

SUPPORTING PLANNING, DESIGN AND ACCESS STATEMENT

**IN CONNECTION WITH A PROPOSED CHANGE OF USE AND CONVERSION OF THE EXISTING
AMENITY BUILDING TO WARDENS ACCOMMODATION, TO INCLUDE SINGLE STOREY EXTENSION
INCORPORATING AMENITY SPACE FOR GUESTS (POOL ROOM, UTILITY/LAUNDRY ETC),
FOLLOWING REMOVAL OF THE EXISTING TIMBER CLAD STATIC CABIN**

PEACOCK LAKE GLAMPING, 5 PEACOCK CLOSE, GUNTHORPE, NOTTINGHAM, NG14 7RA

Prepared by

**George Machin
Partner at Grace Machin Planning & Property
2 Hollowstone
Nottingham
NG1 1JH**

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1. Introduction

- 1.1. We are instructed on behalf of Mr Carl Gibbs (the “**Applicant**”) in respect of a full planning application (the “**Application**”) submitted to Newark and Sherwood District Council (the “**Council**”) for the proposed change of use and conversion of the existing amenity building to wardens accommodation, to include single storey extension incorporating amenity space for guests (pool room, utility/laundry etc.), following removal of the existing timber clad static (the “**Proposed Development**”) at Peacock Lake Glamping, 5 Peacock Close, Gunthorpe, Nottingham, NG14 7RA (the “**Site**”).
- 1.2. This Statement assesses the relevant local and national planning policy considerations in the context of the Proposed Development and demonstrates, as justified herein, that the Proposed Development satisfies all relevant policy and other material planning considerations.

2. The Site and relevant planning history

- 2.1. The Site is part of an existing fishing and glamping site, which provides 6 “glamping pods”, located at the end of a residential cul-de-sac. There is a fishing lake to the north-east of the glamping area.
- 2.2. The Applicant and family live in an existing bungalow adjacent to the vehicular access to the glamping site (at number 5 Peacock Close).
- 2.3. According to the Council’s policies map, the Site falls within Green Belt. It is also located in a Coal Authority Low Risk Area.
- 2.4. The Applicant submitted a planning application (reference: 23/00966/FUL) for “Proposed construction of detached warden’s house to accompany approved glamping site” (the “**Previous Decision**”) which was refused by the Council on 14th August 2023 on the grounds that the application failed to demonstrate that ‘very special circumstances’ existed. This Application now submitted to the Council is compliant with local and national planning policy as is demonstrated further below.

3. Proposed Development

- 3.1. Submitted in support of this Application are the following plans:
 - 3.1.1. Site Location Plan – as existing;
 - 3.1.2. Site Location Plan – as proposed;
 - 3.1.3. Block Plan;
 - 3.1.4. Elevations as existing;
 - 3.1.5. Elevations as proposed;
 - 3.1.6. Plans as existing;
 - 3.1.7. Plans as proposed; and
 - 3.1.8. Site photographs.
 - 3.2. The Block Plan shows that a pair of metal gates accompany the existing access route via a hard paved entrance drive to the Proposed Development. The existing cabin will be removed, and the proposed single-storey extension will be 6m wide x 7.5m long for guest amenity space. The existing amenity building (90 sqm) shall be converted into wardens accommodation. A courtyard
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garden will be formed next to the car parking space behind the existing amenity building and extension.

