

# Planning Statement

including integrated

# Design and Access Statement

Submitted in support of:

Full planning application to erect 1no. dwelling and detached garage following demolition of storage building.

**Land rear of 112 High Street  
Collingham  
Newark**



This Planning Statement has been produced by Fytche-Taylor planning Ltd to support a full planning application to erect 1no. dwelling and detached garage following demolition of storage building at land rear of 112 High Street, Collingham, Newark.

Project:	Land rear of 112 High Street, Collingham, Newark. Erection of 1no dwelling and detached garage following demolition of storage building.		
Client:	Mr J Bailey		
Issue Date:	November 2023	Revision:	A
Job Ref:	407/COL/1507		
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# 1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Fytche-Taylor Planning Ltd in support of a full planning application submitted to Newark & Sherwood District Council for a proposed development to erect 1no. dwelling and detached garage including demolition of an existing storage building at Land rear of 112 High Street, Collingham, Newark.
- 1.2 The application site consists of approximately 0.1 hectares located to the rear of 112 High Street and is accessed off a driveway which also serves the rear of 112 High Street and 112A High Street. The site hosts an existing storage building in a state of disrepair and sits on a large footprint. The site is also within Collingham Conservation Area.
- 1.3 The purpose of this document is to present an overview of the development proposal and to describe how the material planning considerations relevant to this planning application have influenced the scheme thus far to ensure policy compliance.
- 1.4 This application is supported by plans and reports detailed within the table below.

Document	Author
Plans and drawings	Fytche-Taylor Planning Ltd
Heritage Assessment	Fytche-Taylor Planning Ltd
Bat Survey	FTP Ltd/C.B.E. Consulting Ltd

## 2.0 DEVELOPMENT OVERVIEW

- 2.1 This full planning application seeks permission from Newark & Sherwood District Council ('the LPA') to erect 1no. dwelling and detached garage following the demolition of the existing storage building.

### Existing Site

- 2.2 The application site consists of approximately 0.1 hectares located to the rear of 112 High Street within the village of Collingham.
- 2.3 The site is accessed from a driveway off High Street which also serves the rear of 112 High Street and 112A High Street.
- 2.4 Currently the site hosts an existing storage building with domed corrugated roof showing clear signs of structural failure and contains asbestos cladding which sits on a large footprint. To the rear of the building is a yard area and to the north is the dwelling granted under application 19/00755/FUL (The Granary Barn, 112A High Street).

### Site Location Plan



Site Location Plan (1:500)

Not produced here to scale.

- 2.5 The site is located within a residential area and is surrounded by residential properties to the north, south and west.
- 2.6 To the east lies paddock land and hardstanding from a previous commercial enterprise and had been historically used by William Bailey feed supplies as

a storage and distribution centre for animal feed products. Land to the east of the site is also defined as the Collingham Main Open Area.

- 2.7 The site lies within Collingham Conservation Area, specifically the High Street Character Area as defined within the Collingham Conservation Area Appraisal 2006.

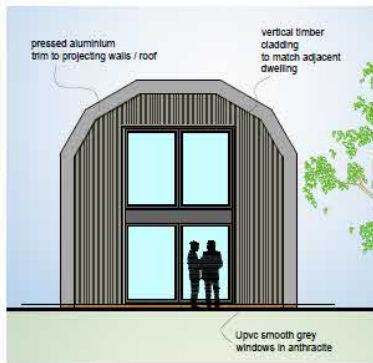
## The Proposed Development

- 2.8 The proposed development consists of the erection of 1 no. dwelling and detached garage for a self-build project.
- 2.9 The proposed dwelling is detached, keeping the domed appearance from the building that is to be demolished and contains rooms in the roofspace.
- 2.10 It hosts 4no. bedrooms, 1no. with ensuite and a bathroom within the roofspace. The ground floor accommodation consists of an open plan kitchen/dining/family room, lounge, utility and w.c.
- 2.11 The proposed dwelling measures c6.3m in total height. The footprint of the ground floor measures c6.6m width x c21.6m length. The rooms in roofspace footprint measures c6.6m width x c17m length.
- 2.12 The proposed detached garage to the rear measures c.5m in total height. The footprint measures c.6.6m width x c6.6m length.
- 2.13 The proposed materials include pressed aluminium trim to projecting walls/roof, vertical timber cladding and facing brick to match the adjacent dwelling.

