

**TOWN AND COUNTRY
PLANNING ACT 1990**

**PLANNING, HERITAGE, DESIGN
AND ACCESS STATEMENT**

**Application by
Newfield (Farm) Screveton Ltd**

*Alterations to a single dwelling
house (pursuant to the
implementation of reference:
20/02782/FUL) with rear-side
extension and associated
landscaping works*

**The Olde Barn Main Street and
Car Park Opposite Wood Street
Flintham Estate
Flintham
NG23 5LA**

September 2022

**Statement on behalf
of the applicant
by**

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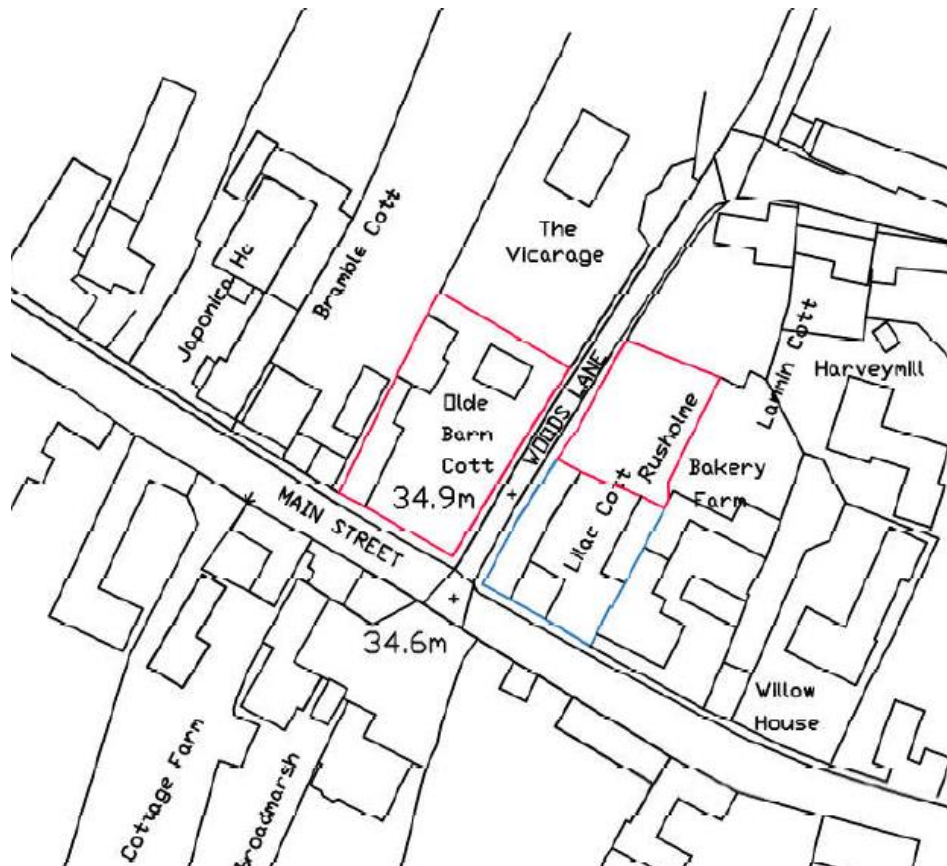
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1. INTRODUCTION

- 1.1 This Planning, Heritage, Design and Access Statement has been prepared in support of a detailed planning application for conversion of a barn with alterations and extensions to a single dwelling house. Associated landscape and parking is also proposed. This proposal relates to The Olde Barn, Main Street, Flintham, NG23 5LH and represents an alternative scheme to extant consent 20/02782/FUL.
- 1.2 The purpose of this Statement is to review the prevailing planning policies and other material considerations that are relevant to the determination of the application and to present a case for granting permission. The heritage aspect provides an assessment of the significance of the area and the impact of a proposed development on any heritage asset.

2. THE SITE AND SURROUNDING AREA

- 2.1 The application site is a rectangular shaped corner plot on the junction of Main Street and Woods Lane. A secondary site is located on the opposite side of Woods Lane. The sites are both situated within the village of Flintham.



