

Newark & Sherwood District Council  
Castle House  
Great North Road  
Newark  
Nottinghamshire  
NG24 1BY

BY EMAIL ONLY

10<sup>th</sup> July 2023

Dear Sirs,

Re: Householder Planning Application for Proposed Glazed Link Between Dwelling and Garage  
Meadow View Chapel Lane Epperstone NG14 6AE

We are pleased to enclose a completed Householder planning application for a proposed glazed corridor seeking to link the host dwelling to its detached garage at the above-mentioned location. The application is accompanied by the following drawings:-

- B/CE/23/002 Existing Site Plan
- B/CE/23/003 Proposed Site Plan
- B/CE/23/004 Proposed Block Plan / Site Location Plan
- B/CE/23/005 Proposed Plans / Section
- B/CE/23/006 Existing Elevations
- B/CE/23/007 Proposed Elevations

This letter should be read as an accompanying statement in support of the application.

#### Background / Impact on Conservation Area

The application site abuts the Epperstone Conservation area but sits beyond the Conservation Area boundary. That said it is acknowledged that Meadow View and adjacent residential development has the potential to impact on the character of the Conservation Area. Meadow View and its immediate neighbouring properties are of modern construction first gaining planning permission in 2014 (Planning Reference 14/01991/FUL) which formed part of a comprehensive redevelopment of Chapel Farm. In assessing the context of the site and this current householder application the following points set out within the Officer report are of relevance;

“The existing farmhouse and brick built barn adjacent are designated as local interest buildings. The majority of the site is within Epperstone Conservation Area (apart from a small area at the western end of the site), the range of traditional farm buildings at The Poplars which is situated immediately to the south of the site are Grade II Listed and Pantiles on the north side of the site is recognised as a building of local interest.”

“The rear of the site is a good distance away from the Chapel Lane frontage, but it also has a significantly higher ground level. The existing modern agricultural buildings are not positive buildings within the CA. Their removal would be a benefit to the appearance of the area. The three new dwellings proposed represent simple vernacular designed houses, a max of 7.6m to ridge level, with traditional detailing including chimneys and timber windows. It is therefore considered that this part of the scheme would also preserve the character and appearance of the CA.

Overall, special regard has been had to the impact of the proposal on the setting of the listed buildings at Popular Farm to the south and it is considered that the setting of these buildings and their special interest would continue to be preserved and there would be no detriment to the local interest building to the north of the site. The proposal would preserve and enhance the character and appearance of the CA and is therefore compliant with the Act. The scheme is in accordance with the Development Plan and guidance within the NPPF and the PPG.”

The benefits of the overall development on the setting of the Conservation Area are set out concisely.

The 2014 application was followed in 2016 by an individual full planning application for a single dwelling – now known as Meadow View (planning reference 16/00670/FUL). The case officer report acknowledged that at the time of determining the application that the former agricultural buildings had already been demolished. “The site itself has been recently cleared of detached agricultural buildings (in connection with the planning history discussed below) and as existing is devoid of built form.” Nevertheless, the Conservation Officer assessment of the application concluded that

“The proposed houses in this and adjacent plot (16/00669/FUL) replace large modern agricultural sheds which were (our emphasis) a negative feature in the Conservation Area. A sensitive redevelopment of the site can therefore offer the opportunity to improve the character and appearance of Epperstone Conservation Area.”

