

# **HERITAGE IMPACT ASSESSMENT**

**September 2023**

**Previous Planning Reference : 20/00036/FUL**

**,17/01660/FUL**

**And DA/18/01462/COND**

**FOR**

**Planning Purposes**

**Change of Use of an Existing Garage to Annex for a  
Dependant Relative**

**The Bays**

**Laburnum Farm, Low Street, North Wheatley**

**Retford, Nottinghamshire**

**In connection with the**

**The Planning and Compulsory Purchase Act 2004  
and The Town and Country Planning (Listed Buildings  
and Conservation Areas) Act 1990**

# **HERITAGE IMPACT ASSESSMENT**

## **Change of Use of an Existing Garage to Annex for a Dependant Relative**

### **INTRODUCTION**

This Heritage Impact Assessment has been prepared in connection a change of use of an existing garage to Annex Accommodation for a dependant relative which includes a proposed extension to form additional living amenity in reference to the proposed annex and a link to the existing dwelling. The application also includes a front porch to the existing dwelling. For the Councils information the existing garage formed part of Planning References : 20/00036/FUL and the existing dwelling, “ The Bays” forming part , 17/01660/FUL and DA/18/01462/COND.

### **OUTLINE OF RELATED PLANNING HISTORY**

The planning history of the site as stated within this Heritage Impact Assessment is based on information researched but may not be the full planning history associated with the site as a whole. .

- Historically the site was original used as a farmyard the farmstead in time since its first conception has under gone alteration and extension. There was three distinctive development phases which were noted on site prior to application ref: 17/01660/FUL
- An application for the development of the site was deposited with the Council as Local Planning and Conservation Authority in April 2013 Planning Reference : 13/00399/FUL and subsequently withdrawn prior to determination following objections from the Highway Authority as described below.
- An application for the development of the site was deposited with the Council as Local Planning and Conservation Authority in April 2014 Planning Reference : 14/00461/RSB. This Application was refused on the 24<sup>th</sup> July 2016 for reasons as described within this application.
- Planning Application Reference 16/01253/COU Granted 27<sup>th</sup> January 2017 ( Subject to Conditions) for Temporary Planning Permission

Retention of Land to be used as Vehicle Sales Car Park to Rear Laburnum House Low Street North Wheatley, Retford Nottinghamshire DN22 9DR

- Planning Reference : 17/01660/FUL granted 11<sup>th</sup> April 2018 (subject to conditions) Development ay Laburnum Farm
- Discharge of Planning Conditions Planning Reference : DA/18/01462/COND dated 9<sup>th</sup> January 2019 .
- Resubmission of Plot 1 (unchanged) which included a proposed double garage .

### **SITE AND ORIENTATION**

The site is situated within the North Nottinghamshire settlement of North Wheatley. North Wheatley at the time of the 2001 census had a population of 489.

North Wheatley is located 6 miles north-east of Retford. The village has a number of 17th century brick houses. The Old Hall on Low Street/Church Hill is dated 1673, decorated with the arms of the Cartwright family. The parish church of St Peter and St Paul was restored in 1896.

The application site is situated on the north side of Low Street, North Wheatley and is adjacent to Laburnum House Barns as defined in Planning Reference : 17/01660/FUL granted 11<sup>th</sup> April 2018 (subject to conditions) .

## **PRELIMINARY APPLICATION**

Informal discussions with Michael Tagg in reference to the proposal was obtained prior to this application and in principal albeit informally , the proposal as defined, from a Conservation perspective , was acceptable

## **EXISTING BUILDINGS ON THE SITE**

The site which formed part of Planning Reference : 17/01660/FUL granted 11<sup>th</sup> April 2018 (subject to conditions) has now been implemented and in reference to Plot 1, “ The Bays” in reference to the above application, the double garage forming planning reference : 20/00036/FUL has been constructed.

## **EXISTING ACCESS**

The existing access onto Low Street and the private drive forming planning reference : 17/01660/FUL remains unchanged.