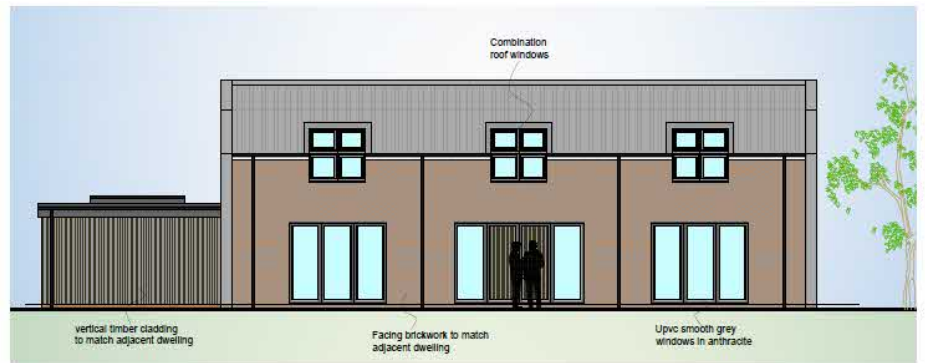
Proposed Site Plan



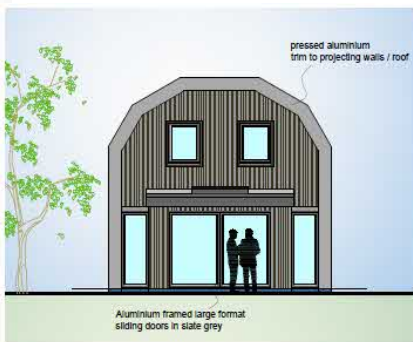
## Proposed Elevations



Proposed West Elevation (1:100)



Proposed North Elevation (1:100)



Proposed East Elevation (1:100)



Proposed South Elevation (1:100)

## Site photos

2.13 The following photos show the current site and its boundaries.

















## 3.0 SITE LOCATION | AREA CONTEXT

3.1 Collingham is a village and civil parish in Nottinghamshire, England.

3.2 Collingham is on the River Trent and the A1133 main road, just off the A46, 6 miles (9.7 km) from Newark on Trent, 15 miles (24.1km) from Lincoln and 28 miles (45.1km) from Nottingham.

3.3 Collingham is close to the old Roman Fort at Brough and there have been several local finds of Roman coins, jewellery and villa remains. It lies close to the Fosse Way on its way to Lincoln. The village name suggests a fairly early Saxon foundation, preceding the occupation of eastern England by the Danes and it is naturally mentioned in the Domesday Book. It is thought that the Great North Road crossed the Trent here before Newark was founded; prior to the river's change of channel westwards it ran close to the village and was the cause of much flooding. Many of the other villages close by have names which suggest that they were later daughter settlements. It possessed two churches in North and South Collingham from before the Norman conquest. The parishes extended from the river floodplain onto the uncultivated moorland on the higher ground between Trent and Witham, allowing for good grazing and meadowland throughout the year.

3.4 In the 19th century Collingham was fairly self-sufficient with its own watchmaker, shoemakers, blacksmiths, dressmakers, schools, grocers and carriers. There were many local societies and the Nonconformist churches had their own congregations. At one point there was considerable enmity between the vicar of North Collingham and the rector of South Collingham with many disputes about the schools in the village. There are a large number of listed buildings in the village, from the c16 through to the c19, and the village is highly valued as a place to live and commute from.

