

Planning Statement

Site Name	Lakeside
Address of Site	Lakeside Newstead Abbey Park Nottingham NG15 8GE
Grid Reference	E402002 N350099

INTRODUCTION

The application site relates to “Lakeside”, a two storey detached residential property and its curtilage. The proposal seeks to construct a new garage complex to include a covered swimming pool and a basement gymnasium.

THE HERITAGE ASSET

Newstead Abbey Park is a registered park and garden which is Grade II Listed. The dwelling is situated within the Park curtilage and within the Green Belt. Recent planning applications for replacement dwellings within the Park confirm that impacts to Newstead Abbey are considered to be minimal.



Image of Newstead Abbey Park

Newstead Abbey Park comprises of approximately 350 acres of mixed use woodland and grassland with approximately 150 private residential dwellinghouses.

PLANNING HISTORY

- | | |
|---------|---|
| 95/0475 | Erect triple garage and carport with first floor games room and swimming pool block with basement gym.
Withdrawn |
| 94/0341 | Extensions to existing dwelling.
Unconditional permission |
| 77/0877 | Improvements to kitchen and bathroom, and general renovations.
Unconditional permission |

RECENT LOCAL PLANNING HISTORY

- | | |
|-----------|--|
| 2021/0714 | Broadeaves, Newstead Abbey Park
Demolition of existing dwelling and garage/store/home cinema and construction of self-build dwelling
Approved |
| 2021/0586 | Knights Cross Cottage, Newstead Abbey Park
Replacement of existing buildings (redevelopment of existing previously-developed land) with new single storey, self-build dwelling and detached double garage
Approved |

PROPOSED DEVELOPMENT

Planning permission is sought for the construction of an adjoining garage complex with parking spaces for 3no vehicles within the garage and an additional covered car port. The proposal also seeks to construct a new covered swimming pool structure using the sloping topography of the private amenity space and gardens.

NATIONAL PLANNING POLICY

The NPPF 2021 confirms at Chapter 13 that certain forms of development within the Green Belt would be considered “appropriate”.

Paragraph 149 (c) confirms that exceptions to inappropriate development include new buildings by way of extension or alteration of existing homes provided that it does not result in disproportionate additions over and above the size of the original building.

LOCAL PLANNING POLICY

Gedling Borough Council Aligned Core Strategy 2014

PROPERTY ASSESSMENT



Image of Enclave

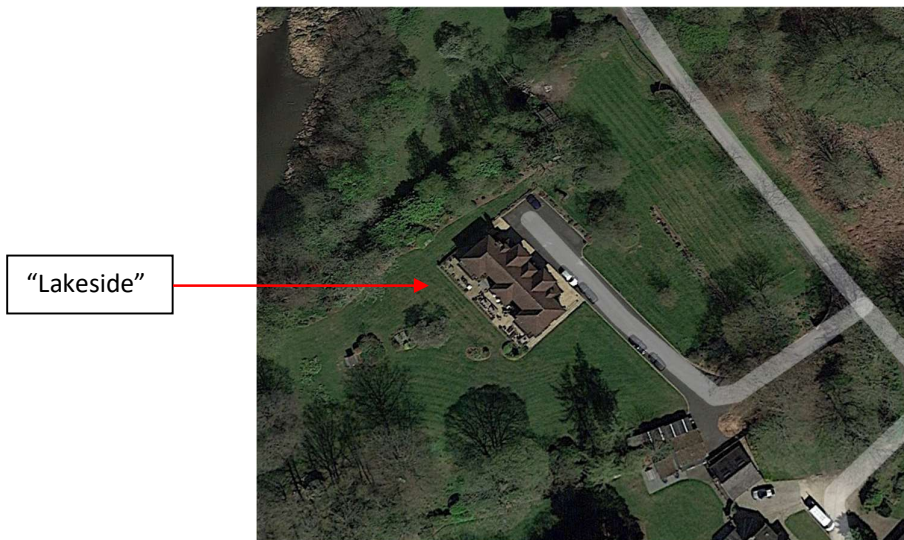


Image of curtilage of "Lakeside"

The existing property is situated to the Northwest of Newstead Abbey, within the broader Newstead Abbey Park. It is set within a large curtilage of approximately 8,500m² that overlooks the lake to the West. It is orientated Northeast to Southwest. The immediate enclave consists of a large cluster of buildings of predominantly residential dwellings, collectively known as The Coach House. The buildings formed part of the Abbey's original stable blocks in history and were converted to private dwellings in the last century.

The dwellinghouse of Lakeside provides accommodation over two storeys, totalling 409.5m² GIA. Planning applications were approved in 1994-1995 to extend the original property and to make internal alterations including upgrades to the energy efficiency of the fabric of the building. The

works were completed by the current owners by 1996 where the only original feature remaining is the chimney breast. No further works have been undertaken since.

