

# Planning Statement

For Mr B Layden | 23-251

Extensions and alterations - Hodsock Croft, Hodsock Lane, Carlton in Lindrick,  
Nottinghamshire, S81 9AF



**Project:** 23-251  
**Site Address:** Hodsock Croft, Hodsock Lane, Carlton in Lindrick, Nottinghamshire,  
S81 9AF  
**Client:** Mr B Layden  
**Date:** 03 July 2023  
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# 1. Introduction

- 1.1 This planning statement accompanies a householder application seeking planning permission for extensions and alterations to Hodsock Croft, Hodsock Lane, Carlton in Lindrick.
- 1.2 The site is situated within the open countryside. It will be demonstrated that the principle of development is acceptable and that there would be no adverse impact on the character and appearance of the area as a result of the proposals.
- 1.3 The proposed development would comply with policies set out in the development plan and the Framework and therefore in accordance with paragraph 11 of the Framework, planning permission should be approved. There are no material considerations to indicate otherwise.



## 2. Context

### Site location and description

- 2.1 Hodsock Croft is a detached dormer bungalow situated approximately 400m to the east of Carlton in Lindrick. The location of the site is shown on the extract from Google Earth below.
- 2.2 The site comprises a detached dormer bungalow; garage (now used as ancillary accommodation), stables and hay store together with additional stables and implement store. The existing house has three bedrooms at first floor level with two bedrooms on the ground floor.
- 2.3 The application site extends to approximately 0.29 hectares with the applicant's ownership extending to 2.4 hectares. The application site is shown on the extract from Google Earth below:



### Relevant planning history

- 2.4 The planning history for the property is summarised below. Documents are only available to view for the latest application in 2019:



- Proposed new dormer roof with side extension (19/01188/HSE) – approved 12 November 2019. This application involved the demolition of the existing conservatory, single storey rear and side extensions and the replacement of the existing roof with a new dormer roof to create accommodation in the roof space. Permitted development rights were not removed as part of this permission.
- Erection of a single storey extension (59/06/00074) – approved 6<sup>th</sup> November 2006.
- Erection of conservatory (59/06/00032) – approved 27<sup>th</sup> June 2006.
- Erection of conservatory (59/06/00026/Q) – approved 10th May 2006
- Erection of stabling for two horses and implement store for equipment to maintain pastureland (59/99/00031) – approved 21 September 1999.
- Erection of new lounge, bedroom and bathroom extensions and new pitched roof (59/93/00032) – approved 4<sup>th</sup> August 1993.
- Erection of new garage, stables, and hay store (59/92/00044) – approved 9<sup>th</sup> November 1992.



### 3. The application

- 3.1 The application proposes the construction of an annex to the existing house which would accommodate a triple garage, indoor swimming pool and gym at ground floor level with an additional bedroom and gym at first floor level. The accommodation would be linked to the existing house at first floor level and this link would also provide a fifth bedroom. A full description of the proposals can be found in the Design and Access Statement prepared by Calderpeel.
- 3.2 The family have four children. The proposals would mean that all bedroom accommodation would be provided at first floor level rather than split across the ground and first floor with some of the children separated from their parents as is currently the case. The existing ground floor bedroom accommodation would be re-purposed for additional living accommodation.
- 3.3 The proposals are shown on the imagery below:





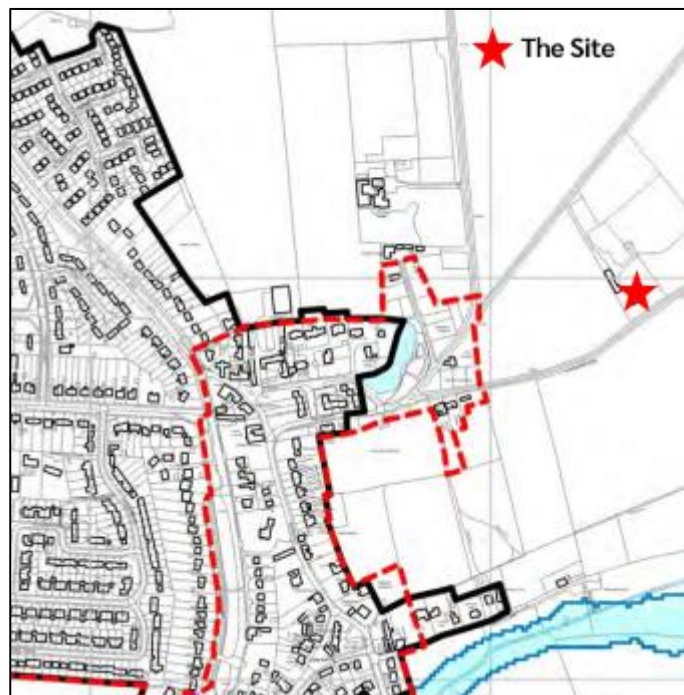
## 4. Policy context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (The Framework) and the Planning Practice Guidance are material considerations in planning decisions.

