can be made.

## 2. **Privacy**

**Contravention of the 'Bassetlaw District Council Supplementary Planning Document 'Successful Places - A Guide to Sustainable Housing Layout and Design for: - Bassetlaw District Council'**

**3.11.1 Privacy by design** Proposals should ensure a satisfactory level of privacy with existing dwellings and between dwellings within the development itself

**3.11.2 Amenity** describes the living conditions for the occupants of a home or place.

**Acceptable living conditions** should always be provided for new and existing occupants.



The proposed design will significantly impact the privacy of our house and the privacy of our neighbours due to the elevation and extensive use of glazing. The demolition of The Coach House significantly exposes our property. The proposed High Ridge development would overlook our ground floor windows (living room, Dining room and Kitchen) and first floor windows (3 bedrooms) due to its elevated position. I fear this intrusion to privacy will result in a reduction in our standard of living.

3. **Impact on Heritage Assets**

**Contravention of: POLICY DM8: THE HISTORIC ENVIRONMENT**

**B. Development Affecting Heritage Assets**

**There will be a presumption against development, alteration, advertising or demolition that will be detrimental to the significance of a heritage asset.**

**Proposed development affecting heritage assets, including alterations and extensions that are of an inappropriate scale, design or material, or which lead to the loss of important spaces, including infilling, will not be supported.**

There are 5 listed buildings and a further 31 heritage assets in Askham (none of which are mentioned in the Design and access statement [pg 3]). This planning proposal will destroy one of these assets, the historically significant village coach house described by Bassetlaw District council as *"Early 19th century barn, red brick & pantile roof, of Historic; Architectural Aesthetic Appeal."*



**The Coach House, Top Street, Askham, 1958.**

The proposed design will also visually impact on a further 5 heritage assets within a 50m radius of the proposed development [See marked up photo below], with the 1875 Wesleyan Methodist Chapel being less than 10m from the proposed work and potentially being subject to damage as a result of demolition activities.





Has the Bassetlaw Conservation officer been consulted on this planning application?

The demolition of the coach House contravenes the Bassetlaw District Council Strategic planning Objective 9: *“SO9 To protect and enhance Bassetlaw’s heritage assets, identify those of local significance, advance characterisation and understanding of heritage asset significance, reduce the number of heritage assets at risk and ensure that development is managed in a way that sustains or enhances the significance of heritage assets and their setting”.*

#### 4. Design

**Contravention of: POLICY DM4: DESIGN AND CHARACTER**

**B. General Design Principles:**

- i. **Local character and distinctiveness - New development, particularly backland and infill development, should respect its wider surroundings, in relation to historic development patterns or building/plot sizes and forms; density; and landscape character.**
- ii. **Architectural quality New development should respect its context, without resorting to negative pastiche (see below) architecture, in terms of density, height, scale, mass, materials and detailing.**

**Note: Negative pastiche = Imitation and amalgamation of earlier architectural styles that creates an incoherent and visually disharmonious whole.**

**Failing to meet the Bassetlaw District Councils Strategic Planning Objective 7 : To ensure that all new development enhances the attractiveness and local distinctiveness of the area and, where appropriate, achieves its full potential against national and local design standards.**

Architecture is a subjective matter, however in our opinion the submitted design takes all the worst aspects of modern architecture and concentrates them in a haphazard cacophony. It is an inappropriate and overbearing building to be proposed in this village location. A quick image search for the ‘client brief photos’ confirms that Dutch and German architecture has been utilised rather than the local building styles. The attempt to compare the proposed design to local historical influences (e.g. Use of gable ends) is a weak and poorly constructed argument to justify a very inappropriate design. The design brief confirms this to be a ‘Negative pastiche ‘of design attempts.



There are many good examples of modern architecture which have been proposed in Askham, with no planning objections, which have subsequently been successfully incorporated into the village setting.

5. **Light pollution / Glare**

We are very concerned that the extensive glazing on the South facing aspect of the property will result in significant glare / reflection of sunlight during the day and light pollution at night. The existing windows of the property can cause some glare / reflection during sunny days, however the proposed design would amplify this many times over due to the extensive use of glass and the proposed elevation of the glazing.

