

Daniel & Roslyn Barnes  
The Stables  
Top Street  
Askham  
NG22 0RP

Bassetlaw Planning Services  
Queens Buildings  
Potter Street  
Worksop  
S80 2AH

**RE: Planning Application 22/01109/FUL**

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

Dear Sir/Madam

We are neighbours of the above property and wish to lodge an objection to the proposed demolition and construction on the following grounds:

## Size of Development / Design & Character

The size of the proposed construction is out of scale with neighbouring properties and extends far beyond the footprint of the original building. Increasing the building height from the existing bungalow to what is effectively a three-storey house will tower over the road and adjoining properties - especially considering the elevated natural landscape of the plot.

The proposed design is significantly larger than the existing baseline in all dimensions – twice the size in terms of footprint and three times the floor space. There is a proposed height increase of approximately 65%.

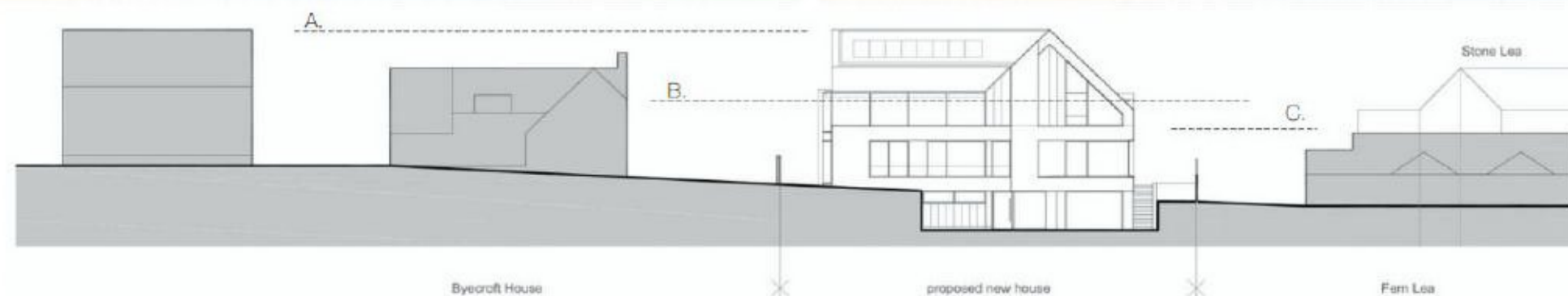
	Existing Dwelling <sup>1</sup>	Proposed Dwelling <sup>2</sup>	% Increase
Foot print (measured externally)	143.0m <sup>2</sup>	304.0m <sup>2</sup>	112%
Floor space (measured internally)			
Lower ground	n/a	87.5m <sup>2</sup>	n/a
Ground floor	<sup>3</sup> 127.2m <sup>2</sup>	254.3m <sup>2</sup>	99%
First floor	22.3m <sup>2</sup>	151.7m <sup>2</sup>	580%
Total	149.5m <sup>2</sup>	493.5m <sup>2</sup>	230%
Width	13.0m	19.0m	46%
Depth	11.0m	16.0m	45%
Height (excl. lower ground) to ridge	6.2m	10.3m	65%

<sup>1</sup> Measurements taken from property sale brochure <https://tinyurl.com/2u3rfxjv>

<sup>2</sup> Measurements are approximate and derive from measuring the submitted plans

<sup>3</sup> Excludes bathrooms of unknown dimension

Whilst it could be argued that this proposal would make an attractive addition to a Leeds city suburb - we feel the design is clearly out of keeping with the existing structure, scale, aesthetic and composition of Top Street and its development will have a significant impact on visual amenity. Other approved building works in the village have been sympathetic to the local style of window design, brickwork and traditional roofing materials. The phrase used in the Design and Access Statement, "*The building sits comfortable<sup>[sic]</sup> with its neighbours.*" could not be less appropriate.



**Policy DM3: General Development In The Countryside (the replacement is located over the footprint of, or close to, the original building;)**  
**Policy DM4: Design & Character (are of a scale appropriate to the existing settlement and surrounding area)**  
**Residential Design SPD (Successful Places) 3.16**

## The Coach House : Non-Designated Heritage Asset

This planning application results in the loss of the NDHA identified in the BDC survey for its architectural aesthetic appeal.

The demolition of this building is a real blow to the residents of Askham. This early 19<sup>th</sup> century barn constructed from local red brick and traditional pantile roof is an attractive and prominent landmark close to the road at the Westerly entrance to the village.



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

This proposal offers no attempt to incorporate this historical building, instead to construct a new-build single-storey garage with flat roof and plants - of which there is nothing similar in the area.

At the very least, the preservation of this building would go some way towards shielding the neighbouring residents from the edifice behind.

***Policy DM8: The Historic Environment (B. Development Affecting Heritage Assets)***

## Privacy

The proposed development is directly opposite our home and would have a two-fold impact on our privacy:

- 1) The demolition of The Coach House exposes our property. The existing window on High Ridge would overlook both our ground and first floor windows due to its elevated position. This includes a bedroom and living rooms.
- 2) The proposed additional storey, roof terrace and extensive use of contemporary glazing will increase this overlooking.

These changes will result in a significant loss of privacy to our property.



In summary we welcome a development of this site that is:

1. Of comparable scale to the existing footprint and height, which is appropriate to its immediate surroundings;
2. Preserves The Coach House;
3. Is sympathetic to the character of the village.

We trust our objections will be put before the Planning Committee in due course prior to a decision being made on this application.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Daniel & Roslyn Barnes