Application site outlined in red

- 2.2 The main site consists of Olde Barn Cottage and a redundant agricultural building, which is the subject of this application. The barn is in reasonable condition and has been identified as a 'Key Unlisted Building' in the Flintham Conservation Area Appraisal and Management Plan. The building has a narrow rectangular double storey form with a pitched roof. It has a plain brick façade with timber openings in the front and rear elevations and a clay tiled dual pitched

roof. This building has been used simply for storage, seemingly in association with Olde Barn Cottage for a number of years and no longer has any functional agricultural use.

- 2.3 Previous consent for the conversion alteration and extension of the barn into a dwelling through application 20/02782/FUL has commenced and thus secured the residential conversion and subdivision of the plot.
- 2.4 The site currently forms part of the undefined curtilage of Olde Barn Cottage. A landscaped amenity area is located in the south-eastern corner, which is separated from the cottage by a linked double “L” shaped access from Main Street and Wood Street. The site is enclosed by a hedgerow and timber fence. A second smaller landscaped area extends around the redundant agricultural building.



Main Street frontage



Front elevation of the redundant agricultural building, which is the subject of this application

- 2.5 The second part of the application site is on the opposite side of Wood Street. It is an overgrown backland plot that includes an informal gravel parking area used by the directly adjoining properties, Rusholme and Lilac Cottage.



Informal gravel parking area on Woods Lane

- 2.6 The surrounding area is residential and consists of various farmhouses, period properties, cottages and outbuildings. The buildings are traditionally designed with pitched gable roofs and constructed from a limited palette of materials, resulting in a pleasant village character with a defined sense of place.
- 2.7 The site lies within the Flintham Conservation Area.

3. PLANNING POLICY

- 3.1 The starting point for assessing development proposals is always the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”*. The Development Plan for this proposal consists of the Rushcliffe Local Plan Part 1: Core Strategy and Rushcliffe Local Plan Part 2: Land and Planning Policies.
- 3.2 In addition, the National Planning Policy Framework (NPPF), the National Design Guide and the Flintham Conservation Area Appraisal and Management Plan are important material planning considerations.

The National Planning Policy Framework (NPPF) (2021)

- 3.3 The revised National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. The document sets out the up-to-date national policy position and must, therefore, be used in the determination of this planning application. The most relevant sections are highlighted below.
- 3.4 Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. Paragraph 8 identifies the three dimensions to sustainable development which are economic, social and environmental.
- 3.5 Paragraph 11 sets out the presumption in favour of sustainable development as the central aspect of planning policy and decision taking. In terms of determining development proposals, this means approving schemes which accord with the Development Plan without delay. 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:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.
- 3.6 The NPPF does not change the statutory status of the Development Plan. Paragraph 12 confirms that decisions should continue to be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.7 Section 4 requires local planning authorities to approach decisions on proposed development in a positive and creative way. Paragraph 38 states that decision makers should seek to approve applications for sustainable development where possible. Paragraph 55 states that planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. As set out in paragraph 56 conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.

- 3.8 Section 12 ‘Achieving well-designed places’ at paragraph 126 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It notes that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Significant weight can be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes [paragraph 134].
- 3.9 Section 16 ‘Conserving and enhancing the historic environment’ at paragraph 194 places a duty on local planning authorities to ensure an applicant describes the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 195 requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
- 3.10 Paragraph 197 emphasises that local planning authorities should take account of, the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 3.11 Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. It emphasises that the weight given to an asset’s conservation should be proportionate to its significance, and notes that this great weight should be given irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.12 Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 3.13 Paragraphs 201 and 202 address the balancing of harm against public benefits. If a balancing exercise is necessary (i.e., if there is any harm to the asset), considerable weight should be applied to the statutory duty where it arises. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (as per paragraph 201). Whereas, paragraph 202 emphasises that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal, including securing its optimum viable use.

National Design Guide (2021)

- 3.14 This document aligns with the good design principles of the NPPF. It seeks to connect the various elements of design to create a high quality, inter-connected development that is designed to meet the needs of all end-users and reflect the various ‘code’ designs in place. This is focused on the interlinkages of the ten characteristics of well-designed places.



The Ten Characteristics of Well-Designed Places

Rushcliffe Local Plan Part 1: Core Strategy (Adopted 2014)

- 3.15 The Core Strategy was adopted in December 2014 and sets out the strategic vision, objectives and spatial strategy for the Borough. The below policies are of relevance to the assessment of this application.
- 3.16 Policy 1 confirms that the Council will take a positive approach to the assessment of applications that reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 3.17 Policy 8 states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. All residential developments should contain adequate internal living space, and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants.
- 3.18 Policy 10 considers design and enhancing local identity and seeks to ensure that new developments make a positive contribution to the public realm. It also addresses other fundamental matters such as the impact on neighbouring amenity, massing, scale, materials, as well as the setting of heritage assets.
- 3.19 Policy 11 relates to the historic environment and seeks to ensure that planning decisions have regard to the contribution heritage assets can make.