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- 3.6 Local amenities include the Co-op and One-Stop convenience stores, butcher's, general store, newsagent and post office. There is a medical centre/dentist/pharmacy complex which serves much of the surrounding area, plus a library in the same building.
- 3.7 There are some sporting facilities in Collingham, notably Collingham F.C. and Collingham Cricket Club. There are also facilities for tennis, bowling and croquet while the nearby River Trent seems very popular with anglers.
- 3.8 Collingham is readily accessible by both road and rail, being very close to the A46 and 5.5 miles from the A1/A46 junction at Newark-on-Trent. Collingham is served by the Nottingham-Lincoln railway line used by East Midlands Trains, which passes close to the east side of the village, where there is the station, and you can reach most parts of the Midlands. There is an East Coast station at Newark Northgate from which London can be reached as well as all locations on the East Coast Main Line. A bus service to Newark operates on an irregular basis, with two daily buses running to Lincoln on a daily basis.



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## 4.0 KEY PLANNING CONSIDERATIONS

### Planning Policy

- 4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Here, the Development Plan comprises the provisions of the Newark and Sherwood Amended Core Strategy (adopted 2019) and the Allocations and Development Management DPD (Adopted 2013).

### Development Plan

#### NSDC Amended Core Strategy – Adopted 2019 (CS)

- 4.2 Relevant policies of the CS include:
- Spatial Policy 1: Settlement Hierarchy
  - Spatial Policy 2: Spatial Distribution of Growth
  - 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 14: Historic Environment

<https://www.newark-sherwooddc.gov.uk/amendedcorestrategy/>

#### NSDC Allocations and Development Management DPD Adopted 2013 (DPD)

- 4.3 Relevant policies of the DPD include:
- Policy DM1: Development within Settlements Central to Delivering the Spatial Strategy
  - Policy DM5: Design
  - Policy DM7: Biodiversity and Green Infrastructure
  - Policy DM9: Protecting and Enhancing the Historic Environment
  - Policy DM12: Presumption in Favour of Sustainable Development

<https://www.newark-sherwooddc.gov.uk/adm/>

- 4.4 The most recent iteration of the NPPF was published in September 2023. Paragraph 219 states:

*"Existing [development plan] policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*

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## Draft Local Plan / Neighbourhood Plan (Material Consideration)

- 4.5 NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:
- (a) *the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
  - (b) *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
  - (c) *the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

4.6 [Second Publication Allocations & Development Management DPD \(AADMDPD\)](#)

- 4.7 The second AADMDPD is now at regulation 19 stage and Newark and Sherwood District Council sought representations on the second publication AADMDPD between 25<sup>th</sup> September to 6<sup>th</sup> November 2023.  
<https://www.newark-sherwooddc.gov.uk/media/nsdc-redesign/documents-and-images/your-council/planning-policy/local-development-framework/amended-allocations-and-development-management-dpd/2nd-Publication-AADMDPD---being-printed.pdf>

- 4.8 The AADMDPD carries some weight.

## National Policy & Guidance (Material Consideration)

### [National Planning Policy Framework \(NPPF\)](#)

- 4.9 The NPPF sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.
- 4.10 The most recent iteration of the NPPF was published in September 2023. Relevant chapters of the NPPF include:
- Chapter 5: Delivering a sufficient supply of homes
  - Chapter 9: Promoting sustainable transport
  - Chapter 11: Making effective use of land
  - Chapter 12: Achieving well-designed places

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Chapter 14: Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance –  
*National Planning Practice Guidance*  
*National Design Guide (2019)*  
*National Design Code 2021*

### Other Guidance

- 4.11 Relevant other guidance includes:  
Collingham Conservation Area Appraisal (CCAA)  
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

### Planning History

- 4.10 A full planning history search of the site has been undertaken in preparing this planning application:

12/01581/OUTM – Outline application with access, layout and scale to be considered incorporating the demolition of the existing built structures and the erection of 10 dwellings together with associated access road. Application withdrawn.

The following history is for the adjacent dwelling which would share a drive with the application site:

18/01863/FUL – Erection of dwelling. Refused 21/01/2019.

19/00755/FUL – Erection of dwelling (Re-submission of 18/01863/FUL. Granted 07/06/2019.

20/00191/NMA – Application for a non-material amendment to 19/00755/FUL to allow garage to be constructed from brickwork rather than part cladded. Permitted 07/02/2020.