- 3.3. The proposed plan shows the internal layout of the wardens accommodation (conversion) and guest amenity space (extension) at the Site. In respect of the proposed conversion into wardens accommodation, this will comprise an open-plan living, dining and kitchen (with roof light above), together with a separate utility room, a bathroom with obscure glaze windows, two bedrooms and a lobby with roof light. To the rear will be a courtyard garden leading from glazed doors from the bedrooms. There will be a gravel margin to the front of the property adjacent to the paved path. There are internal insulated stud lining walls to external walls proposed.
- 3.4. To the rear of the proposed wardens accommodation sits a front covered walkway which leads to the proposed extension for the guest amenity space. The lobby from the wardens accommodation will lead to the proposed extension via an internal door. The extension for the guest amenity space will contain a utility laundry room with roof light, disabled access WC, kitchenette, games room with two further roof lights. There will be glazed doors to the west of the extension. To the east will sit the external car parking space and bins. To the south sits the existing gravel courtyard.
- 3.5. In respect of the proposed external elevations, to the front north west elevation will be a conversion of door into window, together with a 6m extension with render to match the existing building and extension roof pitch to match existing, together with dark stained timber half round log cladding to match existing. The roof of the existing will be retained with existing grey profiled metal roof sheets or replaced with similar light weight metal roof sheets e.g. pantile profile sheets.
- 3.6. To the north west elevations, a roof light is shown, together with log cladding, render and fully glazed doors. The overall height of the proposed extension will be 3.3m. To the south west elevation, this shows an extension of 7.5m, with log cladding, render to match existing, new timber or upvc windows and doors, together with a new grey profile metal roof sheets or similar tile pattern lightweight roof sheets with three roof lights.
- 3.7. To the rear south east elevation will be the timber fence and gates, together with render, a window obscure glazed, new roof lights and existing or new (replacement) profiled metal roof sheets.

4. The relevant local and national planning policy considerations in the context of the Application for the Proposed Development

- 4.1. Within Newark and Sherwood, the local policy framework comprises the development plan policies, namely the Core Strategy (adopted March 2019) (the “**Core Strategy**”) and the Development Plan Document (adopted July 2013) (the “**DPD**”). The National Planning Policy (revised July 2021) also forms the national planning policy framework underpinning the Application (the “**Framework**”).
 - 4.2. The Framework promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The Framework refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the DPD.
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- 4.3. Spatial Policy 1 'Settlement Hierarchy' of the DPD sets out the settlement hierarchy for the District, with Gunthorpe identified as an "other village". It also states that outside of Newark and identified Service Centres and Principal Villages, development within the Green Belt will be considered against Spatial Policy 4B 'Green Belt'.
 - 4.4. Spatial Policy 4B 'Green Belt Development' of the DPD provides that development proposals within the village envelope of Gunthorpe will be judged according to the provisions of Spatial Policy 3, while those outside it (as is relevant in the context of the Site) will be judged according to national Green Belt Policy. National Green Belt Policy is set out in Framework section 13 'Protecting Green Belt Land', with specific guidance on assessing development proposals affecting the Green Belt provided in paragraphs 147-151. Paragraph 147 states that 'inappropriate development' which is, by definition, harmful to the Green Belt, should not be approved except in very special circumstances.
 - 4.5. Paragraph 149 states that local planning authorities should regard the construction of new buildings as inappropriate in the Green Belt but lists a number of exceptions, which includes, under part c), "*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*". The existing footprint of the amenity building is 90m² and the proposed extension is 45m², which amounts to a 50% increase. Therefore, as a matter of fact and degree, the extension and alterations proposed would not result in disproportionate additions over and above the size of the original building, owing to the way in which the Proposed Development will be designed. As such, it is considered that the Proposed Development satisfies the exception laid down in paragraph 149 of the Framework. On that basis, it is not necessary or relevant to consider if "very special circumstances" exist in this case.
 - 4.6. The Proposed Development includes the removal of the existing timber clad static cabin, which has been present on the Site since February 2011 (see aerial image below). Therefore, the Proposed Development would result in an improvement to the openness of the Green Belt, as well as enhancing the appearance of the Site and improving the viability of the business on the Site.
 - 4.7. The proposed wardens accommodation is necessary owing to a change in the Applicant and his family's circumstances which means they are no longer available to look after the glamping and fishing site on a full-time basis. There is no other affordable accommodation within the village or a short distance away that is available for the warden.
 - 4.8. The occupation of the Proposed Development will be used in connection with the existing glamping and fishing activities on the Site, which if necessary, can be secured via planning condition. The warden is needed on Site at all times for the welfare of the fish stock, Site security, safety and efficient running of the business.
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4.9. The Proposed Development is considered to be in keeping with the amenity building on the glamping site, including the glamping pods themselves, and it would not be prominent from Peacock Close to the south-west and therefore not harmful to the street scene in this location.

