

**PROPOSED CURTILAGE EXTENSION and NEW GARAGE  
at Willoughby House, Scott Willoughby.**

Willoughby House  
Willoughby Road  
Scott Willoughby  
Lincolnshire  
NG34 0DX

For Mr G Sly

**HERITAGE IMPACT AND DESIGN STATEMENT IN SUPPORT  
OF A FULL PLANNING APPLICATION**



St Andrew's (southern aspect across fields), view unchanged

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John Fowkes Architects Ltd

## **Proposed works**

### **1.0 Documentation and fee.**

- 1.1 This Statement has been produced for Mr G Sly, the owner of Willoughby House to accompany the application for a Planning Application for an extended curtilage and a new garage building.
- 1.2 This application is issued alongside the drawings and the OS site plan.
- 1.3 No fee is enclosed; this is a resubmission attracting no fee.
- 1.4 The proposed garage is within a flood zone so a flood risk assessment is to follow this submission.
- 1.5 CIL forms are also attached.

### **2.0 Introduction and particulars.**

- 2.1 Willoughby House, Willoughby Road, Scott Willoughby  
Lincolnshire NG34 0DX
- 2.2 Applicant; Mr G Sly
- 2.3 Agent; John Fowkes, John Fowkes Architect Ltd

### **3.0 The site and any existing buildings.**

- 3.1 The house is one of only four houses in the village and sits near to St Andrew's church (to its south).
- 3.2 It is thought that the existing house was built in the 19<sup>th</sup> Century and was altered in the early 1980's and extended in the 2010's by the current owner. Mr Sly (the current owner) has lived and worked in farming, in Scott Willoughby, for over 55 years.  
  
The house was extended (two dormers to east side) and works completed under the previous planning application, and the house now sits alone on the residential plot.
- 3.3 The house currently has no garage building.

### **4.0 Supporting drawings and pre-app' enquiry, land use**

- 4.1 In support of the application we enclose the following drawings;
  - 2303/101 OS Plan 1;1250 (A4)
  - 2303/P102 Survey Plan as Existing 1;200 (north part)
  - 2303/P112 Scheme Plan as Proposed 1;200 (north part)
  - 2303/P113 Scheme Plan Garage Elevations as Proposed 1;200
  - 2303/P114 Garage plans and elevations 1;50
  - 2303/P115 Key Plans 1;500 (all site) Curtilage Existing and Proposed.

- 4.2 Mr Sly submitted a brief pre-application enquiry to NKDC on 25<sup>th</sup> August outlining his suggested proposals for the following;
- Installing a new driveway to the house, on the south side of St Andrew's church. This would be across agricultural land and include a boundary of estate railings, and softening by tree planting.
- Taking the existing drive and gated access to Willoughby House out of daily use. This would then be only for access and dyke maintenance oA closed gate would remain and the apron removed, be planted and enclosed tidily with yew hedging (as elsewhere).
- Then in lastly building a new oak framed garage and terminating the drive to the east of Willoughby House, south of the existing dyke.
- 4.3 Advice back from Richard Outhwaite, NKDC Planning Officer ref 22/0492/PREAPP 31<sup>st</sup> August 2022, was that a Full Planning Application was required as the land falls outside the existing residential curtilage.
- IE not a householder application.
- No guidance or design advice was given.
- See Plan 2212/P115 for current and proposed residential curtilage.
- The proposed garage and drive are on what is currently agricultural land worked by Mr Sly's farming company, A G Sly & Sons Ltd.
- 4.4 A Full Planning Application was deposited in 2023 but this could not be supported by NKDC due to the impact of the extended curtilage upon the adjacent Church, and the potential nature of a domestic property fully enclosing the Churchyard.
- Mr Sly decided to withdraw this application and again consult the planners personally on site, meeting Mr Alan Oliver. He was advised that an east side extended curtilage of up to 20m could be supported, but this curtilage should not pass any further south than the existing church yard (south) boundary, and therefore not include a new driveway. The existing driveway could be altered if necessary.
- This package is therefore a re-submission of the withdrawn application, revised and without a new driveway and a much-reduced domestic curtilage application, now 20m as above.
- 4.5 The plot for Willoughby House is owned and home to Mr Sly.
- The church land to the south is owned by the Diocese of Lincoln and the principal access to the church is in the north-east corner of the church yard. The church of St Andrew's is GI Listed.
- The east field is currently owned privately and the ownership of this parcel of agricultural land is currently in transfer to Mr Sly solely, (through solicitors). This application proposes to extend his domestic curtilage into that field by 40 metres (25 metres at the church wall, where it tapers). See plans for dimensions.