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## 5.0 ASSESSMENT

5.1 The following section provides an assessment of the main planning considerations relevant to the proposed development.

5.2 The main considerations relevant to the proposed development are:

- Principle of Development
  - o Self-build Proposal
- Heritage Impacts
- Design and Residential Amenity
- Highway Safety and Access Impacts
- Ecology

### Principle of Development

5.3 The strategic approach to growth set out in the Core Strategy is built around the core principles outline in the NPPF at paragraph 11, in establishing a firm commitment to delivering sustainable development and to support the Government's objective of significantly boosting the supply of homes.

5.4 In seeking to meet the District's Objectively Assessed Housing Need (OAN), the District Council must plan for a minimum of 9,080 dwellings over the Plan period.

5.5 The Core Strategy Strategic Objectives require the Plan to manage the release of land for new housing, employment and other necessary development to the meet the needs of the District to 2033 and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.

5.6 The District Council has identified the settlements which will help deliver sustainable development in the District. These are identified in the settlement hierarchy which is the organising basis for development and service provision within the District.

5.7 Following a review of settlements and service provision in the District the CS identifies three complementary settlement roles which will be central to the delivery of the District's Spatial Strategy; these are:

- Sub-Regional Centre
- Service Centre
- Principal Village

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- 5.8 The site is located within the main built-up area of Collingham. Collingham is defined in the DPD and the CS as a Principal Village. A Principal Village is defined in Spatial Policy 1 where there are a good range of facilities which meet the day to day local needs to support further housing.
- 5.9 Therefore, the siting of residential development within a sustainable settlement and Principal Village is acceptable as a matter of principle and would be in accordance with Spatial Policy 1.
- 5.10 NPPF paragraph 48 states that Local planning authorities may give weight to relevant policies in emerging plans according to:
- (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
  - (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
  - (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*
- 5.11 The second publication AADMDPD is now at regulation 19 stage and carries some weight.
- 5.12 This does not alter the principle of the dwelling and Collingham is still a Principal Village within this AADMDPD.
- Self-Build Proposal
- 5.13 The proposed dwelling is intended for the purposes of self-build.
- 5.14 The legal definition of self-build and custom house building in the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) is outlined below:
- “self-build and custom housebuilding” means the building or completion by— (a) individuals, (b) associations of individuals, or (c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals”.*
- 5.15 Core Policy 3 of the CS encourages custom and self-build homes and states that *“The District Council will support proposals for self-build and custom*

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*build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other relevant development plan policies.”*

- 5.16 Cole Policy 3 is consistent with paragraph 62 of the NPPF which establishes support for self-build proposals - *“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes”* (emphasis added).
- 5.17 Overall, the proposed development for a self-build dwelling is supported by the development plan, in particular Core Policy 3 and the provisions of the NPPF.

### Heritage Impacts

- 5.18 The application site lies within the Collingham Conservation Area and the CCAA identifies the site specifically within the High Street Character Area.
- 5.19 High Street is now the main road in Collingham, although historically the title belonged to Low Street.
- 5.20 The CCAA states that High Street is now the main north-south route through the village and is also the route of the busy A1133. As the road remains relatively narrow throughout, the effect that traffic has on its visual character is quite marked and both through traffic and parked vehicles dominate the High Street at various locations, giving it a busy, noisy, and conflicting character.
- 5.21 High Street is home now to mostly residential properties, although there are a few shops, and several buildings retain former shopfronts which hint at the extent of the historic commercial significance of this street.
- 5.22 The buildings on High Street are the usual mix of ages, styles, and plan forms, with the older buildings usually sitting gable end onto the road with later Georgian, Victorian and Edwardian villas, which tend to sit just back from the street front.
- 5.23 Overall, buildings tend to be closer together on High Street than on Low Street, giving a far more congested feeling to the built form here. Gaps

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between buildings give glimpses through to rear ranges of buildings, underlying the feeling of a denser urban form.