Rushcliffe Local Plan Part 2: Land and Planning Policies (Adopted October 2019)

- 3.20 The Local Plan was adopted October 2019 and sets out the detailed policies for use in the determination of planning applications. The below policies are of relevance to the assessment of this application.

3.21 Policy 1 relates to specific development requirements and provides of list of criteria to be met. These are:

1. *there is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the site, or traffic generated;*
2. *a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority;*
3. *sufficient space is provided within the site to accommodate the proposal together with ancillary amenity and circulation space;*
4. *the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy;*
5. *noise attenuation is achieved and light pollution is minimised;*
6. *there is no significant adverse effects on important wildlife interests and where possible, the application demonstrates net gains in biodiversity;*
7. *there is no significant adverse effects on landscape character;*
8. *the amenity of occupiers or users of the proposed development would not be detrimentally affected by existing nearby uses;*
9. *there is no significant adverse effect on any historic sites and their settings including listed buildings, buildings of local interest, conservation areas, scheduled ancient monuments, and historic parks and gardens;*
10. *it can be demonstrated that wherever possible, development is designed to minimise the opportunities for criminal activities;*
11. *the use of appropriate renewable energy technologies will be encouraged within new development and the design, layout and materials of the proposal should promote a high degree of energy efficiency; and*
12. *development should have regard to the best and most versatile agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance as far as possible.*

3.22 Policy 28 relates to conserving and enhancing heritage assets and broadly reflects guidance held within the Framework and states that new development proposals should preserve and enhance the character and appearance of heritage assets by virtue of their siting, scale, building form, massing, height, materials and quality of detail.

Rushcliffe Residential Design Guide Supplementary Planning Document (March 2009)

3.23 This guide sets out design principles and approaches to ensure the delivery of appropriately designed residential development across the Borough. The overriding aims of the document are to clarify, for all those involved in the design and construction process, what the Council expects of new housing and to inspire excellence in the residential environments.

Flintham Conservation Area Appraisal and Management Plan (March 2009)

3.24 The Flintham Conservation Area was first designated in 1972. It is the largest of Rushcliffe's Conservation Areas and contains the most Listed Buildings/structures, 38 in total. The

Conservation Area has two distinct parts, the core of the village with the adjacent small fields and paddocks and Flintham Hall with its expanse of parkland and woodland.

- 3.25 The Conservation Area identifies the application property as a “Key Unlisted Building”. Section 6.3 states that “Key Unlisted Buildings” are included due to the positive contribution they may make to the character and appearance of the Conservation Area.



Extract Flintham Townscape Appraisal Plan, with the site outlined in red; Listed Buildings in red chevrons; key unlisted buildings in purple and red arrows denoting key vistas

- 3.26 Section 5 states that a number of important buildings are vacant or not in regular use, with some being ‘at risk’ of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the Conservation Area if these buildings were repaired, maintained and brought back into use.

4. PLANNING HISTORY

Application Site

Application reference 20/02782/FUL: *Demolition of outbuilding; change of use of barn to dwellinghouse; external alterations and extensions; plus associated amendments to access, parking and landscaping.*

- 4.1 This application sought permission for the change of use of the detached barn to a self-contained dwelling house, external alterations and extensions along with associated access, parking and landscaping amendments across the site. The scheme also proposed the demolition of some of the existing attached outbuildings.
- 4.2 The application sought to subdivide the existing site into two. The existing cottage would be retained in its current condition, however the northern part of the site containing existing barn would form a new plot. The existing cottage would retain access from Main Street and independent use of the existing garden as existing.
- 4.3 To the northern section of the site, the existing flat roofed outbuildings to the western boundary would be demolished, with the main barn to be retained and converted into residential accommodation. The main barn to be converted would contain two storeys of accommodation. At ground floor existing openings would be reused save for two new windows to the southern elevation to serve the kitchen, and an opening across the western side to link into the proposed extension. At first floor 4 conservation type roof lights were included to the northern roof slope, with a new window opening created in the eastern gable facing Woods Lane.



