

# CREATIVE ARCHITECTURAL CONSULTANTS



## Planning Statement & Heritage Impact Assessment

### 1. Introduction

This Planning Statement and Heritage Impact Assessment have been prepared to accompany a Householder Planning Application to demolish the carport, utility, workshop and conservatory. Erect single storey side extension with new main pitched roof and convert roof space.

Address: : **Trent Valley View, Boat Lane, Hoveringham, NG14 7JP**

This Statement should be read in conjunction with the submitted plans.

This statement sets out to explain, in full, the reasons why the development of the plot in the manner shown is appropriate for the surrounding area, with a reasoned justification of the merits of the scheme when assessed against relevant national and local planning policy and other material considerations.

This Statement concludes that the proposals represent an appropriate and sustainable form of development, and that overall, the identified aspects of character and appearance of the Hoveringham Conservation Area, will be preserved and enhanced. Through an appropriate assessment to consider impacts upon surrounding heritage assets, there is no demonstrable harm to significance.

### 2. Physical Context of The Site

2.1 Hoveringham lies on the northern bank of the River Trent. With an approximate population of 350 people. The village has a Public House and a Farm Park with a restaurant.

The Village is comprised of three roads and most of the houses line these roads. Hoveringham is 11 miles from Nottingham and 5 miles from Southwell, Newark is 14 miles away and Mansfield 17 miles away.

2.2 The site relates to a single-storey brick-built dwelling located on the south-west side of Boat Lane within a cluster of dwellings separated from the main village core of Hoveringham by a strip of open countryside. The dwelling is set back from the highway with hardstanding to the front and a hedge forming the boundary with the highway. Neighbouring dwellings are located on either side with open countryside to the rear and on the opposite

side of Boat Lane. The site is located in the Nottingham-Derby Green Belt and is outside of Hoveringham Conservation Area. The site is located in Flood Zone 1 and 2 which means it is at low and medium risk of fluvial flooding and is also at risk of surface water flooding.

2.3 As stated, the site does not lie within the Hoveringham Conservation Area. The site and surrounding buildings are not listed or identified as buildings of local importance.

### **3. Assessment / Application Details**

#### **3.1 The Use of the Site**

Planning permission is sought for demolishing an existing workshop/store and utility room and replacing it with a single-storey side extension as well as erecting a first floor extension over the existing dwelling. An existing rear conservatory would be demolished.

Dimensions: Side extension: 4.2width x 12m length (set in by 1.17m) x 3.7m height (2m to eaves) First Floor extension: 8m x 4m x 6m height (2.4m to eaves). Balcony: Back 1.7m x 5m Materials: facing brick, render, roof tiles, grey windows.

It is considered the proposed works would result in no harm to the relevant heritage assets and their setting, and the relevant planning assessment of such is set out in section 6.

### **4. Local Historic Environment**

4.1 There are heritage assets in the village of Hoveringham. The Heritage Impact Assessment demonstrates that the proposed works would not have a detrimental impact to the site and its setting.

Referring to Historic England's Map Search, there are 7no. Listed Buildings within the village of Hoveringham.

The two listed buildings closest to the site are:

Name: **SOUTHFIELD LODGE, MAIN STREET**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1178775

Date first listed: 13-Mar-1986

Name: **CHURCH OF ST MICHAEL, GONALSTON LANE**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1370181