- 5.24 Section 66 of the Planning (Listed Building & Conservation Areas) Act 1990 places a legislative requirement that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.25 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.26 Core Policy 14 states that Newark & Sherwood has a rich and distinctive historic environment, and the District Council will work with partners and developers in order to secure:
- *The continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy.*
- 5.27 A Heritage Assessment dated October 2023 (Ref: 406/COL/1507/HA), has been provided and should be read alongside this document.
- 5.28 The findings of the Heritage Assessment explain that the value of this site in the context of the Conservation Area and impact to the setting of Listed Buildings.
- 5.29 The proposed design has been informed from the outset by the heritage setting of the site.
- 5.30 The proposed design offers an exceptional and sensitive design that sits well in and preserves the heritage setting of Collingham. The proposal provides a bespoke energy efficient dwelling which maintains traditional form and detailing.
- 5.31 The proposal also includes the removal of the existing storage building, and replacement with a dwelling which has similar characteristics of the storage building. The removal of this structure and its replacement would be an enhancement to the character and appearance of the area.

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- 5.32 The proposed development will conserve the features that contribute positively to the area's special character and the design retains and reinforces local distinctiveness with reference to height, massing, scale, form and materials.
- 5.33 Due to the largely concealed presence of the site, the potential impact on the character and appearance of the Conservation Area will be limited. Similarly, the intervisibility between the site and Aberdeen House and Vine Farm House is limited and as such the potential impact on the setting of the Listed buildings is negligible.
- 5.34 Overall, the character and appearance of the Collingham Conservation Area will be preserved.
- 5.35 The proposal therefore accords with Core Policy 14 of the CS, Policy DM9 of the DPD, the local heritage guidance within the Collingham Conservation Area Appraisal the statutory duties contained within Section 66 and 72 of the Planning (Listed Building & Conservation Areas) act 1990.

### Design and Residential Amenity

- 5.36 The NPPF is clear that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 132 of the NPPF states that design quality "*should be considered throughout the evolution and assessment of individual proposals*".
- 5.37 Core Policy 9 states that the District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District.
- 5.38 Specifically new development should demonstrate an effective and efficient use of land that, where appropriate promotes the re-use of previously developed land and that optimises site potential at a level suitable to local character.
- 5.39 Policy DM5 states that all proposals for new development shall be assessed against the following criteria:



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1. Access – Provision should be made for safe and inclusive access to new development. Where practicable, this should make use of the Green Infrastructure and as many alternative modes of transport as possible.
  2. Parking – Parking provision for vehicles and cycles should be based on the scale and specific location of the development. Development resulting in the loss of parking provision will require justification.
  3. Amenity – The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.

5.40 Design considerations are set out within Core Policy 9 and policy DM5 which follow the principles of the National Design Guide.

5.41 It is these design principles that have informed our design approach for the site.

5.42 The proposed dwelling is detached, keeping the domed appearance from the building that is to be demolished and contains rooms in the roofspace.

5.43 It hosts 4no. bedrooms, 1no. with ensuite and bathroom within the roofspace. The ground floor accommodation consists of an open plan kitchen/dining/family room, lounge, utility and w.c.

5.44 The proposed dwelling measures c.6.3m in total height. The footprint of the ground floor measures c.6.6m width x c.21.6m length. The rooms in roofspace footprint measures c.6.6m width x c.17m length.

5.45 The detached garage to the rear measures c.5m in total height. The footprint measures c.6.6m width x c.6.6m length. The garage is of simple construction with a pitched roof.

5.46 The proposed materials include pressed aluminium trim to projecting walls/roof, vertical timber cladding and facing brick to match the adjacent dwelling.

5.47 The amount of development proposed would make effective use of the land available but not result in an overly dense developed form.

5.48 The scheme demonstrates an exceptionally high design quality. This is borne out of rigorous design development, a site-specific approach and a sensitive use of materials.