Approved plans under reference: 20/02782/FUL

- 4.4 An 'L shaped' single storey extension with a dual pitched roof would extend to the west of the building (8.310m) and the south alongside the western boundary (10.012m) in a similar position to the existing outbuildings to be demolished. The extensions would be single storey with eaves at 2.834m and a varied ridge height, with the western run having a ridge at 4.96m and the southern run a slightly lower ridge at 4.647m. The extensions would have similar traditional brick detailing to the main barn with arched brick headers to doors and windows and brick cills. The eaves would include brick detailing and gutters on rise and fall brackets, whilst the extension would be finished in matching red brick, with a slightly contrasted rosemary tile roof. Fenestration would be timber double glazed casements with timber doors to match.
- 4.5 A new 1.8m tall brick boundary wall is proposed to the remaining open elements of the western boundary, whilst a timber post and rail fence is proposed to replace existing fencing to the east alongside Woods Lane, with new hedgerow planting along the roadside also proposed. A pedestrian access is proposed from Woods Lane. Car parking would be located to the eastern side of Woods Lane where the existing informal parking area would be formalised to create a shared parking area for both the application property and 2 other local houses, with 8 spaces proposed to serve the 3 properties.
- 4.6 The application was approved on 9 June 2021. The applicant has made a meaningful start on works to the roof (under licence for bats from Natural England), so the permission should be considered implemented.

Application reference 21/02263/DISCON: Discharge of conditions 3 (Tree protection and method statement), 4 (External materials and detailing), 5 (Foul and surface water drainage), 6 (Biodiversity Enhancement), 7 (Bat Mitigation plan) and 8 (Landscaping scheme) from planning permission 20/02782/FUL

- 4.7 A series of conditions were discharged, on the full planning permission for works to the dwelling house, on 15 October 2021.

95/00890/FUL: Dormer Window

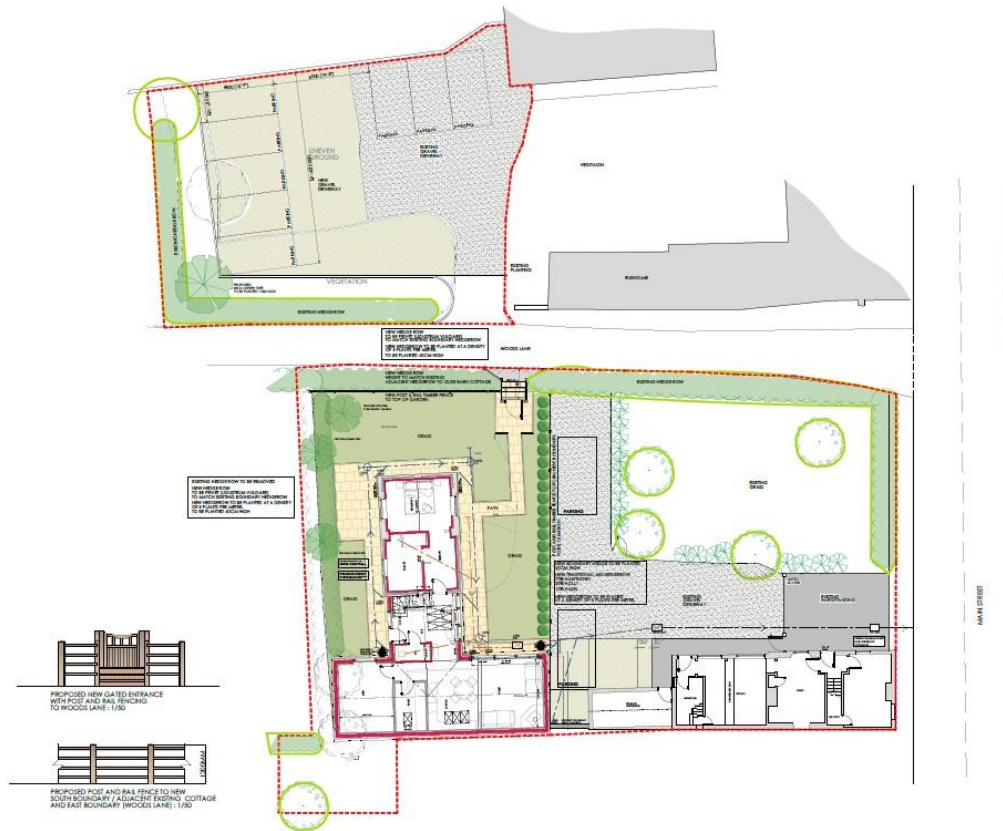
- 4.8 Planning consent was granted for a dormer window at Olde Barn Cottage in September 1995

