

COMBINED PLANNING POLICY STATEMENT AND GREEN BELT ASSESSMENT

ALTERATIONS AND EXTENSIONS TO EXISTING PROPERTY

RELATING TO REDMAYS OFF REDMAYS DRIVE, BULCOTE

Prepared by

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1. Introduction

- 1.1 This Statement is submitted to Newark and Sherwood District Council (the “**Council**”) in support of an application for full planning permission (the “**Application**”) for alterations and extensions to existing property (known as Redmays) (the “**Proposed Development**”) at Redmays on land off Redmays Drive, Bulcote on the location shown edged in red on the enclosed Site Location Plan (the “**Site**”). The Application is made on behalf of Mrs Angela Camplin (the “**Applicant**”). The Proposed Development is noted as ‘Redmays’ within the supporting plans and documentation.
- 1.2 This Statement intends to demonstrate that the Proposed Development the subject of the Application is acceptable in planning terms and complies with the development plan framework as set out further below.

2. Site description

- 2.1 The Application relates to the Site as shown edged in red on the Site Location Plan submitted in support of this Application. The Site comprises the existing dwelling known as Redmays.
- 2.2 The Site is located within the Nottingham Derby Green Belt as well as the designated Conservation Area of Bulcote. There are listed buildings in proximity to the Site, including the Grade II listed The Lodge to the north east and the Grade II listed Oaklands to the south east.
- 2.3 There are a number of trees protected by a Preservation Order to the north eastern boundary of the Site.
- 2.4 According to the Environment Agency maps, the Site falls within Flood Zone 1.
- 2.5 The vehicular access to the Site will be served off Nottingham Road which will be exclusively used for access to/from the Site, which is one of the two current vehicle accesses associated with Redmays.

3. Relevant planning history

- 3.1. The Applicant sought two sets of pre-application advice from the Council prior to submission of this Application (references: PREAPP/00080/23 and PREAPP/00144/23). In the first application, the Council advised that “*Whilst the replacement of the existing dwelling would potentially be acceptable in principle, this would only be the case provided that it was not materially larger than the existing*”. Furthermore, in the second pre-application response, the Council advised that “*Subject to precise details which would allow a thorough assessment of volume increases etc. [the Council] consider that the alterations and extensions to the existing dwelling could be considered as proportionate additions and therefore acceptable in principle*”. Indeed, what is proposed in this Application takes into account the advice provided by the Council and should hopefully be considered acceptable development as the extensions and alterations ensure that the updated dwelling is not materially larger than its current size.
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3 Description of the Proposed Development

3.1 The Proposed Development is shown on the following plans submitted in support of the Application:

- 3.1.1 Site Location Plan;
- 3.1.2 Block Plan;
- 3.1.3 Proposed Site Plan;
- 3.1.4 Existing Site Plan;
- 3.1.5 Axonometrics;
- 3.1.6 Existing floor plans and elevations; and
- 3.1.7 Proposed floor plans and elevations.

3.2 In addition to the plans, the documents that are to be assessed as part of this Application include:

- 3.2.1. This Planning Policy Statement and Green Belt Assessment prepared by Grace Machin;
- 3.2.2. Design, Access & Heritage Statement prepared by Reform Architecture & Interior Design Ltd;
- 3.2.3. Tree Survey prepared by AWA; and
- 3.2.4. Ecological Walkover Survey prepared by FPCR.

3.3 The Proposed Development is summarised in detail within the accompanying Design, Access & Heritage Assessment and comprises the conversion of the garage/stables building to form part of the annexe unit. The annexe will be linked to the host dwelling by way of a modest extension, in the same form as the existing buildings. The link will form the new entrance and hallway to the annexe. There will be single-storey extensions to the east of west sides of the main house (Redmays).

4 The relevant provisions of the Local Plan and the Framework in the context of the Application

4.1. In our assessment, the relevant planning policy framework in the context of this Application includes:

The Development Plan

Bulcote Neighbourhood Plan 2021

NPP 1 – Sustainable Development and the Built Form of Bulcote Village

NPP 2 - Protecting the Landscape Character of Bulcote Parish and Enhancing Biodiversity

NPP 3 - Importance of Energy Efficiency and High-Quality Design

NPP 5 - Protecting or Enhancing Heritage Assets

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 3 – Rural Areas

Spatial Policy 4A – Extent of the Green Belt
Spatial Policy 4B– Green Belt Development
Spatial Policy 7 - Sustainable Transport
Core Policy 3 – Housing Mix, Type and Density
Core Policy 9 -Sustainable Design
Core Policy 12 – Biodiversity and Green Infrastructure Core
Policy 13 – Landscape Character
Core Policy 14 – Historic Environment

Allocations & Development Management DPD

DM5 – Design
DM7 – Biodiversity and Green Infrastructure
DM9 – Protecting and Enhancing the Historic Environment