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- 5.49 Overall, it is considered that the proposed dwelling would achieve the high design aspirations of the NPPF. The proposed design provides a dwelling which is commensurate to the scale, form and appearance of surrounding and provides a scheme that will enhance the site. The proposal therefore would comply with Core Policy 9 of the CS and policy DM5 of the DPD.
- 5.50 The site has residential development on three sides, with properties to the north (112A High Street), south (110 High Street), west (112 High Street) and northwest (114 High Street).
- 5.51 The proposed dwelling is located c.24m from 110 High Street at its closest point. The only window in the facing elevation is that of the landing. Given the separation distance and the non-habitable nature of the landing, it is contended that there are no concerns with regards to privacy.
- 5.52 The proposed dwelling is located c.7m from the blank side elevation of 112A High Street. There are bedroom windows facing this dwelling but as they face onto a blank elevation, there are no concerns with overlooking.
- 5.53 The separation distance from 112 High Street is c.24m, which is more than adequate separation distance.
- 5.54 Due to the orientation of the proposed dwelling, there are no concerns with overlooking towards 114 High Street.
- 5.55 The proposed dwelling contains a good-sized garden area and provides acceptable internal accommodation. The proposed dwelling would not have any adverse impact upon air quality from odour, fumes, smoke, dust or other sources.
- 5.56 Overall, the proposed development has been designed as such that it would not cause unduly detrimental harm to the amenities presently enjoyed at neighbouring dwellings. Accordingly, a high standard of amenity for existing and future users would be achieved. The proposal therefore accords with the amenity considerations of policy DM5 of the DPD and the provisions of the NPPF.

### Highway Safety and Access Impacts

- 5.57 Policy DM5 states that provision should be made for safe and inclusive access to new development whilst Spatial Policy 7 encourages proposals which place an emphasis on non-car modes as a means of access to services and facilities.

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- 5.58 The proposal is for the erection of 1no. dwelling served from an existing access that already serves two dwellings.
- 5.59 The proposed site plan shows that there is sufficient space within the site for the dwelling, parking area and space for manoeuvring with the site. There is a detached double garage with parking at the front for the dwelling. The turning within the site would allow for vehicles to enter and exit in a forward gear.
- 5.60 The existing access has been assessed by the Local Authority in the previous application 19/00755/FUL for the dwelling that is adjacent to the site.
- 5.61 The Highways Department deemed that the width of the access was insufficient to pass one another and has very poor visibility for drivers wishing to emerge on to High Street. They objected to the proposal on grounds that the traffic generated by the proposed development would likely result in an unacceptable increase in danger to the users of the highway due to increased use of the existing access.
- 5.62 However, the Planning Committee previously concluded that the access here was acceptable, and a refusal based on highways grounds could not be defended due to most occupants of properties off High Street being subject to similar access arrangements.
- 5.63 The officer also agreed that a refusal on highway safety grounds would be unwarranted and as such concluded that the access arrangements were acceptable.
- 5.64 Whilst these comments were based on the adjacent dwelling that was granted (112A High Street) it is still concluded that the access arrangements remain acceptable for the dwelling subject to this application.
- 5.65 Cumulative impacts on the wider road network through the addition of 1no. dwellings would be limited. Overall, the proposed development accords with policy DM5 of the DPD and the provisions of the NPPF.

## Ecology

- 5.66 Core Policy 12 of the CS and policy DM7 of the DPD promote the conservation and enhancement of the District's biodiversity assets. The NPPF also seeks to minimise impacts on biodiversity.

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- 5.67 The site is previously developed land with an existing storage building and yard which contains piping, wood and other materials.
- 5.68 Given the use of the land and building, there is not considered to be any significant ecological value to the land that would support any wildlife.
- 5.69 However, Newark and Sherwood District Council's validation checklist requires a Preliminary Bat Roost Assessment (PBRA) for all buildings that are to be demolished.
- 5.70 A PBRA has been carried out which confirms that the building does not offer a suitable habitat for bats, with no evidence of any bat activity found and therefore no requirement for further work.
- 5.71 The proposal development would therefore accord with Core Policy 12 of the CS and policy DM7 of the DPD.

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## 6.0 OTHER PLANNING CONSIDERATIONS

### Flood Risk

6.1 The application site is located within flood zone 1 (Low Risk). The site is also not identified as being at risk of flooding from other sources (such as surface water). The site is therefore sequentially preferably in accordance with paragraph 162 of the NPPF.