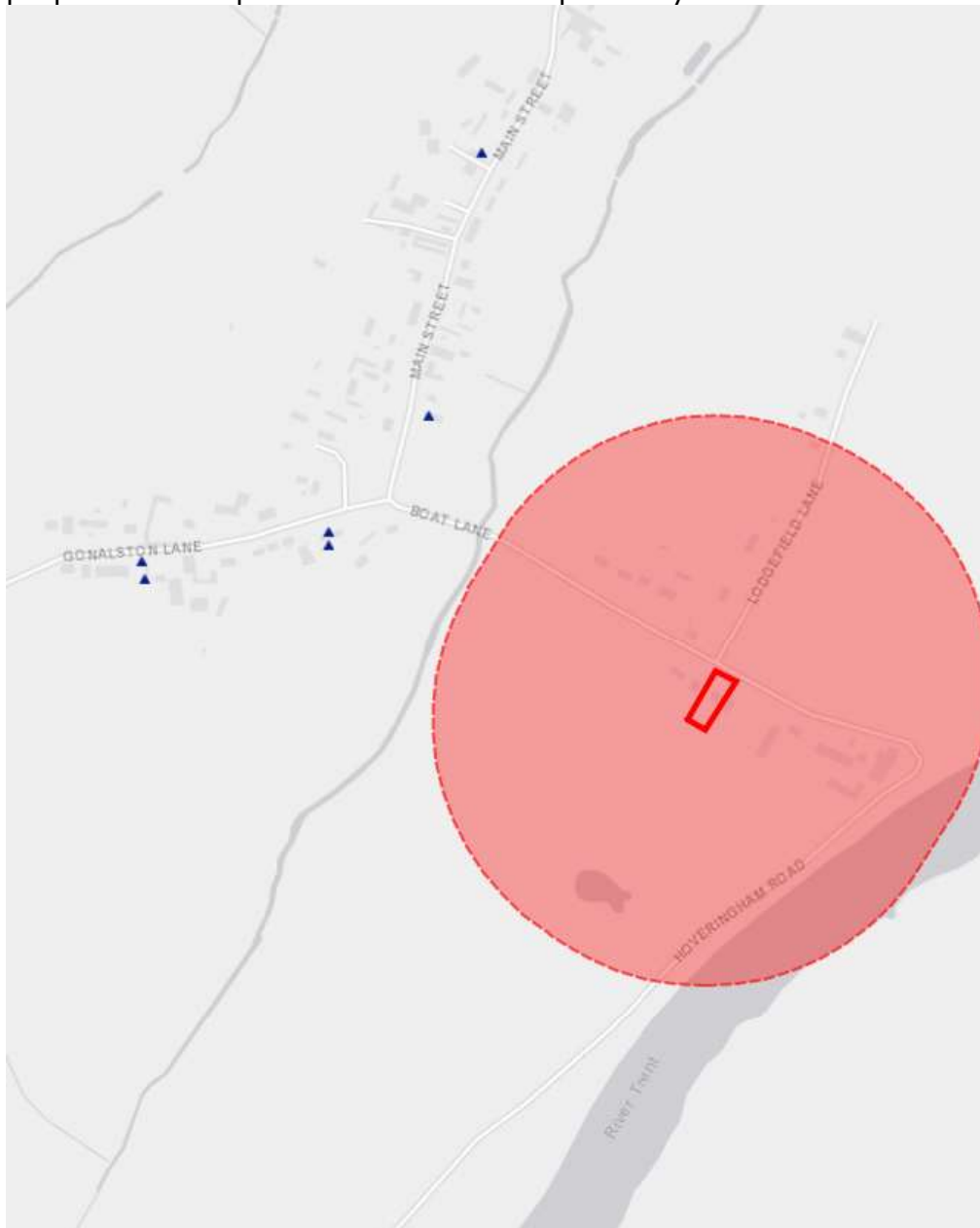
Date first listed: 13-Mar-1986

## Impact of Listed Buildings on Proposals

Southfield Lodge, Main Street is approximately 371m North West of Trent Valley View. The south east boundary is screened with mature trees and no clear line of sight between them.

Church of St Michael is approximately 392m West of Trent Valley View. and no clear line of sight between them.

It is therefore considered that there will be no detrimental impact between the two listed buildings and Trent Valley View and no requirement for the proposals to respond to constraints imposed by it.



Historic England Map (not to scale) identifying Heritage Assets outside a 250m radius of the site

## **5. Planning Policy Considerations**

This section considers the proposal against both national and local policy and guidance, in accordance with the relevant legislative framework. A description of their status and relevance to the application is provided below.

### **Development Plan Policies and other Material Policy Considerations**

#### Planning Policy Framework Development Plan Policy

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 4A – Extent of the Green Belt

Spatial Policy 4B– Green Belt Development

Core Policy 9 -Sustainable Design

Allocations & Development Management

DPD (ADMDPD)

DM5 – Design

DM6 – Householder Development

DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance
- Householder development SPD 2014 The appraisal of the scheme takes into consideration the above planning policy framework and other material considerations.

### **Principle of Development**

5.1 The extension of dwellings is accepted in principle by Policy DM6 subject to an assessment against a number of criteria including that there is no impact on the amenities of neighbouring uses including loss of privacy, light and overbearing impact. This policy goes on to state that the proposal should respect the character of the surrounding area including its local distinctiveness, landscape character and the open character of the surrounding countryside.