4.10. In respect of the impact on the wider landscape, the Proposed Development would be largely screened from vantage points outside the village by the presence of the glamping pods to the north-east, and to the amenity building to the south-east. It would be seen in the context of these existing elements and is therefore considered that the Proposed Development would not look out of place and, as such, not be harmful to the setting of Gunthorpe village or to the character of the Local Landscape more generally.

4.11. Taking the above factors into account, it is considered that the Proposed Development satisfies Core Policy 9 and Policy DM5, and has had regard to the Landscape Character Assessment SPD, as it would achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments.

4.12. The proposed alterations and extension would provide an adequate level of internal living space. The habitable rooms would be of a satisfactory size and owing to the windows and roof lights, would have an acceptable level of natural light and therefore considered to provide

acceptable living accommodation. There is also outdoor amenity space available in two locations and use of the glamping and fishing open space can also be utilised within close distance.

- 4.13. The Proposed Development is single-storey only and the separation distance between it and the closest dwelling (24 Pasture View) would be acceptable and not cause or result in any overbearing impact or loss of light or privacy. Taking this into account, the Proposed Development complies with Policy DM5 as there is sufficient separation distances from neighbouring development to ensure that no-one suffers an unacceptable reduction in amenity, loss of light or privacy. The Proposed Development has had regard to the surrounding land uses when designing the same.
- 4.14. Access is proposed to remain as existing, utilising the vehicular access route for the glamping site. There would be space for 2 parking spaces, meeting the requirement for a 2-bedroom property as set out within the Council's Car Parking SPD, and there is ample parking available elsewhere on Site. Accordingly, the Proposed Development satisfies Spatial Policy 7 and Policy DM5.
- 4.15. In respect of flood risk, the Site is located in Flood Zone 1 which is not at increased risk of fluvial flooding. Surface water would be disposed of to an existing watercourse. Therefore, the Proposed Development is not considered to be at an unacceptable risk of flooding and would not likely cause flooding elsewhere. Therefore, the Proposed Development complies with Core Policies 9 and 10 and Policy DM5.

5. Conclusion

- 5.1. The Proposed Development on the Site is fully compliant with both local and national planning policy framework. Therefore, in combination with the other material considerations also in support of the Proposed Development on the Site as set out herein, it is respectfully requested that Planning Permission for the Proposed Development on the Site be granted.
 - 5.2. The proposal would create essential warden accommodation in connection with the existing glamping and fishing activities on the Site. Approval of the application would ensure welfare of the fish stock, Site security, safety, and efficient running of the existing visitor/tourism and recreation business.
 - 5.3. Notwithstanding the Applicant's assessment, should it be required by the Council, the Applicant is more than willing to provide any additional information, clarification and/or justification that the Council may require during the progression of this Application in order to hopefully assist with a positive determination in this case.
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DESIGN AND ACCESS STATEMENT

In respect of the Design & Access Statement, we set out below the relevant factors:

Design & Access Statement

Amount

The Proposed Development proposes demolition of existing static amenity cabin, change of use & alterations to existing amenity building to create wardens' accommodation, and small-scale extension as shown on the accompanying plans, to provide guest amenity space.

Scale, Design and Appearance

The Proposed Development will not affect the scale, design or appearance of the Site and its surroundings. The Site is in keeping with all of the other development within the vicinity of the Site. Furthermore, the changes proposed will ensure that the Proposed Development will have a positive impact on Green Belt owing to an improvement in the appearance on the Site and overall openness.

Layout

The internal layout of the Proposed Development will include space for residential occupation by the warden and additional amenity space for guests of the fishing and glamping site.

Access

The Site's access will remain as existing as shown on the plans submitted in support of this Application.

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