5. THE PROPOSAL

- 5.1 Planning permission is sought for the conversion, alteration and extension of The Olde Barn to create a new dwelling. The proposal includes associated landscape and parking details, along with the demolition of ancillary outbuildings. It forms an alternative scheme to extant consent 20/02782/FUL.

- 5.2 The northern part of the site will be subdivided from the existing dwelling, Olde Barn Cottage, with the existing access and parking spaces associated with the existing dwelling retained off Main Street without alteration. The barn within the northern part of the plot will be converted with extensions and alterations into a new dwelling. Parking for the dwelling is proposed on the opposite side of Woods Lane, with a new pedestrian access gate offering direct access. The parking area will formalise the arrangement for Lilac Cottage and Rusholme, providing 8 parking spaces between these two properties and the new dwelling, with two specifically allocated for the new dwelling. Landscaping in the form of new hedges are proposed around the parking area, as well as defining the side boundaries of the new plot. The overall layout of

the scheme reflects that already approved through application 20/02782/FUL, with only alteration to the footprint of the extension and specific design of the building altered.



Proposed layout

- 5.3 The proposed (northern) extension would create a “T” shaped building form. It would be single storey with a pitched roof, formed in red brick and roof tiles to match with the existing. A full height glazed window will be formed on its east facing elevation. The extension will be formed to a width of 5m, and project off the property by 3.5m. Height to eaves and ridge will match with the existing.
- 5.4 There are minor amendments from the earlier approval, which involve an altered entrance feature with the doorway centralised in the recessed front section. The depth of the rear extension has also been increased by 0.5 metres and the eaves and ridge heights marginally increased. Two previously proposed windows on the front elevation of the existing barn are omitted, whilst a minor amendment to the window set within the gable is proposed. To the rear elevation of the existing barn, an additional ground floor opening will be created to form a full height window.
- 5.5 The alteration to the soft landscaping is the removal of the northern leylandii hedgerow and a select number of low quality associated trees. A replacement hedge and new trees of more appropriate specimens will be planted. This approach has been agreed with the neighbours and discussed with the Council’s Tree Officer.



Proposed first floor plan

- 5.6 Three bat tiles are proposed on the front roof slope, with bird boxes to be formed on the side gable.
- 5.7 The proposed works will create a two-bedroom property which exceeds Technical Space Standards providing future occupants with a high standard of amenity.

6. THE PLANNING CASE

- 6.1 The main issues to consider in the assessment of this application relates to character and appearance, and amenity. All other matters were approved in the previous application, on which a meaningful start has been made. The principle of development, subdivision of the plot and the conversion and extension of the barn has therefore already been established and considered in accordance with the Development Plan.

Character, Appearance and Heritage

- 6.2 The main legislative framework for development affecting designated heritage assets is set out in Sections 66 (1) and 72 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 and requires special attention to be paid to the desirability of preserving Listed Buildings and land in Conservations Areas.
- 6.3 The NPPF seeks a high quality of design, and that new development is sympathetic to local character, while not preventing appropriate innovation or change. In terms of the historic context, the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. It notes that significance can be harmed or lost through alterations or destruction of the heritage asset or development within its setting.
- 6.4 Policy 10 of the Core Strategy and Policy 1 of the Local Plan seek to ensure that new development makes a positive contribution to the public realm and respects the local context. The Rushcliffe Residential Design Guide Supplementary Planning Document reinforces the importance of building in context, which it notes in a recurrent theme throughout the document. Policy 11 of the Core Strategy relates specifically to the historic environment and notes that the positive elements that contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced. Policy 28 of the Local Plan sets out the criteria against which proposals affecting heritage assets will be

considered, including whether the proposal would preserve or enhance the character and appearance of the heritage asset, by virtue of siting, scale, building form, massing, height, materials and quality of detail.