## **EXISTING TOPOLOGY**

The site as defined within this application is, when considering the topology of North Wheatley, overall, is relatively level.

The site however does gently rise from Low Street sited south of the application site to the northern boundary.

## **EXISTING DWELLING**

The existing dwelling as amended in reference to the provisions for garage amenity formed planning reference : 20/00036/FUL . For the Councils information the existing dwelling is a three bedroomed dwelling .

## **EXISTING PARKING AMENITY**

As stated above the existing dwelling forms a three bedroomed dwelling house. In reference to parking amenity: two parking bays are contained within the existing a garage and two further parking bays are provided externally, thus providing parking for four cars associated with the application site.

## **PROPOSED WORKS**

### Proposed Front Porch

The application proposes a front porch to the principal entrance to the dwelling which is to be constructed in a traditional form on the front elevation. The porch is to be constructed from timber and is representative of a traditional style adopted in the 19<sup>th</sup> Century which will , in the views of the applicant will not detract from the Conservation Area. It is proposed that the roofing tiles match the existing pantiles in colour and be traditional pantiles (not interlocking). Rainwater goods be identical to the existing dwelling and be reflective of of the details which formed Approval of Details Reserved by Condition as stated in DA/18/01462/COND and 20/00036/FUL.

### Change of Use of Existing Garage

As previously stated, the existing garage forming this application was determined under planning ref : 20/00036/FUL. and subsequently constructed. The existing garage is to be converted into living accommodation as shown within the application and will form the bedroom and en-suite accommodation for the dependant relative.

Alterations to the existing garage to form habitable accommodation for the dependant relative constitute the following :

- External walls to be upgraded in accordance with the Requirement L of the Building Regulations 2022 and achieve a U-Value of 0.18W/m<sup>2</sup>k.
- The floor structure to be upgraded to ensure a U-Value of 0.18W/m<sup>2</sup>k in accordance with the Requirement L of the Building Regulations 2022
- Insulation within the roof structure to meet Requirement L of the Building Regulations 2022 and achieve a U-Value of 0.15W/m<sup>2</sup>k .
- A external part glazed rear door to the rear (east elevation ) of the garage will provide external access and means of escape in case of fire .
- A window to the proposed en-suite will contain obscure glazing (east elevation) and provide natural light and ventilation to this room.
- A proposed window placed in the north elevation to the existing garage will provide a natural light and ventilation into the bedroom area and also provide an alternative means of escape in case of fire.
- The existing garage doors will be removed and the existing openings replaced with masonry construction. Externally the originally garage openings will be clad in timber to reflect timber garage doors with glazed elements providing natural light and ventilation to the bedroom accommodation .

For the Council as Local Planning Authority's information , no alterations/changes to the external dimensions of the existing structure are proposed and facing materials associated with the external walls and roof structure are to be retained as existing.

#### Proposed Ground Floor Extension Forming Living Room Accommodation for the Dependant Relative

It is proposed to construct a single storey extension to form living accommodation associated with the annex accommodation as defined in the application which is accessed from the bedroom accommodation .

The single storey extension as defined remains subservient to the main dwelling and that of the existing garage forming the change of use and follows the same architectural principles adopted within planning ref: 17/01660/FUL . The design reflects a converted agricultural store with a large opening supported by timber lintel with bi-fold doors within the opening.

It is proposed that facing bricks and roofing tiles match existing examples ( interlocking pantiles not to be adopted) and rainwater goods be identical to the existing dwelling and be reflective of of the details which formed Approval of Details Reserved by Condition as stated in DA/18/01462/COND and 20/00036/FUL.

#### Link to the Existing Dwelling

It is proposed to construct link between the single storey extension as above described and the main dwelling . Internally the existing window within the existing dwelling (in part) will be adapted to form the new opening from the existing kitchen into the proposed annexed accommodation.