6. **Sustainability**

**Failing to meet the Bassetlaw District Councils Strategic Planning Objective 6 : To ensure that all new development addresses the causes and effects of climate change by, ... sustainable design and construction**

The claims that '*Sustainability is an important consideration*' within the design are difficult to understand. The approach to demolish 4 perfectly good buildings and rebuild them with new materials is the most unsustainable approach imaginable... It is somewhat ironic that the 'Design and Access statement' acknowledges that it is hugely wasteful to demolish and remodel buildings.

The following website gives an excellent assessment of the estimated carbon emissions released from demolition and subsequent construction of a new house and heating it to Passivhaus levels, against the operational carbon emissions from heating an existing house built to building regulations:

<https://ggbec.co.uk/embodied-carbon-and-building-demolition-the-case-for-retrofit/>

In summary it is estimated that it will take over 186 years before the carbon emissions incurred due to the proposed developments demolition and construction activities are saved through building efficiency.

7. **HGV movements**

**Contravention of: POLICY DM3: GENERAL DEVELOPMENT IN THE COUNTRYSIDE - A.**

**Replacement of Buildings:**

**vii. they will not create significant or exacerbate existing environmental or highway safety problems.**

Askham is a very small village with only 1 legal HGV route into the village via Upton. We are very concerned that the proposed demolition of the historically significant coach house, existing bungalow and two further out houses/garages will result in an overwhelming increase in HGV movements through the village putting the narrow village lanes under significant strain, increasing CO2 and NOx emissions and endangering village road users. Has this been considered by the Bassetlaw District Council Highways department?



8. **Ecology**

**Contravention of: POLICY DM9: GREEN INFRASTRUCTURE; BIODIVERSITY & GEODIVERSITY; LANDSCAPE; OPEN SPACE AND SPORTS FACILITIES**

**B. Biodiversity and Geodiversity**

**Development proposals will be expected to take opportunities to restore or enhance habitats and species' populations and to demonstrate that they will not adversely affect or result in the loss of features of recognised importance, including:**

**vii. Protected Species**

The 'Smeeden Foreman' Ecology survey is heavily redacted, specifically on the subject of bats. We are very fortunate to have a healthy bat population in Askham. It is unclear as to if the recommendations to retain the hedges, trees and ponds have been incorporated into the design – the landscape design appears to remove the pond. It is also unclear if the extensive glazing has been considered with respect to bats and birds. Finally the report recommends that sympathetic lighting is used, however due to the extent of glazing and the lack of detail on external lighting it is unclear if this recommendation has been considered.

9. **Community engagement**

**Contravention of the 'Bassetlaw District Council Supplementary Planning Document 'Successful Places - A Guide to Sustainable Housing Layout and Design for: - Bassetlaw District Council':**

**3.5.11 When developers engage with the community about their proposals they should use this opportunity to explore local cultural attachments and what people value about their place.**

There was zero community engagement or discussions with the affected neighbours prior to the submission of the planning application.

10. **Quality of Documentation**

As a general comment the 'Design and Access statement' prepared by 'nj-ARCHITECTS' is full of inaccuracies and omissions, as documented in these comments. This demonstrates a lack of care and attention. The Design and Access statement fails to meet its own objective of providing the aspiration for higher quality architectural design. The 'Bassetlaw District Local Development Framework - CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD' has not been taken into consideration when developing this proposal.

**What needs to change?**

We believe this property is suitable for carefully considered development and modernisation. We suggest the following points are considered in future proposals:

1. The maximum development height of 'High Ridge' to be retained at 58m. This is the same height as Byecroft house, less the natural drop in the road.
2. The historically significant coach house to be retained and incorporated into the design.
3. For the main house to be redesigned to use local materials and local design inspirations which will complement the architectural styles within Askham. This should primarily focus on a reduction in glazing which will reduce the privacy impact on neighbours.
4. A detailed proposed site topography to be issued with any future applications.
5. For the developer to explain why the ecology study is redacted – specially in relation to bats
6. A commitment to undertake 'genuine' local engagement.
7. A revised Design and Access statement which corrects the numerous errors highlighted in these comments.

8. A revised design which adheres to the 'Bassetlaw District Local Development Framework - CORE STRATEGY & DEVELOPMENT MANAGEMENT POLICIES DPD'

We are aware of at least 10 similar objections from the surrounding houses as illustrated in red on this overview:



We would be grateful if the council would take our objections into consideration when deciding this application. We would welcome the opportunity to meet with a representative of the planning department at our home to illustrate our objections at first hand.

Sincerely,

A black rectangular box redacting the signature of Guy Le Geyt.

Guy Le Geyt

&

Helen Soden