

# Design and Planning Statement

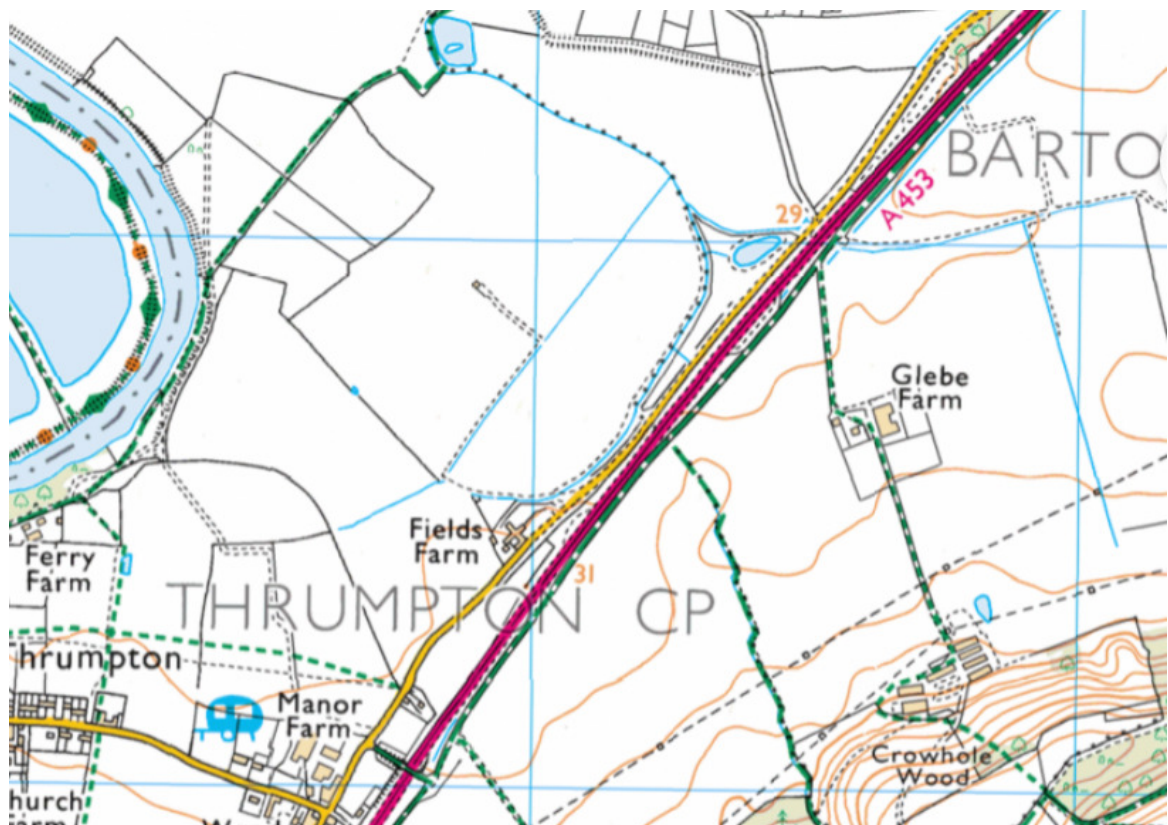
To accompany application for planning approval for the Construction of domestic extensions at:

Fields Farm  
Barton Lane  
Thrumpton

Submitted to Rushcliffe Borough Council  
November 2023

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## Context-Local Area



The application site is within the ward of Gotham but within the conservation area of Thrumpton;  
The LPA is Rushcliffe Borough Council.