It is proposed that facing bricks and roofing tiles match existing examples ( interlocking pantiles not to be adopted) and rainwater goods be identical to the existing dwelling and be reflective of of the details which formed Approval of Details Reserved by Condition as stated in DA/18/01462/COND and 20/00036/FUL.

The link structure will also provide a fire break between the annex accommodation and the existing kitchen increase evacuation time required for the dependant relative. However a linked fire alarm and detection system will be provided giving early warning for all occupants.

Externally the roof structure facing the existing development will be supported off mock timbers and glazed to allow natural light into the link section; the rear roof structure will be supported off masonry units and match facing materials found in the existing dwelling.

## General Construction Comments

The proposal uses traditional materials within the construction as follows :

- Wall Structure : Materials to be in accordance with Approval of Details Reserved by Condition (Condition 3) under Planning Reference : DA/18/01462/COND
- Brick Bond in accordance with Approval of Details Reserved by Condition (Condition 4) under Planning Reference : DA/18/01462/COND
- Lime/Cement Mortar to be used to BS 5628 now Eurocode 6:Design of Masonry Structures. Alternatively/in addition the introduction of white cement to the mortar which architecturally is visually more in keeping then traditional mortar over shorter time periods.
- Windows Materials to be in accordance with Approval of Details Reserved by Condition (Condition 5 and 6) under Planning Reference : DA/18/01462/COND and reflective of the most recent Variation of a Condition Application associated with the window/door design as amended
- The style and form of the windows to be conditioned accordingly.
- All Foul and Rainwater Goods Materials to be in accordance with Approval of Details Reserved by Condition (Condition 8) under Planning Reference : DA/18/01462/COND
- All valleys, abutments and flashings to be formed in lead to BS EN 12588 and class graded appropriately
- All external doors to be in accordance with Approval of Details Reserved by Condition (Condition 5) under Planning Reference : DA/18/01462/COND and reflective of the most recent Variation of a Condition Application associated with the window/door design as amended .
- Landscaping to be in accordance with Approval of Details Reserved by Condition (Condition 9) under Planning Reference : DA/18/01462/COND

## **ALTERATIONS TO THE EXISTING ACCESS**

As previously described , the existing access onto Low Street and the Private Drive into the development remains unchanged by this application . This application only deals with the provisions for independent parking amenity .

## **ALTERED PARKING AMENITY**

This application for the Change of Use of the Existing Garage to Annex Accommodation removes provisions for two internal parking spaces and with the provision for a fourth bedroom being created, car parking for three cars is required.

Existing external car parking amenity is retained with additional parking for a third vehicle being achieved by adopting 1.2 metres of existing garden area for this purpose . The existing permeable material will be extended to form the hardstanding for the third car parking space as shown on the drawings .

## **LANDSCAPING**

Landscaping remains unchanged other than as previously described above with the existing post and rail fencing being reinstated in its new location as shown on the drawings and to be in accordance with Approval of Details Reserved by Condition (Condition 9) under Planning Reference : DA/18/01462/COND

## **PROTECTED SPECIES REPORT**

N/A

## **CONCLUSION**

This application refers to Plot 1 ("The Bays") of Planning Application Reference 17/01660/FUL, granted on 11th April 2018, and Planning Reference 20/00036/FUL.

The design for the change of use of the double garage into annex accommodation, as well as the proposed single-storey extension and link building, aligns with the original planning permission's (17/01660/FUL) design philosophy and it is considered that it does not adversely affect the Conservation Area.

The rear development, in its entirety, remains subservient both to the main dwelling and to each adjacent structure. This is achieved through varied ridge heights and by setting external walls back from the existing structures on the site, thereby reducing the mass of the proposal and maintaining its historical accuracy.

The annex accommodation relies significantly on the amenities provided by the existing dwelling, particularly in terms of shared kitchen and toilet facilities for visitors.

The front porch which is constructed traditionally in timber and supports a pantile roof over. The porch is a noticeable addition to the Conservation Area as it can be seen from Low Street; however it is considered that its implementation will not detract from it.