### Development plan context

4.2 The development plan comprises the Bassetlaw Core Strategy and Development Management Policies Development Plan Document (adopted December 2011) and the Carlton in Lindrick Neighbourhood Plan (made February 2019).

4.3 The site is located outside the Carlton in Lindrick development boundary as defined in the Local Development Framework and is situated in the open countryside as shown on the extract from the proposals map below:



### Bassetlaw Core Strategy and Development Management Policies Development Plan Document

4.4 Relevant policies comprise:





- CS5: Carlton-in-Lindrick and Langold
- DM3: General development in the countryside
- DM4: Design and character

### Carlton in Lindrick Neighbourhood Plan

4.5 Relevant policies comprise:

- Policy 1: Sustainable development
- Policy 8: Development and design principles

### National planning policy and guidance

4.6 Relevant sections of the National Planning Policy Framework and National Planning Practice Guidance are referred to below where appropriate.

### Other material considerations

4.7 Other material considerations comprise:

- Bassetlaw District Council – Successful Places: A guide to sustainable housing layout and design (adopted December 2013)

### Emerging Local Plan

4.8 The examination in public of the Bassetlaw Local Plan has now closed. It is anticipated that the Inspector's report will be received in summer 2023.



## 5. Planning considerations

- 5.1 The application proposes extensions and alterations to an existing dwelling in the open countryside. The key considerations are design and visual amenity.

### Design and visual amenity

- 5.2 Section 12 of the Framework refers to achieving well-designed places. Paragraph 126 states that good design is a key aspect of sustainable development; it creates better places in which to live and work in and helps make development acceptable to local communities.
- 5.3 Paragraph 130 states that decisions should aim to ensure that development will function well and add to the overall quality of the area, establish a strong sense of place, create attractive and comfortable places to live, work and visit, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks. Furthermore, it provides that development should respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- 5.4 The Framework goes on to state at paragraph 130 that it is proper to seek to promote or reinforce local distinctiveness and permission should be *“refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”* (paragraph 134).
- 5.5 Policy DM4 of the Bassetlaw Core Strategy provides general design principles which should be applied to all schemes including extensions to existing buildings. The policy states that all development proposals should be in keeping with the character and appearance of the wider surroundings. Schemes should respect their context and not create a pastiche development.
- 5.6 Policy 1 of the Carlton in Lindrick Neighbourhood Plan states that all new development should be designed to ensure that the development does not significantly and adversely affect the character, appearance, and important views of the area in which it is located.
- 5.7 The existing dwelling comprises a modern dormer bungalow set in extensive, well screened grounds. The proposed extensions include the creation of additional living space that would be accommodated in a separate structure linked to the existing house. The proposed materials would be consistent with those used in the existing house. As a result of the connecting link, the extension would appear as a complementary annex to the main dwelling consistent with the overall appearance of the site.



5.8 Policy 8 of the Neighbourhood Plan requires new development to achieve high quality design and demonstrate how the proposals have considered a number of design principles which are assessed below:

- a) development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access; *the proposal would relate well to the existing dwelling in terms of scale, massing, layout, materials and access.*
- b) architectural design shall reflect high quality standards and, where possible, reflect positive local design references in both the natural and built environment and reflect and reinforce local distinctiveness - *the proposal utilises materials to complement the main dwelling.*
- c) the height of new buildings shall be in-keeping with the height of neighbouring properties and demonstrate how heights of the development will not be overbearing or dominant in the existing street-scene – *the height of the proposed extension is in-keeping with the existing dwelling and would not overbearing or dominant.*
- d) development shall seek to retain existing mature hedging and established trees to provide for biodiversity. Any existing mature trees or hedging that are unavoidably removed, shall be replaced elsewhere on the site – *all hedgerows will be retained as part of the scheme, some young trees would be removed to accommodate the proposals and replacement planting would be proposed.*
- e) development shall consider, and where possible, retain or enhance any “important” views, as identified on map 6, both within the settlement and out towards the open countryside; *The proposal would not have an impact on any of the important views identified.*
- f) development affecting the transitional edges between the existing built-up settlement of Carlton in Lindrick and the open countryside shall be softened by native landscaping or the inclusion of public open space to complement the character of the adjacent or surrounding countryside – *the proposal would not affect the transitional edge between Carlton in Lindrick and the open countryside. The site is well screened.*
- g) parking on development sites shall provide adequate off-street parking spaces to avoid clutter and unnecessary on-street parking. Where on-street parking forms part of a development's design, it shall be appropriately designed into the street scene by the provision of parking bays or areas to avoid unnecessary on-street parking and traffic congestion – *adequate on-street parking is provided.*
- h) where a development is providing garages, these shall be large enough to accommodate a modern family sized car – *the proposed garage can accommodate a modern car.*
- i) the setting of a heritage asset is an important aspect of its special architectural or historic interest and proposals must preserve or enhance the setting of a heritage asset. Where appropriate, regard shall be given to any approved characterisation study or appraisal of the heritage asset – *no heritage assets would be impacted upon by the proposals.*
- j) Where appropriate, proposals shall provide open space, sport and recreation uses that: a) are accessible and inclusive to all; b) Safeguard and enhance the natural environment; c) Conserve



and enhance any designated and non-designated heritage assets. *Criterion j) is not relevant in this case.*

- k) the siting and layout of open space, within new developments, will be key to connecting existing and new communities to the existing green infrastructure network and adjoining countryside. *The site has ample amenity space for the residents of the property.*
- l) l) where appropriate, Sustainable Urban Drainage Systems shall be integrated into the wider public open space and provide an easily accessible area for informal recreation and amenity. *The proposals would utilise the existing drainage for the house.*

5.9 It is considered that the proposal would be acceptable in terms of the character and appearance of the surrounding area. It is compliant with section 12 of the Framework, Policy DM4 of the Core Strategy and Policies 1 and 8 of the Carlton in Lindrick Neighbourhood Plan.

## Residential amenity

5.10 Policy DM4 of the Core Strategy requires that development does not materially or detrimentally affect the amenities of the occupiers of neighbouring properties. This is also reflected in Policy 1 of the Neighbourhood Plan.

5.11 Paragraph 130 criterion f) of the Framework states that development should create a high standard of amenity for existing and future users. Paragraph 185 of the Framework seeks to ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This includes an assessment of noise and light impact.

5.12 There are no residential properties in close proximity to the dwelling. It benefits from ample private amenity space and is considered acceptable in terms of residential amenity having regard to Policy DM4.

## Highways

5.13 Paragraph 110 of the Framework states that in assessing specific applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users. Paragraph 112 goes onto state the applications should create places that are safe, secure, and attractive, allow for the efficient delivery of goods and are designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

5.14 Policy DM4 of the Core Strategy also requires that schemes should provide safe and suitable access for all.



5.15 The proposal does not alter the existing access and maneuvering arrangements. Garage accommodation for three cars is provided. There are no highway safety issues as a result.

## Carbon reduction

5.16 Policy DM4 requires new development to demonstrate that careful consideration has been given to minimizing Co<sub>2</sub> emissions.

5.17 The proposed extensions and alterations would link to the existing ground source heat pump and solar panels. The proposed swimming pool would be natural. Furthermore, a landscaping scheme is proposed to increase biodiversity and habitat creation at the site. Section 4 of the Design and Access statement explains that the proposal would have a decreased total of embodied carbon compared to traditional brick and mortar construction. The proposal would contribute positively to minimising carbon emissions and the requirements of Policy DM4 are met.



## 6. Summary and conclusions

- 6.1 This planning statement accompanies a householder application seeking planning permission for extensions and alterations to Hodsock Croft, Hodsock Lane, Carlton in Lindrick.
- 6.2 There would be no adverse impact on the character and appearance of the area as a result of the proposals. The proposal is also acceptable in terms of residential amenity and with regard to other planning considerations.
- 6.3 The proposed development would comply with policies set out in the development plan and the Framework and therefore in accordance with paragraph 11 of The Framework, planning permission should be approved. There are no material considerations to indicate otherwise.





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