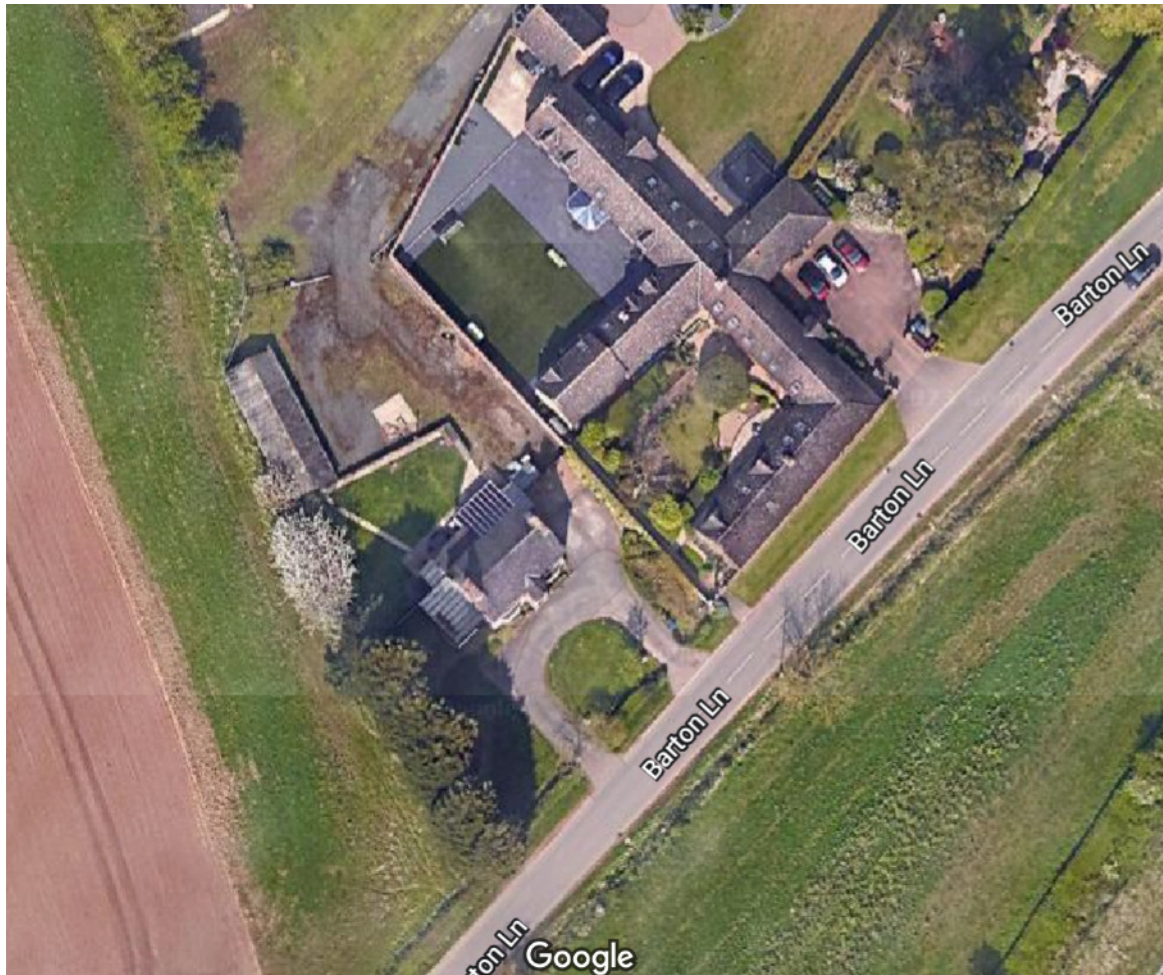
## Context -Site



### Site Location plan

The immediate context of the site is located on Barton Lane Thrumpton

The existing site is a residential property known as Fields Farn house; its location is adjacent to Canterbury House on Barton Lane it lies east of the main A453 Remembrance Way.



Fields Farm is part of a group of residential dwellings located on Barton Lane, the group of buildings is outside of the village of Thrumpton but is inside the Thrumpton Conservation area.

The application is based upon the principle of the removal of various extensions and outbuildings that have been added ad-hoc to the existing property. The main house would then be extended by two stories at the sides and a single-story rear extension.



The immediate environment is a group of residential dwellings, the adjacent Canterbury House having been developed some time ago.

The proposal site has some mature trees to the western boundary and low hedges to the Barton Lane boundary, the boundary to Canterbury house is a high brick wall.

The site is known to be in a flood risk area, flood zone 2, a flood risk assessment is therefore included with this application. The Site is within the Thrumpton Conservation area a Heritage statement has therefore been included with this application.

