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**Proposed Replacement
Dwelling at Talla Farm
Goosedale Lane, Bestwood**

PREPARED FOR

**Mrs Karen James
Talla Farm
Goosedale Lane
Bestwood
NG6 8UJ**

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PREPARED BY

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1. INTRODUCTION

This report has been prepared at the request of Mrs Karen James of Talla Farm, Goosedale Lane, Bestwood, NG6 8UJ to outline the facts considered relevant to the proposed replacement dwelling (bungalow for the caravan) at Talla Farm.

2. BACKGROUND

The applicant moved into the caravan at Talla Farm in August 2009 following a divorce from her then husband.

A Certificate of Lawful Existing use or Development was permitted for change of use from sui generis (agriculture) to use within Use Class C3 (dwellinghouses) of the Town and Country Planning (Use Classes) Order 1987 (as amended) – ref: 2021/0049. The use as dwelling was deemed lawful as of 19 January 2021.

3. PROPOSAL

The existing dwelling is in effect a caravan, so is not up to modern standards and is energy inefficient. The property is hot in the summer and cold in the winter. Mrs James is now in her 60's.

It is therefore proposed to replace the existing dwelling with an energy efficient new dwelling on a similar footprint to that allowed under the Caravan's Act.

The dwelling will be sited immediately to the rear of the existing mobile home, which will be removed from the site when the dwelling is completed.

The proposed dwelling is single storey and modest in size. It will benefit from a kitchen, diner and utility, lounge, office, 2 bedrooms and a bathroom. Externally the walls will be rendered and the roof concrete interlocking roof tiles.

DISCLAIMER

This report is for the sole use of the named client. While it may be shown to other professionals acting for them, the contents are not to be disclosed to nor made use of by any third party without our express prior written consent. Without such consent we can accept no responsibility to any third party.

4. PLANNING POLICY

National planning policy is contained within the NPPF as follows:-

“The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) ***a social objective*** – *to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well being; and*
- c) ***an environmental objective*** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Paragraph 10 states that *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

Paragraph 145 - Proposal Affecting the Green Belt.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:-

- a) *buildings for agriculture and forestry;*
- b) *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) *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;*

- d) *the replacement of a building, provided the new building is in the same use and not materially larger for the one it replaces.....*

Paragraph 152 supports the transition to a low carbon future as follows:-

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 154 goes on to state:-

New development should be planned for in ways that:-

- a) *avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*
- b) *can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards....*

Local Planning Policy

Local planning policy is found within the Gedling Borough Council Local Plan, Adopted July 2018

Policy LPD 14 - Replacement of Buildings within the Green Belt

- a) *Within the Green Belt, planning permission will be granted for the replacement of buildings provided:*
- i) *the replacement buildings are in the same use as the existing buildings;*
- ii. *the existing buildings have not been substantially extended; and iii. the replacement buildings have a floorspace no more than 50% larger than when originally constructed or as existed on 1 st July 1948.*
- b) *Where buildings have been substantially extended, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced.*

- c) *In all cases, replacement buildings will be expected to:*
- i. *be in keeping with surrounding character in terms of height, bulk, form and general design;*
 - ii. *conserve any historic significance the building may have;*
 - iii. *not adversely affect valuable views into or out of settlements or previously developed sites; and*
 - iv. *not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.*

5. PLANNING COMMENTS

The existing dwelling at Talla Farm is in effect a caravan which is energy inefficient and becoming harder to repair and maintain.

The current energy performance would be very low with poor insulation.

It is therefore proposed to replace the existing dwelling with a modern energy efficient single storey dwelling which will be on a similar footprint to that of the Caravans Act. The Caravans Act allows caravans to be up to 20 m x 6.8 m in one or two pieces.

The proposed dwelling will be constructed to today's modern Building Regulations standards and the design will help reduce greenhouse gas emissions.

Replacement buildings are supported in the Local Plan and in the Green Belt. Whilst the existing structure is a caravan by definition, it is permanent in terms of its location, and could be replaced with another structure. In size terms this structure could be virtually identical to the proposed bungalow, with the permanent dwelling being more sustainable, allowing modern heating and insulation to be employed.

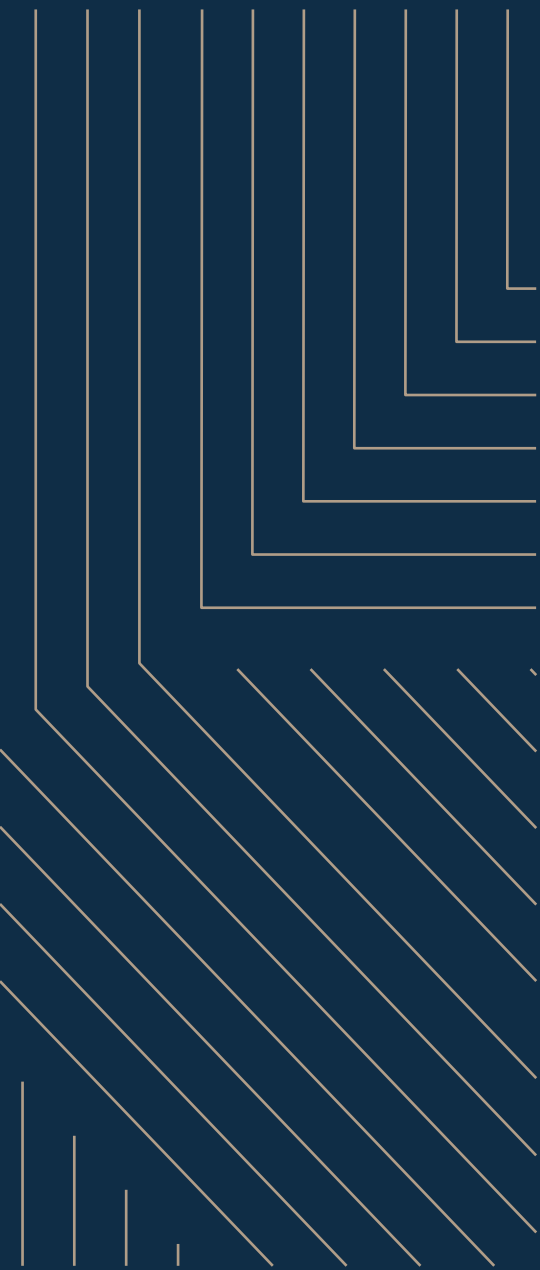
The use of the new dwelling will be exactly the same as the mobile home so there will be no change in impact on the openness of the Green Belt.

6. CONCLUSIONS

The proposed dwelling is of a scale and design which is sensitive to its countryside setting, and will improve the appearance of the locality.

The residential use will be no different in impact terms to that granted in the Certificate of Lawful Use as a dwelling and the footprint is similar to that allowed under the Caravan's Act.

The replacement dwelling will be built to modern day Building Regulations standards and will maximise carbon neutrality. It is therefore more sustainable meeting Government environmental objectives .



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