6.2 The site area is less than 1ha and the scale of development proposed constitutes 'minor' development as defined by the NPPF. As such, a site-specific flood risk assessment is not required as part of any future planning application for this site and the sequential/exceptions tests are not applicable.

### Utilities and Connections

6.3 The application proposes the method of foul drainage to an existing mains sewer. Both the NPPG and the Building Regulations 2010 (Approved Document H) set out a presumption in favour of connection to the public foul sewer wherever it is reasonable to do so. The applicant has advised that surface water will be disposed of via soakaways which is the sequentially preferable method of surface water drainage in accordance with the NPPG<sup>1</sup>.

6.4 It is recommended that on-site percolation tests in accordance with BRE Digest 365 are undertaken to confirm the ground conditions are suitable to support infiltration. As such, the proposal is providing a positive drainage strategy where currently there is the absence of such.

6.5 With residential development in close proximity to the site, all utilities connections are understood to be available nearby from the public highway.

### Bin Storage & Collection

6.6 A dedicated area will be provided within the site boundary for domestic bin storage to serve the development.

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<sup>1</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

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## 7.0 DESIGN AND ACCESS STATEMENT

### Use & Amount

- 7.1 The site is proposed to be developed for 1no. high quality dwelling and detached garage utilising an existing access.

### Layout

- 7.2 The layout of the proposal has been informed by the space available and relationship with the surrounding built and natural environment.
- 7.3 The proposed layout retains the privacy of neighbouring dwellings and provides a high standard of amenity for future users of the site.
- 7.4 Overall, the proposed layout also allows ample provision for the dwelling, amenity space and parking arrangements.

### Scale

- 7.5 The architectural proportion and scale of buildings should not be mistaken by assessing individual mass or height. The 'Scale' of the proposed dwelling is essentially defined by relative proportions of fenestration and architectural features of traditional architecture.
- 7.6 Proportion is the dimensional relationship of one part of the building to another or to the whole, described in terms of a ratio. Proportions are those that create visual harmony among the collective parts of the building.
- 7.7 Scale is the relative size of individual elements compared to each other and to a reference measurement. Scale is how we visually understand a building relative to ourselves. Both proportion and scale are important aspects of good architectural design because it requires projecting oneself into the imagined building to know how big it is going to feel once it is built.
- 7.8 The proposed dwelling is detached dwelling which keeps the form of the building that is to be demolished.
- 7.9 It hosts 4no. bedrooms, 1no. with ensuite and bathroom within the roofspace. The ground floor accommodation consists of an open plan kitchen/dining/family room, lounge, utility and w.c.

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- 7.10 The proposed dwelling measures c.6.3m in total height. The footprint of the ground floor measures c.6.6m width x c.21.6m length. The rooms in roofspace footprint measures c.6.6m width x c.17m length.
- 7.11 The proposed detached garage to the rear measures c.5m in total height. The footprint measures c.6.6m width x c.6.6m length. The garage is of simple construction with a pitched roof.
- 7.12 The amount of development proposed would make effective use of the land available but not result in an overly dense developed form.
- 7.13 The dwelling is provided with a rear garden area which provides ample space for use and enjoyment by future residents. The amount of development proposed would make effective use of the land available but not result in an overly dense developed form.
- 7.14 As such, the scale of development proposed relative to the plot size and local character is considered to be acceptable.

### Access

- 7.15 Access for All - The proposal will ensure that all people will be able to access and enjoy the new property so that everyone, regardless of age, disability, or gender, can use and utilise the development independently. The development will be designed to meet the requirements of Part M of the Building Regulations and British Standards throughout.
- 7.16 Vehicular Access - Access to the site will utilise the existing access off High Street. Within the site there is ample space for parking and turning to allow vehicles to enter and exit in a forward gear.
- 7.17 Cumulative impacts on the wider road network through the addition of 1no. dwellings would be limited.