The area is not known to be in a coalfield referral area, a coal risk assessment has therefore not been submitted.



## **Design Statement**

### **Amount**

This application seeks approval for the removal of various extensions and outbuildings to the property and the construction of two-story side extensions and a single-story rear extension and the construction of a linked single-story garage.

### **Layout**

The proposals are for the removal of detached outbuildings and garages and the construction of a two-story side and single-story rear extensions.

### **Scale**

The scale of the proposal is two story side and single-story rear extensions.

### **Landscaping**

No specific landscaping proposals are envisaged as the proposed garage will be sited adjacent to the front hard landscaped area of the house and adjacent to the main dwelling.

The rear yard/garden area will remain as formal garden.

### **Appearance**

The proposals are of traditional construction.

The proposals feature the use of a pitched roof and stock brickwork, render, the brickwork and roof tile to match the existing brickwork and tiles of the existing dwelling. The exact specification to be agreed with the LPA.

### **Appraisal of Context**

The context of the development is within a small group of buildings adjacent Barton Lane.

These buildings are a mixture of building materials; however, the predominant building materials are brick walls and pitched tiled roofs.

The proposed access to the development is off Barton Lane adjacent to the existing two-story residential dwelling.

### **Use**

The proposed use for the building is a residential extension to the existing residential dwelling.

## Planning Statement

### Planning History

Property Address-003040001154 | Fields Farm Barton Lane Thrumpton Nottinghamshire NG11 0AU

Address Property History (1) Constraints (5) Map

UPRN: 003040001154

Full Address: Fields Farm Barton Lane Thrumpton Nottinghamshire NG11 0AU

Property Description: Fields Farm

Street: Barton Lane

Town: Thrumpton

Postcode: NG11 0AU

Ward: Gotham

Parish: Thrumpton

Planning – Enforcement Details

93/00277/OTHER | caravans and lorries have returned to field | Fields Farm Barton Lane Thrumpton Nottingham Notts NG11 0AU

Reference: 93/00277/OTHER

Alternative Reference: Not Available

Address: Fields Farm Barton Lane Thrumpton Nottingham Notts NG11 0AU

Status: Case Closed

Type: Other

Decision: Not Available

Decision Reason: Not Available

Close Reason: Historical Case Closed

Parish: Thrumpton

Ward: Not Available

Case Officer: Not Available

How Complaint Received: Telephone

Nature of Complaint: caravans and lorries have returned to field

### Planning Policy Framework

#### Policy Context

In Rushcliffe, the Development Plan currently consists of the Rushcliffe Local Plan Part 1: Core Strategy (referred to herein as the 'Core Strategy') and The Rushcliffe Local Plan Part 2: Land & Planning Policies (referred to herein as the 'Local Plan Part 2').

In addition to the above Development Plan, Planning Applications should also have regard to the National Planning Policy Framework (2021) and National Planning Practice Guidance, which are material considerations in any determination.

The Core Strategy Part 1 Local Plan was adopted in September 2014. The policies within this document are strategic in nature, seeking to ensure that development takes place in the right places and is sustainable, whereas in relation to this proposal the policies of most relevance are contained within the Rushcliffe Local Planning Document Part 2 Local Plan, which was adopted October 2019.

Due to the site's location within the Green Belt, the National Planning Policy Framework (NPPF) is also a key material consideration as is the Rushcliffe Residential Design Guide.

#### Rushcliffe Local Plan Part 1: Core Strategy

Policy 1 of the Core Strategy reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework, whilst Policy 4 "Nottingham-Derby Green Belt" identifies and confirms the principle of the Green Belt.

Policy 10 states that development needs to ensure it does not have negative impacts in terms of neighbouring amenity; massing, scale, and proportion; proposed materials, architectural style and detailing.