- 6.5 Flintham is a compact rural village and consists of various farmhouses, Georgian houses, cottages and outbuildings. The buildings are traditionally designed with pitched gable roofs and constructed from a limited palette of materials, resulting in a pleasant village character with a defined sense of place. Front boundary walls and hedges are an important local feature and when combined with the buildings positioned along the highway edge, contribute positively towards the level of enclosure and this area's unique identity. The significance of this part of Flintham as a designated heritage asset is derived from the aesthetic value and similarities in the architecture and materials, which together with the historic interest of the period properties and Listed Buildings, form attractive and distinctive street scenes that provide a clear visual link to the area's past.
- 6.6 The building is centrally positioned in the rear section of the site where it sits comfortably and discreetly within the Woods Lane street-scene, conforming to the pleasant village character and making a positive contribution to the value and importance of this Conservation Area.
- 6.7 The proposed development is essentially seeking to amend the previous approved extension through application 20/02782/FUL, but providing an additional section circa 3.6 metres wide so that the extension is T-shaped rather than I-shaped. All other amendments are minor in nature. The proposed additional extension is kept to the rear of the plot, single storey in scale, and will not appear unduly prominent from the street scene or the surrounding area. It will also retain a traditional shape for buildings in the area.
- 6.8 The proposal maintains its newly formed curtilage, and simple and logical form, repeating the arrangement of the surrounding properties and resulting in a consistent and coherent layout.



The rear side extension is kept to the rear of the site, where it will not appear unduly prominent from either the street-scene or from the surrounding area

- 6.9 The proposed extension is well integrated and of a style and design that respects the existing building and surrounding built environment. It will not compete with the main building form with the pitched roof mirroring that on the southern section. The matching brickwork and roof tiles provide visual cohesion and blends the proposed extension into the surrounding built environment. Moreover, the extension is set back from the highway and would be largely screened from the public realm by the existing building, boundary treatment and landscaping, conserving the character and appearance of the street scene and surrounding conservation area.
- 6.10 The alterations have been carefully considered to achieve a high-quality design that relates appropriately to the rural character of this building and its context. The proposal maintains the plain and simple elevational treatment, preserving and referencing the building's former use and the rural character of this part of the village. The restrained design approach references and reflects the former farm buildings in the surrounding area, which form an important part of this village's individual character and special identity. The proposed development therefore conserves this important aspect of the building and its positive contribution to the public realm and Conservation Area.
- 6.11 The timber doors to the barn would be retained, preserving these attractive historic features and ensuring this new development would continue to reference the former agricultural use of the building. The minor alterations proposed to the building will be largely screened from the public realm by the alignment of the building and existing and proposed landscaping. It is noted that alterations to openings on buildings are a minor form of development that do not normally require planning permission. Less new openings are proposed to the barn, allowing a more sensitive conversion compared to the extant consent. The minor changes to the scale of the extension will not be readily apparent, whilst the extension will still appear subservient to the original barn.



Simple brick facades with casement openings are an important local characteristic, which is repeated and reference in the proposed development

- 6.12 The proposed development would provide much needed refurbishment and restoration work, improving the appearance and longevity of the building. The building would be insulated, and a damp proof course installed. Any damaged brickwork would be repaired and repointed. All materials used would match the external appearance of the existing building, ensuring a high-quality finished appearance. Please refer to the Structural Report by Burr House for more comprehensive information about the required restoration work.
- 6.13 The proposed development would provide an active use for this redundant historic building, which is starting to show signs of decay. National Planning Practice Guidance confirms that the vast majority of heritage assets are in private hands, thus “*sustaining heritage assets in the long term often requires an incentive for their active conservation*”. It adds that “*putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation*”. The Flintham Conservation Area Appraisal and Management Plan also recognising the importance of bringing vacant historic buildings back into active use and states “*A number of important buildings in our various conservation areas are currently vacant or not in regular use, with some being ‘at risk’ of neglect or decay. There is a presumption against demolition of buildings which contribute to the character of the area unless there are exceptional circumstances. It would therefore benefit both the physical form and the function of the conservation area if these buildings were repaired, maintained and brought back into use.*” The proposed development provides an active use for this ‘Key Unlisted Building’ and the investment required to ensure that it continues to make a positive contribution to the Conservation Area for generations to come, helping to achieve the above objectives contained in national and local guidance.
- 6.14 The proposed development conserves the important attributes of the building and its rural character, ensuring the proposal would not detract from the setting of any surrounding Listed Buildings.
- 6.15 The new timber gates would respect and blend into the surrounding built environment. The gates have been designed in a traditional style respecting the character and appearance of the village.
- 6.16 The existing hedgerow that extends along the eastern boundary would be retained, protecting and preserving the rural character of this part of the village. The proposal would plant a new hedgerow on the opposite side of Woods Lane, screening the upgraded parking area and adding to the verdant and rural character. Whilst the northern leylandii hedgerow will be removed, it will be replaced with a privet hedge (*Ligustrum Vulgrae*) to match with the hedgerow running along Woods Lane. This will enhance the setting of the property and its contribution to the street scene.
- 6.17 Hedgerows are an important local characteristic in this part of the village as confirmed in the Flintham Conservation Area Appraisal and Management Plan, which states:

