

**PLANNING and
HERITAGE STATEMENT**

**DESIGN and ACCESS
STATEMENT**

in support of the application
for planning permission

**PROPOSED GARAGE
(revised scheme)**

to

EXISTING DWELLING

GROVE COTTAGE
HALLOUGHTON
SOUTHWELL
NOTTS
NG25 0QP

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1.0 APPLICATION SUMMARY

1.1 This statement has been prepared in support of the application for Full Householder Planning Permission, for a Garage to an existing dwelling at Grove Cottage, Halloughton, Southwell NG25 0QP.

1.2 Planning permission for the existing dwelling was granted on 19th October 2017 (application no : 17 / 01556 / FUL) and the dwelling has now been constructed and is occupied. The consent also included a detached Garage, which has not been built.

1.3 This application proposes minor changes to the proposed Garage :

- . the basement beneath the Garage is omitted
- . a first floor is added and the roof pitch is increased from 35 degrees to 47.5 degrees
- . the proposed ground floor level is to be reduced from 26.84 to 26.25 (ie 590mm lower)

The location, the ground floor plan and the footprint remains the same as previously approved.

2.0 BACKGROUND

2.1 The dwelling is a self-build project for the applicant, and the dwelling is now occupied by Mr Chris Armstrong, who was the applicant for the previous consent. Due to a request from his employer, Mr Armstrong now has a genuine need to work more from home, and the proposed first floor over the Garage provides a small office space and gives him the opportunity to do this.

3.0 APPLICATION SITE APPRAISAL

3.1 The application site is situated wholly within the existing built up area of Halloughton. Although the village does not have a defined village envelope, as such, the site is, nevertheless, set within the existing residential boundary of the village. The village has an eclectic mix of traditional house types of various sizes, with no particular architectural theme or consistent style, though there are a range of traditional houses and farm buildings throughout the village.

3.2 The site is situated within the Conservation Area of Halloughton.

3.3 The application site is located at the end of the village on the northern site of the main road that runs through the centre of the village. It comprises an area of elevated ground set well behind an existing hedge, trees and vegetation on its front boundary. A brook runs along the road frontage. The site has a number of trees along its north, south and eastern boundaries, and is well shielded from the front. The ground falls steeply down at the rear.

4.0 PLANNING POLICY

4.1 The Core Policies and the Spatial Policies of the Newark and Sherwood Core Strategy are considered to be the relevant planning policies.

4.2 The site is located within the Conservation Area of Halloughton and therefore the following planning policies are the most relevant :

- . Core Policy 14 Historic Environment
- . DM5 Design
- . DM6 Householder Development

5.0 DESIGN PROPOSAL

- 5.1 The siting and the ground floor plan to the proposed Garage remains the same as previously approved (application no : 17 / 01556 / FUL), and it still retains the appearance of a single storey garage. It remains set back behind the front of the main house.
- 5.2 The proposed roof pitch has been increased from 35 degrees to 47.5 degrees, and is now a closer match to the existing roof pitch of the existing dwelling (at 47 degrees) and is therefore considered to have a more sympathetic scale and character to the existing dwelling.
- 5.3 The proposed ground floor level has been lowered from 26.84 to 26.25, which is 590mm lower which means that the proposed ridge height is only 688mm approximately than the previous approval.
- 5.4 The previously approved Basement beneath the Garage has now been removed, and reduced in height to be just a floor void beneath the ground floor to the Garage. The change results in an overall reduction in floor space as the basement floor area was larger than the proposed first floor area, leading to an overall reduction.
- 5.5 The ridge height of the proposed Garage still remains lower than the existing single storey dwelling, Cover Point, to the west, as indicated on drwg no : 2405 / 3, indicating a road elevation along the front.
- 5.6 The proposed Garage still retains an acceptable 'sub-ordinate' relationship with the existing dwelling which remains the dominant feature in its setting.
- 5.7 The proposal would have no material impact and no impact on the privacy or amenity of any neighbouring residential amenities, due to the distance to neighbouring properties.
- 5.8 The proposal overall would not result in any detrimental impact on the character and appearance of the existing dwelling, the site or wider area. The site is well-shielded by existing mature trees on all sides, and would not have a dominant appearance upon its overall site and setting.
- 5.9 Proposed materials will be cedar or oak timber cladding and facing bricks will be York Hand-mate, Old Clamp hand-made bricks (to match the existing dwelling) to the lower parts. The roof finish will be natural blue / black slates to match the existing roof to the Garden Room of the existing house, and in subtle contrast to the red / orange clay pantiles to the main roof of the existing dwelling to create variety and visual interest.

6.0 CONSERVATION AREA APPRAISAL

- 6.1 The Halloughton conservation area is a hamlet in the open countryside which has a single country lane running east to west through the village. The character can be described as

rural and informal with houses located along the lane. The dwellings are a mix of traditional farms and cottages with more modern properties built in the 1960's/70's.

6.2 The overall appearance of the dwelling and its garage within the Conservation Area, remains the same as previously approved.

7.0 HIGHWAY CONSIDERATIONS

7.1 There is no change to the access from the previously approved scheme.

8.0 ARBORICULTURAL ASSESSMENT

8.1 There are no changes to the trees or landscaping than previously approved.

8.2 The proposed Garage is in the same location and has the same footprint and ground floor plan as the previous approval. The change in the proposed ground floor level (ie it is to be set down lower) has no impact on existing trees. The mature trees to the rear (T51, T56, T57 and T58) are set down at much lower levels.

9.0 ACCESS

9.1 The site will be reasonably level at the front and will allow ease of access for disabled persons from the hardstanding areas to the front door. The door step threshold to the front door has been designed to achieve disabled access in accordance with Part M of the current Building Regulations.

10.0 CONCLUSION

10.1 Overall the enclosed application proposes a minor change to the previously approved Garage, that does not significantly change its design and appearance within the Conservation Area of Halloughton.

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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.