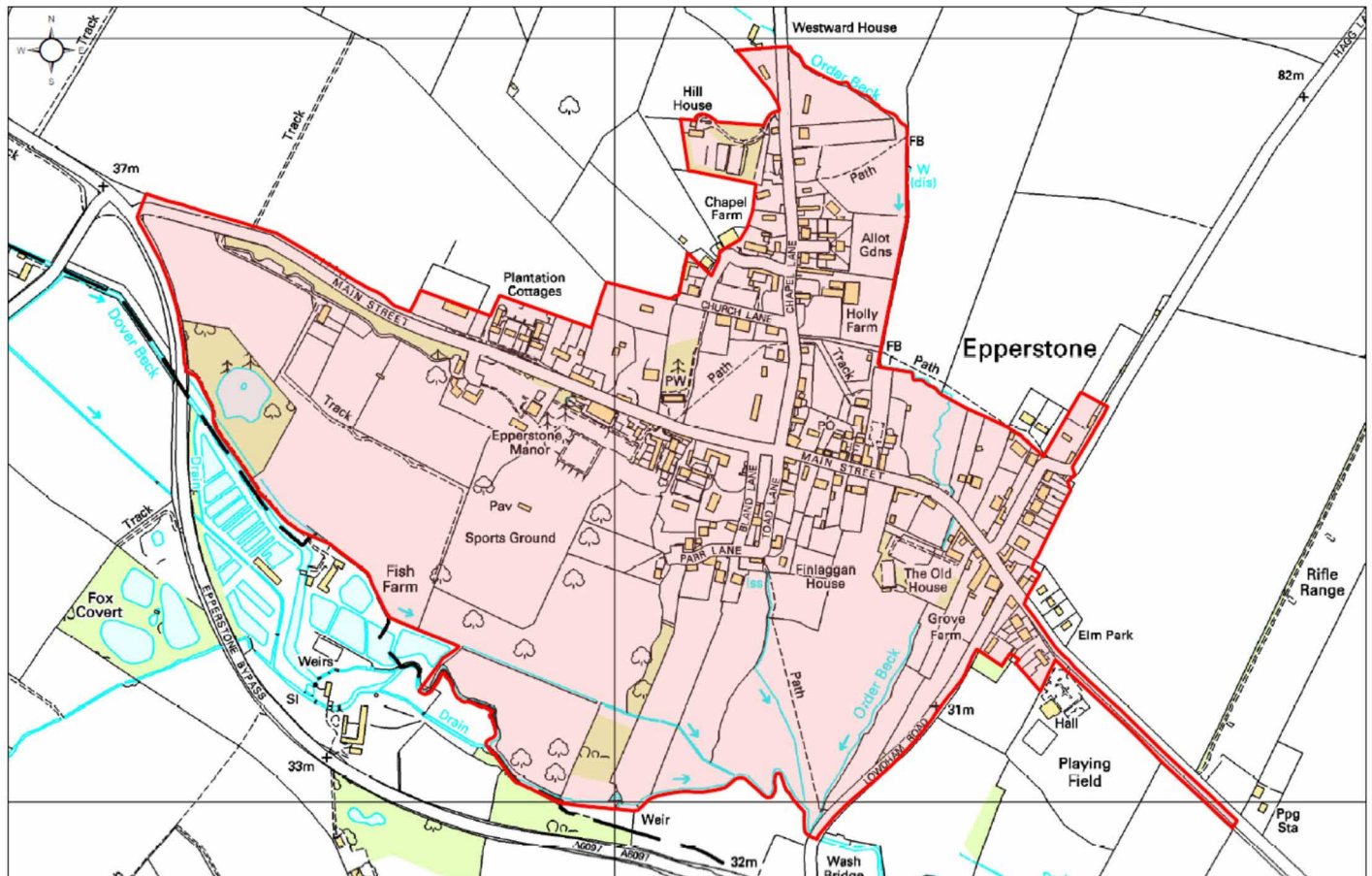
It is therefore absolutely clear that the LPA were both content that the new residential development would not have a detrimental impact on the setting of any listed buildings and more importantly that even though the site was devoid of any structures that the inclusion of new construction would not cause harm to the setting of the Conservation Area and of equal importance was acceptable development in the Green Belt.

Subsequent to the 3 detached dwellings being constructed planning permission was also granted in May 2019 for a detached double garage located on the eastern boundary of Meadow View adjacent the Epperstone Public Footpath No. 1

Furthermore, the farmhouse referred to as Chapel Farm has subsequently been demolished and planning permission granted (reference 22/02123/FUL) for a substantial replacement dwelling and detached double garage.

As previously noted, the curtilage of Meadow View falls completely outside the Epperstone Conservation Area as shown within the inset mapping below, although the shared vehicular access to the site does fall within the boundary. It is however accepted that the addition of any additional development must be assessed on the impact the development could have on the setting of the Conservation Area.

### Epperstone Conservation Area



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The Epperstone Conservation Area was designated in 1972 and in 2006 the LPA adopted a new Conservation Area Appraisal. It is noted that all Conservation Areas across the district area are currently under review but for the purposes of this application we reference the 2006 appraisal. In assessing the Character and Townscape the document notes the following:-

- The special character of Epperstone is a result of a combination of topography, trees, buildings and walls.
- Listed and unlisted buildings generally contribute to the village's character by their form and positioning in the street.
- Main Street is the main east-west axis through Epperstone (the proposal has no impact on the setting of Main Street)
- The Cottage containing the Dovecote provides one of the few points within the village where open views exist to fields and countryside beyond.
- Chapel Lane has a very informal feel borne mainly from the degree of enclosure provided almost along its entire length by mature hedges and a variety of brick and stone walls.