Other Material Planning Considerations

National Planning Policy Framework Adopted (2023) (the “NPPF”)
Planning Practice Guidance (online resource)
NSDC Parking Standards and Design Guide SPD (2021)
NSDC Landscape Character Assessment SPD (2013)
Householder Development SPD
Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.2 The NPPF 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 NPPF 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 Allocations and Development Management DPD.
- 4.3 The Site is located within the Nottingham Derby Green Belt pursuant to the Newark & Sherwood Local Development Framework Policies Map. It also forms part of the built form of the Bulcote Parish pursuant to the Neighbourhood Plan. Policy NPP 1 of the Neighbourhood Plan states that development in the Green Belt should be consistent with Spatial Policy 4B of the Amended Core Strategy and relevant content within the NPPF.
- 4.4 Spatial Policy 4B states that consideration should be given to the policy requirements set out in the NPPF. The NPPF provides that the development within the Green Belt is deemed as inappropriate save for a limited number of exceptions, as listed in paragraph 149 of the NPPF, one of which includes extension or alteration to an existing building, provided that it does not result in disproportionate additions over and above the size of the original building (paragraph 149 (c)).
- 4.5 In respect of openness on the Green Belt, Paragraph 137 of the Framework states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently
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open. It identifies openness as an essential characteristic of the Green Belt. There is no definition of 'openness' in the Framework, although it is commonly taken to mean the absence of built or otherwise urbanising development. An assessment of openness requires a consideration of the scale of the development, its locational context and both its spatial and visual implications.

- 4.6 The Site comprises existing built form of the village, as confirmed within the Neighbourhood Plan and reflected within the Council's pre-application advice. The Proposed Development will comprise the same nature of development as presently exists within this location i.e. residential. The Proposed Development would continue to be positioned in an existing built-up area and would therefore not significantly reduce the spatial openness of the area.
- 4.7 It is not considered that the Proposed Development is of such a scale and size that it would cause harm to openness. Such impact is limited given that matters relating to appearance, landscaping and layout and scale show that it will reflect the appearance and character of the existing dwelling and is considered to be a proportionate addition to that existing building.
- 4.8 The Site is enclosed by boundary vegetation and trees, which provide limitations to view into the Site. The presence of the Proposed Development, owing to its limited form, orientation and size (including it being single-storey), would ensure that there would be no greater visual impact on the area than the existing built form in this location. The Proposed Development would be sufficiently screened by the boundary vegetation within the Site. Therefore, there would not be a significant adverse effect on the visual openness of the Site. In the context of the minimal development proposed, it would result in a loss of a very small parcel of overall Green Belt within this location and it would not result in a significant loss of openness both visually and spatially and therefore not cause significant harm to the Green Belt. The Proposed Development would be in keeping with the objectives of the NPPF.
- 4.9 The Proposed Development is appropriate in scale, design and footprint, as detailed within the Design, Access & Heritage Statement. The overall increase in Gross Internal Area represents an increase in 26% and a 30% increase in Gross Building Footprint. When taken cumulatively, the combined extensions and alterations are considered to be proportionate additions to the host dwelling and therefore acceptable in principle.
- 4.10 Furthermore, what is proposed are sensitively designed alterations and additions which would not harm the setting of the listed buildings within the proximity of the Site or on the character or appearance of the Conservation Area. Given it is single storey, there is no significant impact on the character and appearance of the Conservation Area or harm the setting of the adjacent listed building. Whilst the Conservation Officer didn't have elevations at the time they considered the second pre-application enquiry, this conclusion does reflect the Conservation Officer's comments. Furthermore, the Conservation Officer noted that it is unlikely that the annexe will have an impact on the character and appearance of the Conservation Area because it is located close to existing development along Redmays Drive. Accordingly, the Proposed Development complies with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 9, Policy DM5 and Policy NPP2. The Proposed Development is of a high standard of sustainable design, visually attractive and the local distinctiveness (including the existing host dwelling – Redmays) is reflected in its scale, form, mass, layout, design and materials which ensures that the heritage assets in this location are protected, including their setting.
- 4.11 In relation to parking and access, vehicular access is proposed from Nottingham Road which will be retained exclusively for the Proposed Development/existing Redmays host dwelling.
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Pursuant to the Council's SPD, the Proposed Development/host dwelling provides space for at least three vehicles and space for three cycles. Taking these factors into account, the Proposed Development will not create vehicular traffic or parking problems, would facilitate the provision of safe access to/from the Site and appropriate parking provision is provided to ensure that there is no detrimental impact upon highways safety. As such, the Proposed Development complies with Spatial Policy 7 of the Core Strategy and Policy DM5 of the DPD.

- 4.12 The Proposed Development is single-storey only which limits the potential for harmful overbearing impacts, as confirmed by the Council within the second pre-application advice response. Furthermore, there are sufficient separation distances and window placements between 'Bens Cottage' (which is the subject of a separate planning application for a single infill dwelling) and the Proposed Development to ensure that there would be no unacceptable reduction in amenity, including overbearing impacts or loss of privacy upon neighbouring development. The Proposed Development is therefore considered to comply with Policy DM5 of the DPD.
- 4.13 This Application is submitted with a Tree Survey to demonstrate that there is sufficient appropriate protection of the tree specimens within the Site, notwithstanding the Proposed Development. The existing trees positioned towards the boundary of the Site will remain unaffected. Accordingly, the Proposed Development complies with the local and national planning policy framework in this respect.

5. Conclusion

- 5.1 The Proposed Development is considered acceptable in principle in the context that comprises proportionate extensions and alterations to the existing dwelling (being well below 50% of the host dwelling). The Application reflects the Council's pre-application advice and it is considered that the Proposed Development would not result in harm to the Conservation Area, listed buildings, or Green Belt given its proposed design, form and scale and on the basis that there are no concerns on highways or amenity grounds. As such, the Proposed Development is considered compliant with the local development framework and the NPPF. Therefore, it is suggested that planning permission should be granted for the Proposed Development, subject to appropriate conditions.
- 5.2 Should the Council require any further information from the Applicant is happy to assist as required.
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