## 5.0 Design points

### 5.1 Driveway;

The current concrete apron and gateway will be removed and the existing gravel drive altered slightly in this area. Access to be relocated to arrow point below.



North-west corner of site, current access to be taken out of use.

The entrance will be infilled with matching yew hedging which will be returned eastwards (towards the new garage) to form a clear maintenance zone to the dyke (5m).

A new black steel field gate will be installed (at the yellow marker) to allow for both main access and maintenance access , alongside the dyke (see plans).

The new apron has been designed to accommodate two cars (in and out) for safe exit off the road.

The drive will be 3.0m wide for a single car, being graveled and designed to curve naturally across the site (east and southwards) and then head (east) to the new proposed oak framed garage.

The newly adopted land either side of this new drive will be grassed and kept as mown. Hedges will be added as screening where shown.

### 5.2 Garage;

The garage will be an open oak-framed building with slated roof to match Willoughby House. It has been sited so as and kept away from the dyke so as to allow an Anglian Water maintenance verge.

The maintenance verge is 5m wide and black metal field gates are being provided for access at both boundaries, for the cleaning of the dyke.

The garage has been set 8m away from the widest edge of the dyke as require by Anglian Water, so as not to require formal consent.

### 5.3 Boundary treatments;

The existing post and rail fencing to the east boundary of Willoughby House will be taken out and the part of the field currently farmed will be extended eastward and enclosed with a new timber post and rail fence. The domestic curtilage will be enclosed with a new yew hedge as shown. The newly adopted land will be grassed and kept mown.

## 6.0 Garage materials

6.1 The plans are populated with a full list and indexing of existing and proposed materials which are best quality to match those used previously on the house or those suitable for use to clad and oak framed garage.

Walls are brick and oak cladding; the roof is of matching Welsh slate (to Willoughby House).

The garage is open without doors to allow the potential for flood water to run in and out of the building without affecting the flood capacity of the site and flood plain.

### 6.2



Proposed location of new garage north-east corner of the site. Post and rail fence to be removed (left in photo).

## 7.0 Ecology and flooding potential to the new land use

7.1 The proposed garage does not present any ecological implication being sited on open ground, currently the edge of a farmed field.

7.2 This garage proposed location has been previously noted as a potential flooding risk in previous applications and enquiries. However, the applicant has no first-hand experience of flooding to the site (from the nearby dyke), dating back from the 1950's (60 plus years).

- 7.3 This proposed building sits well away from the dyke, a minimum of 8m is required by Anglian Water for building location and also the 5m maintenance access to the dyke
- 7.4 The risk to flooding to the site is not altered from the current position by the introduction of this building, in it being an open cart-barn style of garage (without doors).
- 7.5 In the mid-1970's the dyke was widened and deepened to quickly allow a drain-away the local fields.

**A Floor Risk Assessment is being prepared, awaiting Environment Agency advice (currently 4 working weeks).**

## **8.0 Conclusions**

In summary;

- 8.1 The proposals are well considered and strive to improve the practical use of the house in providing a new garage and re-configured access.
- 8.2 The house is tight on its plot (eastwards) and an extra 20m of curtilage will improve its standing.
- 8.3 The extension of curtilage also allows for space to neatly place the garage in a position complimentary to the house (not too close, not too distant).
- 8.4 The choice of materials and design is complimentary to the existing and of high quality, to enhance this sensitive and picturesque setting.
- 8.5 The proposals offer no detriment to the setting and parts of the Listed church building nor its boundary walls, all of which will remain unaltered.

We therefore look forward to the Council supporting these proposals.