### Design & Appearance

- 7.18 The proposal has derived from careful consideration in layout, massing, and proportion to ensure the proposed dwelling respects the surrounding area.
- 7.19 The design approach has been to respond positively to the constraints and opportunities of the site, as well as the applicant's vision for the development. This has been achieved via a specific response to the site and its context as an approach for creating a sustainable development.

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- 7.20 The proposed materials include pressed aluminium trim to projecting walls/roof, vertical timber cladding and facing brick to match the adjacent dwelling.
- 7.21 The proposed dwelling is detached, keeping the domed appearance from the building that is to be demolished and contains rooms in the roofspace.
- 7.22 The amount of development proposed would make effective use of the land available but not result in an overly dense developed form.
- 7.23 The scheme demonstrates an exceptionally high design quality. This is borne out of rigorous design development, a site-specific approach and a sensitive use of materials.
- 7.24 Overall, it is considered that the proposed dwelling would achieve the high design aspirations of the NPPF. The proposed design provides a dwelling which is commensurate to the scale, form and appearance of surrounding and provides a scheme that will enhance the site.

#### Landscaping

- 7.25 The site will benefit from private gardens with appropriate boundary treatments, including planting and fencing.



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## 8.0 CONCLUSION

- 8.1 This planning statement has been prepared by Fytche-Taylor Planning Ltd in support of a full planning application submitted to Newark & Sherwood District Council for a proposed development to erect 1no. dwelling and detached garage at Land to rear of 112 High Street, Collingham, Newark.
- 8.2 The application site consists of approximately 0.1 hectares.
- 8.3 The proposed dwelling is detached, keeping the domed appearance from the building that is to be demolished and contains rooms in the roofspace.
- 8.4 It hosts 4no. bedrooms, 1no. with ensuite and bathroom within the roofspace. The ground floor accommodation consists of an open plan kitchen/dining/family room, lounge, utility and w.c.
- 8.5 The proposed dwelling measures c.6.3m in total height. The footprint of the ground floor measures c.6.6m width x c.21.6m length. The footprint of the rooms in the roofspace measures c.6.6m width x c.17m length.
- 8.6 The proposed detached garage to the rear measures c.5m in total height. The footprint measures c.6.6m width x c.6.6m length. The garage is of simple construction with a pitched roof.
- 8.7 The amount of development proposed would make effective use of the land available but not result in an overly dense developed form.
- 8.8 The scheme demonstrates an exceptionally high design quality. This is borne out of rigorous design development, a site-specific approach and a sensitive use of materials.
- 8.9 The site is located within the main built-up area of Collingham. Collingham is defined in the CS as a Principal Village in Spatial Policy 1 where there are a good range of facilities which meet the day to day local needs to support further housing.
- 8.10 The siting of the dwelling within a sustainable settlement and Principal Village is acceptable as a matter of principle and would be in accordance with Spatial Policy 1.

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- 8.11 The scheme demonstrates an exceptionally high design quality borne out of rigorous design development, a site-specific approach taking account of the Collingham Conservation Area.
- 8.12 The development will preserve the character and appearance of the Collingham Conservation Area and settings of Aberdeen House and Vine Farm House.
- 8.13 The proposed dwelling would achieve the high design aspirations of the NPPF whilst conserving the setting of the conservation area and Listed Buildings . The proposed design provides a dwelling which is commensurate to the scale, form and appearance of surrounding and provides a scheme that will enhance the site. The proposal therefore would comply with policy.
- 8.14 There are no overlooking, dominance or loss of light concerns arising from the development. The proposed dwelling contains a good-sized garden area and provides acceptable internal accommodation. The proposed dwelling would not have any adverse impact upon air quality from odour, fumes, smoke, dust or other sources.
- 8.15 Cumulative impacts on the wider road network through the addition of 1no. dwellings would be limited. Overall, the proposed development accords with policy DM5 of the DPD and the provisions of the NPPF.
- 8.16 Matters of flood risk, drainage, nature conservation, and utilities are deemed to be acceptable.
- 8.17 Overall, the development is considered to be compliant with the development plan namely policy and the guidance contained within the NPPF and NPPG.