5.2 The site is located within the Green Belt where new development is strictly controlled through Spatial Policy 4B of the Core Strategy which defers assessment to national green belt policy contained in the NPPF. The NPPF does allow for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building (paragraph 149). As a guide, planning case law shows that the upper limit for a householder extension in the Green Belt is normally around a 30 to 50% increase from the original building. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the

Green Belt and should not be approved except in very special circumstances. Paragraph 148 states that 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

An assessment of the increase in size of the proposal taking account of footprint, floorspace, volume and height into consideration. A conservatory has been erected to the rear of the dwelling which is not original. This is proposed for demolition and have not been included it in the following calculations.

Green Belt Impact Calculation

	EXISTING Dwelling	PROPOSED	% INCREASE
FLOOR AREA	116m <sup>2</sup>	173.89m <sup>2</sup>	49.9
FOOTPRINT	146m <sup>2</sup>	148.5m <sup>2</sup>	1.71
VOLUME	398m <sup>3</sup>	585m <sup>3</sup>	47

It can be seen from the above calculation that the proposal would increase the floorspace by 49.9%, the volume by 47% . The increase in footprint would be relatively modest, given that the existing utility, carport and workshop would be demolished. The increase in height would be at 50% increase.

**Impact on Amenity**

The NPPF states that good design is a key aspect of sustainable development and that decisions should ensure that developments are visually attractive and sympathetic to the surrounding built environment. Core Policy 9 states that new development should achieve a high standard of sustainable design that is of an appropriate form and scale to its context complementing the existing built environments. Policy DM6 of the Allocations and Development Management DPD states that proposals should respect the character of the surrounding area including its local distinctiveness; and Policy DM5 states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development.

The proposed design would not be out of character, either with the existing dwelling, which is a modern 1960/70s bungalow, or the street scene, which along this stretch consists of 4 no. detached brick-built dwellings, some of traditional design and some of more modern design. The proposal would convert the existing single-storey dwelling to a two-storey dwelling; however, I do not consider that this would be out of keeping in the context of a row of two-storey dwellings, some of which are bungalows with dormer extensions.

Materials would match the existing and I consider that the proposal is in conformity with the relevant policies in this regard.

### **Assessment of Impact upon Amenity**

The NPPF seeks to create places which have a high standard of amenity for existing and future users. Policy DM6 of the Allocations and Development Management DPD states that planning permission will be granted for householder development provided it would not adversely affect the amenities of neighbouring users, in terms of loss of privacy, light and overbearing impact.

The proposed boundary treatment would be a brick wall and automatic gates which will be similar in design to properties along the streetscene. There would be a 6m separation distance between the boundary with Red Roof, the neighbouring dwelling to the north-west and the proposal and an approx. 12m separation between the proposal and the side elevation of Red Roof.

The proposed rear balcony will be screened on either side by virtue of being set-in from the elevations of the dwelling by 1.5m.

With a separation distance of 6m between the proposal and the boundary with the neighbouring dwelling.

There would be 4 no. side roof windows in the proposed first floor extension however these would be located 2m above floor level.

The dwelling to the south-east Birch End would be separated from the proposal by approx. 2.9m but there are no concerns regarding impacts as this dwelling already faces the boundary fence with a separation of just 1.2m. In addition this dwelling would face the single-storey section of the proposal and would be separated from the two-storey section by 6m and do not consider there would be unacceptable overbearing or loss of light impacts.

The proposal would be in conformity with the relevant policies in this regard.

### **Impact on Flood Risk**

The site lies in Flood Zones 1 and 2. The section of site which relates to the proposal is outside of Flood Zone 2 and as such an assessment against by the Environment Agency's standing advice would not need to be undertaken.

Therefore the proposal would be in conformity with the relevant policies in this regard.

## **6. Summary**

This Statement has demonstrated there would be no adverse impacts that would arise as a result of the proposals. Further, there are no other material considerations that would otherwise direct that planning permission should be withheld.

The proposal has been fully assessed against national and local planning policy and is in accordance with the principles and objectives of these frameworks.

This statement, together with all other drawings and documentation submitted in support of the planning application, demonstrates that the proposals are well considered, appropriate to their site context. It is therefore respectfully considered that planning permission should be supported by the local planning authority and therefore we request that planning permission is granted.