THE PROPOSAL

The proposal seeks to retain the main dwellinghouse without alteration and provide further leisure and amenity buildings that will be wholly ancillary to the enjoyment of the host building.

Ground floor: The proposal seeks to construct a covered swimming pool with associated sanitary provisions, plan and storage areas totalling 181.63m² to the ground level. A further 95.13m² would provide for a secure garage with parking provision for 3 vehicles which would be joined to the new covered swimming pool via an open car port.

First floor: The loft area above the garage and carport would be utilised for use as a games room over a further 95.36m² floor.

Basement floor: By utilising the sloping topography of the garden, it is proposed to provide make use of the lower ground area to construct a home gymnasium with storage cupboard, and a further garden storage area, both of which total 158.41m² of additional floor area.

The proposal does not seek to enlarge the main dwellinghouse, all areas are considered wholly ancillary providing secure parking, storage and leisure space only.

NEIGHBOURHOOD IMPACT ASSESSMENT

Images from Google Earth Pro note that many dwellings within the Newstead Abbey Park currently benefit from leisure provisions including swimming pools, tennis courts, stables and a five-a-side football pitch within the curtilage of the properties as shown below.



Image of wider enclave to the North of Newstead Abbey

“Lakeside” is set well into the plot and at a good distance from the neighbouring properties. Mature vegetation and landscaping provides privacy between the properties and is not overlooked. The garden is therefore only visible from the lake.

Newstead Abbey Park consists of small clusters of large executive detached dwellings, set within large gardens and boundaries. The above two recent planning approvals for “Broadeaves” and “Knights Cross Cottage” confirm that substantial alterations are considered acceptable within the Park. As detailed above, several of the dwellings within the enclave have benefit of private leisure amenities and therefore it is considered that the proposal would be in keeping with the overall character of the neighbourhood.

Given the scale of the proposed development and its distance to the neighbouring properties, it is considered that there would be no undue impact on the amenity of neighbouring properties in terms of any overbearing, overshadowing or overlooking.

VISUAL IMPACT

The design has maintained a subservience to the host dwelling and is considered that the proposal will not result in an overly prominent feature on the site. The visible elements of the proposed additions will be on the ground floor with the basement level being contained underground, reducing the bulk and visual prominence. The site is considered to be secluded and therefore visual impact is assessed to be minimal.

The overriding design is of a traditional form to compliment the current dwelling, and use of elements such as gabled dormers, face brickwork and tiled roofing provides for a historical “coach house” appearance which would be characteristic of a traditional manor house.

HIGHWAYS IMPACT ASSESSMENT

The proposal would not result in any net increase of traffic to the site, and access arrangements will remain as existing. Whilst there is currently sufficient off-road parking within the curtilage, the proposal seeks only to provide secure off-road parking. It is therefore considered that the proposal will have no impact on highway safety.

LANDSCAPE IMPACT ASSESSMENT

The Newstead Abbey Park number of private dwellings, varying in age, size and architectural characters. It is therefore considered that the local character area can accommodate a degree of architectural diversity without impacting the overall landscape and visual quality. The proposal does not seek to remove or disturb any trees within the curtilage.

FLOOD RISK ASSESSMENT

The proposal is not considered to have any impact on the current flood risk of the property. SuDS drainage systems will be installed as part of the building control approval.

ENERGY EFFICIENCY

As detailed above, the host dwelling was upgraded at the end of the 20th Century to a considerable level by the current owners, to improve the energy efficiency of the original building. This included the installation of a Mechanical Ventilation with Heat Recovery (MVHR) system that was at that time relatively unknown in the mainstream.

The proposal seeks to construct the new building with Insulated Concrete Formwork (ICF) and Structural Insulated Panels (SIPs) which are considered to have superior levels of energy efficiency compared to traditional masonry construction.

The design will be constructed to Passivhaus standards, where the equivalent SAP rating would be A+++ compared to current UK building regulations of B – C.

CONCLUSION

Given the scale of the surrounding environment for the existing dwellings within Newstead Abbey Park, and the recent approval of large replacement self-build dwellings as noted above, the proposal has been assessed as being in-keeping with the character of the overall area within the Heritage Asset. Ancillary leisure facilities are a common feature of dwellings within the Heritage Asset and it is therefore considered to have minimal impact on the Heritage Asset.

The proposal is considered to constitute an exception to inappropriate development within the Green Belt in accordance with the latest national and local policies.

The overall proposal is assessed as being consistent with the existing character of the surrounding area in terms of scale, materials and design.

Whilst adjacent to a Grade II listed park and garden, it is not considered to have any detrimental impact on neighbouring properties, highway safety, landscaping or visual amenity.

The application site can easily accommodate the proposal within its curtilage without any undue impact.

The proposal will maintain the current levels of privacy and private amenity space given the distance from neighbouring properties.

The additional building will be constructed to the highest standards, known as Passivhaus, which will be of exceptional energy efficiency and have a positive impact on Climate Change.

Produced by

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