Paragraph 8.11 of the appraisal is important to the assessment of this application. It states:-

“The only real open area is in the vicinity of Neeps Croft and Chapel Farm. The farm is set back away from the lane behind a low stone wall and as the lane begins to rise this brings a number of later 20<sup>th</sup> century buildings into view, though again the impact they could have had on the quality of the area is minimised by them being set back in an elevated position and the mature trees and hedges that still dominate.”

Reference to which 20<sup>th</sup> century buildings are being discussed in the appraisal is not clear but we would contend that given the reference to “Chapel Farm” and the “lane rising” that the 20<sup>th</sup> century buildings referred to were in fact the agricultural sheds now demolished to facilitate the residential development. It is further contended that the reference to “openness” in this location is in fact due to the lane and represents the open area between the low stone walling of Chapel Farm and “Poplars” located to the south of the lane. This being the case the 2006 Conservation Appraisal clearly downplays the significance the original sheds had on the setting of the Conservation Area at that time. It therefore follows that the impact of dwellings, which by their very nature, are smaller in scale must have proportionately less impact than the previous agricultural development. The proposed glass link would sit between the detached garage and southeast corner of Meadow View. The combination of location and the extension being of a such small scale would result in the proposed development having absolutely no impact on the setting and character of the Conservation Area. As the Conservation Area Appraisal records views beyond from Chapel Lane itself in 2006 were extremely limited. However, it is accepted that this view has temporarily altered with the demolition of Chapel Farm which has resulted in views of Meadow View, its garage and neighbouring residential development being more visible from Chapel Lane. Views of the proposed glazed link will however remain completely screened by mature hedge planting.

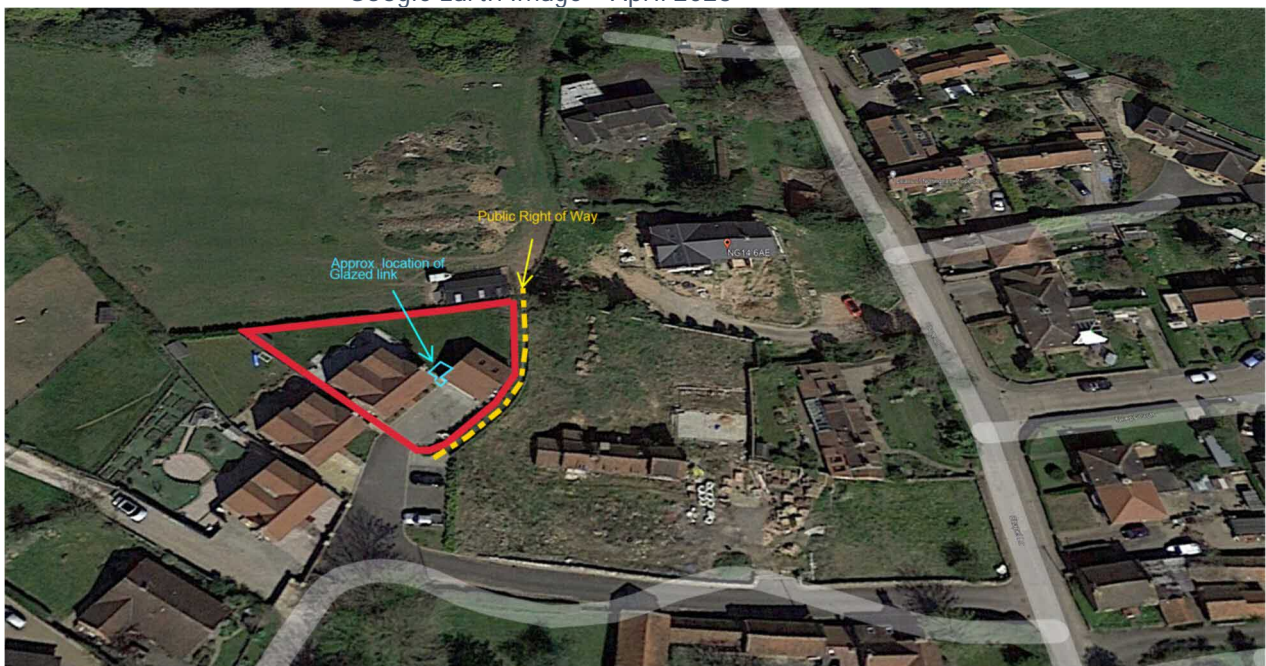


Google Earth Street View – July 2011

**Meadow View**



Google Earth Image – April 2023



Aerial View of Meadow View

Supplementary Planning Guidance  
Householder Development Supplementary Planning Document

The SPD document was adopted by the LPA in November 2014 and forms part of the Local Development Framework. Policy DM6 sets out the principles for acceptable householder development. Criterion 1 is not applicable to the assessment of this particular planning application but criterion 2-6 do require consideration. We provide a response to each below:-

“2. There is no adverse impact on the amenities of neighbouring users including loss of privacy, light and overbearing impact;”

The proposed extension does not form habitable accommodation and seeks only to provide a covered walkway between the dwelling and garage. As such the proposal will not result in privacy to neighbours. The proposal is a modest 5.8m<sup>2</sup> extension nestling between garage and dwelling. It will not therefore cause loss of light or be overbearing on any neighbouring dwelling.