“Woods Lane also has a strong rural character where the property frontages are dominated by hedgerows.”

“Boundary treatments are particularly important in Flintham. Woods Lane mentioned above is dominated by hedgerows, whilst Main Street is dominated by brick and stone walls, these, along with the unusual design of timber fencing around the Hall, all help to define Flintham’s special character.”

- 6.18 Discussion with Tom Pettit (Council Tree Officer) regarding the removal of the leylandii hedge and the embedded trees confirmed no issue to their loss, subject to the provision of suitable replacements. The neighbours have also agreed to the removal of these trees/hedges. The enhanced hedgerow and tree planting of more appropriate specimens would therefore result in visual enhancements that reinforce the important characteristics of this attractive and distinctive village.



The proposal would respect and reinforce the rural character of Woods Lane

- 6.19 The existing parking area to the rear of Rusholme and Lilac Cottage would be upgraded to provide a more coherent and formalised arrangement. The parking area would be relayed in gravel, maintaining the farmyard rural character. The overgrown vegetation and various shrubbery would be replaced with new landscaping and a hedgerow, which would largely conceal the parking area from the public realm and contribute positively towards visual amenity. The upgraded parking area is separated and concealed from the adjoining Grade II Listed Building (Bakery Farmhouse and adjoining farm buildings) by the existing boundary treatment, ensuring the proposal would not have implications on the setting or significance of this property as a designated heritage asset. This was confirmed by the Council by way of the last approval, as was the acceptability of the parking from a highway perspective.
- 6.20 The existing buildings to be demolished immediately to the rear of Olde Barn Cottage are in poor condition and do not appear to be of any significant historic interest or architectural merit. The removal of these minor secondary buildings would better reveal the main building form of Olde Barn Cottage, and when combined with the proposed landscaping, would result in visual enhancement.



The removal of these secondary outbuildings would not result in any harm to the significance of this area as a designated heritage asset; their demolition was approved through application 20/02782/FUL

- 6.21 In summary, high quality design has been achieved and the proposal would make a positive contribution to the public realm, conserving and referencing the important features that contribute towards this area's unique identity and value as a designated heritage asset, as well as protecting the setting of all surrounding Listed Buildings and non-designated heritage assets.

Amenity

- 6.22 The NPPF requires high quality design and a good standard of amenity for all existing and future occupiers. This key principle is reflected in Policy 1 of the Local Plan that seeks to protect the residential amenity of neighbouring occupiers, with particular reference to levels of activity, overbearing impacts, loss of privacy and overshadowing.

Neighbouring amenity

- 6.23 The proposed extension has a low profile and would be largely screened from the neighbouring properties by the existing buildings and boundary treatment. One window on the eastern elevation which will have an acceptable relationship with surrounding properties ensuring levels of residential amenity remain acceptable. This modest single storey extension is located a considerable distance from all adjoining residential dwellings and their key amenity space. The proposed development would not therefore harm the visual or residential amenity of the surrounding occupiers, as it would not be overbearing, result in a loss of light or cause overshadowing.
- 6.24 The proposed first floor rear window and rooflights would be set in from the common boundary and located a sufficient distance from the adjoining dwelling, The Vicarage, ensuring these alterations would not result in a harmful loss of privacy. The rooflights would be set at a high level, directing views upwards and away from the adjoining property. Vegetation located along and adjacent to the northern common boundary would also restrict views from this upper floor opening into the adjoining property. The proposed circular gable window is

restricted in size and would face the highway. Boundary treatment would restrict views from the proposed ground floor windows into the surrounding properties. As such, the proposal would not harm the privacy of the adjoining occupiers or result in serious levels of overlooking.

