

Supporting Statement

Proposed use of existing annex as a separate dwelling including extensions to create a 3-bedroom bungalow at Acorn Cottage (adjacent to Broad Oak), Old Rufford Road, Rufford, Newark, Notts. NG22 9DD

Introduction

The building concerned is a small dwelling that was approved as ancillary accommodation to Broad Oak in 1986. It is a small single bedroom unit that is no longer required as an annex to the main dwelling, and due to its small size has no other viable use. In view of this it is proposed to construct extensions on the northern and western sides of the building to provide a 3-bedroom bungalow which would be of a sufficient size to create a separate dwelling not dependent on the main bungalow. In practice it is likely to be occupied by a family member but each dwelling would be self-contained. It would have its own garden area and parking space.

The Application Site

The application site is located on the southern side of the B6034 on the western side of a small group of buildings separated from the main settlement by the A614. The Center Parks resort lies to the south beyond an area of woodland and the Rufford Abbey Country Park lies to the east beyond the A614.

Broad Oak is a large bungalow with a large garden area. Acorn Cottage is sited on the western side of the main bungalow and close to it. The new dwelling would share the existing site access and there is adequate space to provide a separate garden area and parking space for the new dwelling.

Planning Policy

The development plan for the area consists of the Newark and Sherwood Amended Core Strategy, and the Allocations and Development Management DPD.

Spatial Policy 3 of the Core Strategy states that development in the open countryside will be strictly controlled.

Policy DM8 of the Allocations and Development Management DPD requires that development in the open countryside should be strictly controlled. It allows for the extension of existing dwellings and the removal of occupancy conditions attached to existing dwellings in such areas.

The site is within an area designated as a Source Protection Zone (ground and surface water). Policy DM10 requires that development in such areas with the potential for pollution should take account of and address their potential impacts on health, the natural environment and general amenity.

National Planning Policy

The National Planning Policy Framework sets out the government's national policies for the planning system and may be a material consideration in considering individual proposals.

The Framework sets out the government's priority to achieving sustainable development (paragraph 11) and to significantly increase the supply of new homes (paragraph 60).

Paragraph 80 indicates that planning decisions should avoid the development of isolated homes in the countryside unless specified circumstances are met including that the development would re-use redundant or disused buildings and enhance its immediate setting.

Assessment

The building concerned was constructed as an annex to the main bungalow but as noted above is no longer required for that purpose and is too small to have any alternative use. The proposed extensions are large compared to the size of the existing building, but not compared to the size of the main bungalow. The proposed extensions would result in a modest 3-bedroom bungalow that was capable of being occupied as a separate dwelling and would provide a viable use for a redundant building. It is located close to the main bungalow within an established garden area and would have little impact on the open character of the countryside in this location.

While the site is outside of any defined settlement it is located in a small group of buildings between Rufford and Edwinstowe. It is within easy reach of Edwinstowe which is designated as a Service Centre in the Amended Core Strategy. In view of this it must be regarded as being in a reasonably sustainable location.

The existing building is located close to the main bungalow on the site and has two windows (lighting the kitchen and a bathroom) facing towards the main bungalow. The main bungalow has two-bedroom windows looking towards the application building. The conversion would involve extensions on the northern and western sides of the building i.e., away from the main bungalow and one of the windows (the kitchen window) in the building to be extended is to be lost. In view of the fact that both buildings are bungalows any views between the properties could be blocked by the erection of a fence between the properties.

The existing bungalow has a large garden area and it is proposed to separate off an area immediately around the application building for use as its garden area. This would be away from the most used garden area to the main bungalow which lies around the southern section of the bungalow and this solution would ensure the privacy and amenity of residents of both properties.

The existing bungalow has an access to the B6034 with a parking and turning area to the front (east side) of the dwelling. The new dwelling would share the same access and a new length of drive would be provided around the northern side of the main bungalow leading to an area where two parking spaces would be provided with sufficient space for vehicles to turn so that they can enter and leave the site in a forward gear.

Conclusion

The use of the building as a separate dwelling and the construction of extensions to enable this use would be in a relatively sustainable location well related to existing buildings and would not represent a prominent intrusion into the countryside. It would be in accordance with development plan policy and would not result in any adverse effects on highway safety.