

DESIGN and ACCESS STATEMENT,
PLANNING and
HERITAGE STATEMENT

PROPOSED REAR EXTENSION,
ROOF CONVERSIONS,
ROOFLIGHTS
and
SOLAR PANELS

9 WEST MANOR PARK
MAIN STREET
EPPERSTONE
NOTTS
NG14 6TR

TREVOR MUIR : CHARTERED ARCHITECT
BA Hons Dip Arch RIBA

23 m a r c h 2023

1.0 APPLICATION SUMMARY

1.1 This statement has been prepared in support of the application for Householder Planning Permission for the proposed work at 9 West Manor Park, Main Street, Epperstone NG14 6TR :

1. a single storey rear extension
2. conversion of the main roof space to additional living accommodation
3. proposed rooflights to the main roof and garage roof
4. solar pv panels to the rear of the main roof

The application includes for the following retrospective work, which was carried out between 2011 and 2013 when the dwelling was constructed :

1. conversion of roof space over Garage into Office
2. additional rooflight over garage
3. 2no self-standing (detachable) cabinets (for garden tools and cushions) to side elevation

This work is not indicated on the previously approved planning drawing (drwg no : 1735 / 50J).

The application also includes for the following retrospective work, which was carried out after 2013 :

4. metal pedestrian gates to both front house corners exactly matching in colour and style the entrance gates carried out in November 2016
5. retractable sun blinds (detachable) to rear elevation over the kitchen and lounge doors carried out in June 2019
6. glass canopy (detachable) over side door next to garages carried out in march 2020

1.2 This Design and Access Statement is considered necessary due to the location of the site in a Conservation Area.

2.0 BACKGROUND

2.1 The existing dwelling was constructed in 2011 / 2013 as part of the overall development of the site to the south west of Epperstone Manor, and as previously granted consent (application no : 11 / 00445 / FUL dated 18 May 2011).

2.2 The consent removed the permitted development rights (condition no : 04) for Class A : Extensions, Class B : Additions and Alterations to roof and Class C : any other alteration to the roof. Some of the proposed work would otherwise be acceptable as permitted development. The consent confirms that drwg no : 1735 / 50J as the approved drawing.

2.3 The retrospective work, outlined above, has been included in the application, in case it requires consent due to the removal of the permitted development rights. The work was carried out as advised above sufficiently far back to be considered where it is deemed necessary to be "lawful development".

2.4 The existing dwelling has had no extensions since it was constructed.

3.0 APPLICATION SITE APPRAISAL

- 3.1 The application site is located within the existing built up area of the existing village. Although Epperstone does not have a designated village envelope, nevertheless the application site can be considered to be wholly within the existing village, accessed directly from the centre of the village.
- 3.2 The site is part of the whole development within the grounds of Epperstone Manor which has now been completed.
- 3.3 The site is in the central part of the conservation area of Epperstone, which extends further to the west and south, and is within the Green Belt. The whole of the existing village is 'washed over' by Green Belt policy. There are open fields to the rear of the application site.
- 3.4 The application site is considered to be far enough away from Epperstone Manor and its grounds, so as to have no harmful impact on the setting of the listed buildings. There are other new dwellings between the application site and Epperstone Manor.
- 3.5 The existing house is a large detached house, built with cream facing bricks and blue / grey slate to the hipped roofs. There is a single storey element that forms an L shape at the front of the site, and a substantial raised garden to the rear. The house was built with a good sized open plan area within its main roof space, so that it could easily be converted.

4.0 PLANNING POLICY

- 4.1 The site is located within the Green Belt and the Conservation Area and therefore the following planning policies are the most relevant :
- . Spatial Policy 4B Green Belt Development
 - . Core Policy 14 Historic Environment
 - . DM5 Design
 - . DM6 Householder Development
- 4.2 Paragraph 145 c) of the NPPF, is also relevant, which states that the extension of a building within the Green Belt is not inappropriate provided *"that it does not result in disproportionate additions over and above the size of the original building"*.
- 4.3 Whilst "disproportionate" is not defined, most local authorities have set thresholds as a general rule of thumb, that range between 30 to 50% (floorspace increase) in determining whether householder extensions are disproportionate to the original dwelling. It is generally accepted that each application has to be assessed on its own unique circumstance. Comparisons are commonly based on Gross Internal Floor Area (GIFA) based on the measurement of the internal face of external walls.
- 4.4 The existing dwelling has an existing gross internal floor area (GIFA) as follows :
- | | |
|---|------|
| | SQ M |
| Ground Floor
(inc garages and porch) | 213 |
| First Floor | 159 |

(inc office over garages)

TOTAL 372

4.5 The existing dwelling has a volume of 1,429 cub m.

5.0 DESIGN PROPOSAL

5.1 Overall, the proposal aims to respect the style, scale and character of the existing house and the setting of the site in its location, in this part of the village.

5.2 The proposed extension is single storey and is located to the rear of the existing house, on an existing paved area to the side. It extends beyond the main rear elevation to be in line with the existing single storey Garden Room. As such, it extends no further to the rear than the existing.

5.3 Within the context of a very large house, the extension is relatively minor and is subordinate to the size and scale of the existing house.

5.4 The proposed extension provides a new glazed gable to the rear, which will match the design of the existing glazed gable to the Garden Room.

5.5 The proposed extension is to be carried out in facing bricks and natural blue / grey slate to match the existing house.

5.6 The proposed extension has a gross internal floor area (GIFA) of **48 sq m**, which represents an **13 %** increase on the existing GIFA (of 372 sq m).

5.7 The proposed extension has a volume **138 cub m**, which represents an **10 %** increase on the existing volume (of 1,429 cub m).

5.8 The extension should therefore be considered to be acceptable in accordance with the relevant Green Belt guidances and policies.

The proposed conversion of the existing main roof space represents no increase in volume of the existing built form.

Similarly, the inclusion of the 'retrospective' conversion of the existing roof over the garages represents no increase in volume of the existing built form.

5.9 The proposed extension will have an acceptable 'sub-ordinate' relationship with the existing property, and the existing house remains the dominant feature in its setting.

5.10 The location of the extension is within the rear building line of the whole development of new dwellings, and therefore does not extend further out into open countryside than the existing pattern of development.

5.11 The proposal would have no material impact on neighbouring residential amenities, due to the distance to neighbouring properties, and has no impact on the privacy or amenity of existing properties in the vicinity.

- 5.12 The proposed solar pv panels on the rear face of the existing main roof will be black, and will not be obtrusive upon the existing blue / grey roofing slates.
- 5.13 The proposed rooflights to the garage roof (one retrospective and one proposed) will match the existing rooflights which have been previously approved.
- 5.14 Similar solar pv panels have been recently confirmed as permitted development on the rear roof of no : 11 (next house but one, to the west) as confirmed by application no : 22 / 01892 / LDCP (Certificate of Lawful Use or Development (proposed)) dated 11th October 2022.
- 5.15 The detachable glass canopy over the side door at the front of the property is minor and ‘ immaterial’ within the size and scale of the existing house.

6.0 CONCLUSION

- 6.1 Overall, the enclosed application presents a proposal that is considered to be appropriate to the setting of the site, in terms of scale, form and massing and in accordance with the relevant planning policies.

Trevor Muir : Chartered Architect
20 March 2023

This statement has been written in accordance with the recommendations of the publication ‘Design and access statements : How to write, read and use them,’ published by CABE 2006, with the suggestion to include the aspects of Use, Amount, Layout, Scale, Landscaping and Appearance.