- 6.25 The conversion of this former agricultural building into a small family dwelling would not result in a material increase in noise or disturbance to the surrounding occupiers.
- 6.26 The proposed development would formalise the amenity space associated with Olde Barn Cottage. Whilst reduced in overall size, it would provide a high quality and practical amenity area for the existing and future occupiers. Its size would also be commensurate to other residential properties within Flintham.

Quality of environment

- 6.27 The proposed dwelling would have a large open plan layout providing a high quality and flexible environment for the future occupiers. All habitable rooms would be served by clear glazed windows, ensuring good levels light, outlook and ventilation.
- 6.28 The garden would be of an appropriate size for the existing and futures occupiers of the proposed 2-bedroom dwelling and adjoining cottage. The site is also located in a rural village where there are numerous other nearby opportunities for outdoor recreation, adding to the overall quality of the development and high standard of environment that the occupiers would enjoy.
- 6.29 The arrangement of the existing buildings and proposed landscaping would ensure that an acceptable level of privacy would be achieved between the converted building and existing cottage. The alterations undertaken have specifically sought to enable the use of the dwelling by the estate owners' ailing parents/in-laws. Being in their 90s, provision of accommodation on a single level is fundamental. The altered design creates wide circulation areas to assist the living of the older generation, whilst the retention of a second bedroom in the loft space ensures that it can be used by a family in the future once the family needs have ceased. It will still provide a two bedroom unit of benefit to the village.

Landscaping and Natural Environment

- 6.30 The proposed extension would result in the removal of two boundary trees (Category C) and a leylandii hedge. One tree in the neighbour's plot would also be removed, a position that has been agreed with the neighbour. More appropriate replacement trees and hedges are to be replanted on the application site, enhancing the number and quantity of hedgerow overall. The proposed development would introduce an attractive landscaping scheme which would soften the impact of the proposed development and contribute positively towards the visual amenity of the site and surrounding area.
- 6.31 The proposed development would not harm any protected species. The minor conversion works would be carefully carried out to avoid any potential harm to wildlife. Furthermore, any impact on protected species is controlled by separate legislation. An Ecological Assessment and subsequent bat surveys have been undertaken to ensure no harm to ecology, with a licence in place for the existing conversion and extension works.

Access and Parking

- 6.32 Pedestrian and vehicular access for the new dwelling will be taken off Wood Lane. No changes to the arrangement consented through application 20/02782/FUL are proposed, resulting in no harm to highway safety. Additionally, no changes are made to the access and parking compared to the extent scheme. This provides 2 spaces for the new dwelling, and formalisation of parking for Lilac Cottage and Rusholme (6 spaces). No changes to the parking or access to Olde Barn House are proposed. The proposal should therefore continue to be considered acceptable from a highway perspective.

7. CONCLUSIONS

- 7.1 This application is an alternative scheme for the conversion, alteration and extension of The Olde Barn, Main Street, Flintham to create a new two bedroom dwelling.
- 7.2 The proposed conversion and extension of this building located near the Flintham village centre is acceptable in principle and in full compliance with local policies and national guidance.
- 7.3 The proposed development has achieved a high standard of design. The resulting layout would respect and respond appropriately to the surrounding built environment. The proposal has been carefully designed to conserve and reinforce the positive attributes of the building and village that contribute towards its special identity and value as a heritage asset.
- 7.4 The simple form and styling of the proposed extension is compatible with the existing building. The extension has a low profile and represents a subordinate addition to this former farm building, conserving its integrity and significance as a non-designated heritage asset.
- 7.5 The proposal would renovate and repair this important historic building which is in poor condition and showing signs of decay. The residential conversion would provide an active and viable use for this 'Key Unlisted Building', preserving it for future generations.
- 7.6 The carefully considered design approach and minor nature of the proposed alterations would ensure the proposal respects and conserves the setting of the surrounding Listed Buildings and the conservation area.
- 7.7 An acceptable standard of environment would be achieved for the future occupiers and the proposal would not harm the visual or residential amenity of the surrounding occupiers.
- 7.8 The proposal would not harm highway safety and sufficient provision is made for on-site parking.
- 7.9 For the reasons outlined in this Statement, we consider that the proposals for the development of this site are acceptable in planning terms.