“3. The layout of development within the site and separation distances from neighbouring development are sufficient to ensure that neither suffers from an unacceptable reduction in amenity by virtue of overlooking and loss of privacy or overbearing impacts;”

The response provided to criterion 2 is also pertinent to the consideration of criterion 3. The modest extension will not result in overlooking or loss of privacy to any neighbouring property.

“4. The host dwelling retains a reasonable amount of amenity space relative to its size;”

The application seeks permission for a modest 5.8m<sup>2</sup> extension, and as can be seen from the submitted site plans ample amenity space is retained for the dwelling. Excluding the driveway Meadow View would retain 377m<sup>2</sup> of garden amenity space.

“5. The proposal respects the design, materials and detailing of the host dwelling;”

The extension, being predominantly glazed creates a minimal intrusion onto the façade of the host dwelling.

“6. The proposal respects the character of the surrounding area including its local distinctiveness, the significance and setting of any heritage assets, landscape character and the open character of the surrounding countryside.”

The proposed extension is of such a small scale that it would have no impact on the character of the Conservation Area (not visible from the CA) or the wider landscape setting.

## Green Belt Issues

Householder development within Green Belt is discussed within paragraphs 10.5-10.8 of the Householder Development SPD. The interpretation of “inappropriate development” within the Green Belt is a subjective opinion and one that the decision maker will be left to deliberate. Paragraph 10.7 of the SPD states:-

“The extension or alteration of a building may not constitute inappropriate development within the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building. There is no set figure as to what would represent a ‘proportionate addition’ (our emphasis) to a dwelling with each case being considered on its merits and with its unique characteristics needing to be taken account of. The following aspects are however important considerations in coming to a conclusion over whether a proposal is proportionate or not:

- (i) The increase in floor space, volume and footprint which would occur.
- (ii) The level of impact that this would have on the openness of the Green Belt.
- (iii) Whether the proposal would be out of proportion with the original dwelling in terms of its form, bulk or prominence.
- (iv) Where previous additions have taken place then an assessment will need to be made over whether the further proposal would result in a cumulatively disproportionate level of addition over and above the original dwelling. This is in order to prevent the successive expansion of development which could over time harm the openness of the Green Belt.”

Acknowledging that Condition 8 of planning permission 16/00670/FUL removed Permitted Development Rights under Schedule 2, Part 1 of the Order, and in any event this particular proposal would not meet the requirements set out in the Order it would seem necessary to justify the proposed householder development against the 4 tests set out within paragraph 10.7. Responding to each in turn;

1. The increase in floor space proposed by the glazed corridor link is only 5.8m<sup>2</sup>. The gross internal area of the original dwelling is approximately 174.6m<sup>2</sup>. The total addition represents an increase in footprint of less than 3.5%. It is accepted that the earlier garage approval provided an approximate increase in area of 22% but nevertheless we would contend that in combination the additions should still not be considered excessive.
2. The location of the proposed glazed corridor link and its relationship with the existing dwelling and garage is such that we do not believe that the openness of the Green belt could possibly be affected by the development but ultimately this is a judgement for the decision maker.
3. The proposal is subservient to the existing dwelling. The garage structure would have a flat roof height of 2.7m above the host dwelling finished floor level which is approximately 4.7 lower than the host dwelling ridge height. The footprint area of the proposed extension is so small that it cannot possibly be seen as out of proportion to the host dwelling.
4. As previously indicated planning permission was granted in May 2019 for a detached double garage which was implemented. Again, the issue of whether the additions are cumulatively disproportionate is subjective and the

decision maker will formulate their own views ,but we would contend that a modest extension of 5.8m2 cannot 'tip the balance' and result in harm to the Green Belt.

We trust that these views will receive consideration in the assessment of the application. Should you require any additional information at this stage please do not hesitate to contact the undersigned.

Yours sincerely

A. Brown BA.Arch MCIAT  
For and on behalf of Alan Brown Development Services Ltd