



Planning, Design and Access Statement

[Corner Cottage, Church Lane, South Scarle, NG23 7JS.]

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1. Introduction

This planning, design and access statement has been developed on behalf of Andy Kitson and accompanies a householder planning application for a large extension to the property at Corner Cottage, Church Lane, South Scarle, United Kingdom, NG23 7JS.

An electronic version of this application has been submitted through the Planning Portal and is accompanied by the following drawings:

- 22076 - P - 001- Site Location Plan
- 22076 - P - 002 - Existing Plans
- 22076 - P - 003 – Existing Elevations
- 22076 - P – 101C- Proposed Ground Floor Plan
- 22076 - P – 102C- Proposed First Floor Plan
- 22076 - P – 103C- Proposed Elevations
- 22076 - P – 104C- Proposed Elevations
- 22076 - P – 105- Proposed visuals
- 22076 - P – 106- Proposed visuals

The purpose of this statement is to explain the design process for the scheme and assess the proposal alongside its surroundings and relevant planning policy context.

2. Site Assessment

2.1 Physical



Site Characteristics & Context

The application site is located on a rural, agricultural road, outside the village of South Scarle. Church lane is a minor road that leads to the A1153 west, and South Scarle to the east. Currently, the front portion of the site is predominantly used for the existing dwelling. The north side of the site is used as a small caravan camping site. The property is surrounded by fields of agriculture, with a small woodland area bordering the west side. Nearby farm holdings are located beyond a woodland boundary to the east side neighbouring field. The existing house provides limited space to the client and their family. The internal spaces are dark with low ceilings and it is need of works to provide a higher quality living environment.



Views into site from church lane

2.2 Social

The proposed extension is designed to sit subservient to the existing property, and unassuming to its surroundings. From the road, due to its materiality and colour, the proposed extension will fit in to its agricultural context. The extension will be used for the existing residents. Their family has expanded beyond the use of the current house, the new extension will allow them to have better views across the countryside, with a lighter, more spacious living space.

2.3 Planning Policy

- The property will remain as a C3 Dwelling house.
- It is outside the conservation area or the greenbelt.
- The site is at a low Flood risk- 1 in 100 to 1 in 1000

2.4 Site evaluation

Consequently, any enlargement to the existing property through a rear extension will increase the quality of living environment for the residents, whilst also being reflective, and adding, to the agricultural context.

3. Proposed Development

Summary

The proposed single storey extension will include a new link entrance; an open planned kitchen, dining, and living room area; and a garage with access to the living space.

This will enable the existing houses current living area to be transformed into a downstairs master bedroom to enable the clients autonomy and mobility into, and through their retirement.

The new link entrance creates breathing space and distinction in what is new and what is old. This also allows for the spaces to be divided into two wings- the living area and accommodation.

The new extension will be of its agricultural context, featuring black corrugated metal, in a simple gable form.

The existing house layout will be improved to allow for better circulation and more light to come in through a change of stair position and a new window on the east facade. It's thermal efficiency will also be improved to bring it's EPC rating up to match the quality of the new extension.

Use

The new extension use is vital to giving the dwelling a future proof spacial environment. The division of spaces allows certain areas to be heated. As most daytime activity will occur in the new extension, which will be built to meet a EPC rating of B or above, the new space will require minimum heating requirements. This allows for marginal energy costs.

Secondly, the new extension provides the a generous open planned living environment for the family to enjoy. The current cottages internal layout is insufficient for the larger family to enjoy. The change in layout allows for the clients to use the part of the downstairs as a new master bedroom with en-suite. Having a downstairs bedroom future proofs the house for any further mobility constrictions.



Scale & Layout

The proposed extension is acceptable in its contextual environment given its appearance and subordinate scale. The single storey extensions eaves height sits lower than the existing house. The new linked entrance helps delineate the hierarchy of structures, and provides breathing space between them. It recesses back the extension into the garden and away from the lane. It also provides a covering porch for protection from the elements whilst finding keys and waiting at the door.

Going into the new extension, the open planned kitchen/dining/living room creates a more sociable space. Its central gable window overlooks the nearby fields and allows for morning light to fill the space. Other punctured windows on the north side give greater natural daylight, whilst need overheating the building.

It was originally intended that the old cottage would be demolished to make way for a new property entirely, but conscientious work has been done to retain the old cottage, whilst providing a new light filled social space for enjoying the landscape and enabling day to day life.

Landscaping

The existing driveway will be retained. A new patioed portion to the northside of the extension will give external space to enjoy pleasant weather. Beyond the new entrance, a small courtyard garden allows for further appreciation of nature. The current hedging to the perimeter of the site will be retained and managed to allow for privacy.

Appearance

The new extension takes inspiration from agricultural styled barns. The simple gable form is combined with recessive, black corrugated sheeting to reflect this context. From the front elevation of the property the extension is hidden well. The simple glazed link entrance helps the building read more coherently on arrival. The existing arrival currently lacks that clarity as the entrance is obscured from the driveway. The link also provides a contemporary and human scaled addition to the property. Overall, the impression is that this could be part of an agricultural facility, whilst retaining a domesticity within its scale, windows openings, and contemporary features.





Proposed views into site from church lane

Access

The existing driveway will be retained and modified to suit the new garage. The access to the property is made more coherent with the new entrance.

Relevant Planning Policy

- 6.0 Site Appraisal, 7.0 General Design Guidance, Spatial Policy 3 from the Newark core strategy document have all been specifically implemented through the agricultural style of the property in its impact, character and scale.

<https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-core-strategy-dpd/amended-core-strategy-DPD.pdf>

4. Conclusion

Overall the site is favourable to the proposed extension. It has been designed subserviently to the existing cottage, whilst also providing the needed living area and modified ground floor accommodation. In keeping with local design plan, the key drivers for the design were taken from the agricultural and rural setting, concluding with the gable barn styled extension. Where possible, the design makes improvements to the existing cottage by adding more coherency and welcome to the entrance. The layout of the existing cottage has been refined to make it a more spacious, bright layout, whilst it will also be further developed to improve its energy efficiency.