#### Local Plan Part 2: Land and Planning Policies

Policy 1 sets out the development requirements for new development. It states that planning permission for new development, changes of use, conversions or extensions will be granted provided that, where relevant, the following criteria are met:

- i. there is no significant adverse effect upon the amenity, particularly residential amenity of adjoining properties or the surrounding area, by reason of the type and levels of activity on the site, or traffic generated;
- ii. a suitable means of access can be provided to the development without detriment to the amenity of adjacent properties or highway safety and the provision of parking is in accordance with advice provided by the Highways Authority;
- iii. sufficient space is provided within the site to accommodate the proposal together with ancillary amenity and circulation space;
- iv. the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area. It should not lead to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy;
- v. noise attenuation is achieved, and light pollution is minimised.
- vi. there is no significant adverse effects on important wildlife interests and where possible, the application demonstrates net gains in biodiversity;
- vii. there are no significant adverse effects on landscape character.
- viii. the amenity of occupiers or users of the proposed development would not be detrimentally affected by existing nearby uses.
- ix. there is no significant adverse effect on any historic sites and their settings including listed buildings, buildings of local interest, conservation areas, scheduled ancient monuments, and historic parks and gardens;
- x. it can be demonstrated that wherever possible, development is designed to minimise the opportunities for criminal activities;
- xi. the use of appropriate renewable energy technologies will be encouraged within new development and the design, layout and materials of the proposal should promote a high degree of energy efficiency; and
- xii. development should have regard to the best and most versatile agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance as far as possible.



Further, Policy 21 states that the boundaries of the Green Belt in Rushcliffe are defined on the Policies Map and that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework.

#### National Planning Policy

The National Planning Policy Framework (NPPF) set out the Government's national policies on different aspects of spatial planning in England. The NPPF was most recently revised in July 2021 and this document sets out the Government's national policies on different aspects of spatial planning in England, including design.

Paragraph 8 sets out the three dimensions of sustainable development, being environmental, social, and economic.

Paragraph 11 sets out the presumption in favour of sustainable development and states that decisions should apply a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 56 states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

Paragraph 80 stated that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply, including c) the development would re-use redundant or disused buildings and enhance its immediate setting.

Paragraph 137 stresses that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. As set out in paragraph 138 Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The NPPF sets out policies for proposals affecting the Green Belt. Paragraph 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include a) buildings for agriculture and forestry; 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.

Furthermore, paragraph 150 sets out that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.

## **Appraisal**

The NPPF states a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

However, it also states that some development isn't inappropriate in the greenbelt and that these exceptions are:

- a) buildings for agriculture and forestry.
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages.
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

This proposal is for the removal of several unsightly ad-hoc extensions that have been added to the existing building and adjacent outbuildings.

The removal of these unsightly extensions that will have been constructed over the years allows the property to be extended using a more sympathetic approach to the building's location within the Thrumpton conservation area.

The proposed extensions will ensure that the building will remain of a similar proportion to its original construction/form.

The proposals will remove the unsightly collection of outbuildings and extensions and concentrate development within one form of construction using materials sympathetic to the conservation area setting.

The proposals will therefore not cause substantial harm to the openness of the Green Belt

The proposal would not be disproportionate to the existing dwellings or similar properties within its vicinity.

The removal of outbuildings and the proposed siting of the adjacent garage and the height of the proposals ensure that it would not cause substantial harm to the openness of the green belt at its proposed location.

Overall, the proposal will not have a significant adverse effect upon the residential amenity of any adjacent property or the existing dwelling, in accordance with Core Strategy Policy 10 and Local Plan Policy 1.

In these respects, the proposal is in accordance with both national and local planning policy.

#### AREAS CALCULATION

EXISTING GROUND = 143 + 81 (garage) = 224m<sup>2</sup>

EXISTING FIRST = 72m<sup>2</sup>

EXISTING LOFT= 63m<sup>2</sup>

PROPOSED GROUND = 147 + 43(garage) = 190m<sup>2</sup>

PROPOSED FIRST = 106m<sup>2</sup>

PROPOSED LOFT = 72m<sup>2</sup>

The total floor space of the existing property is 359M<sup>2</sup>, or 278m<sup>2</sup> excluding the existing garage.

The total floor space of the proposal is 368M<sup>2</sup>, or 325m<sup>2</sup> excluding the proposed garage.

The proposals therefore represent an increase in floor space of the dwelling by

EXISTING = 100% , PROPOSED = 103%

Or excluding the garage provision

EXISTING = 100% , PROPOSED = 117%