

Application for Full Planning Permission by

Tyrone Vernon

for

The Erection of a Garage and Garden Store with Associated Access Tracks

at

Welham House, Main Street, Welham. Nottinghamshire, DN22 0SJ



PLANNING STATEMENT

the **planning hub**

Planning and Development Consultancy



Date: 5th December 2023

Our Ref: PH/464/23

PLANNING STATEMENT

Introduction

This Planning Statement is to be considered in conjunction with the submitted plans and forms our full justification for the proposed development in the context of national planning guidance and local planning policy.

Full planning permission is sought for the erection of a domestic garage and garden storage building on land to the north east of the applicants dwelling. A large-scale drawing is provided in order to show how the site will be laid out once the land has been cleared, how it will be accessed through the site, and how the development will sit in relation to the surrounding land and the local area in general. The other details submitted include full plan and elevational details of the structure proposed.

The Site and Surroundings

The village of Welham is located to the east of Retford, with its central core some 1.4m to the centre of Retford. Welham is a linear village, with the majority of the dwellings fronting onto Main Street (the A620) and Little Gringley Lane, which both have a north/south axis.

The village is formed of 2 clusters of housing, 2/3 of which are at the 'lower' end of the village, with the remaining 1/3 fronting the eastern side of Main Street, to its northern end, and to the south of the rail line.

The application site is also on the east side of Main Street, and is immediately to the south of the rail line, as can be seen on the photograph on the front cover of this Statement. There are residential properties to the south of the application site, open paddock land to the east (owned and maintained by the applicant) and open agricultural land to the other side of Main Street, both to the south and north of the rail line.

The application site currently contains a replacement dwelling to the original dwelling on the site (currently under construction), an annex building to the north of this, a stable, several caravans (occupied by the applicant during the construction of the replacement dwelling) and several storage containers, used temporarily for the safe and secure storage of tools, building equipment and for welfare purposes.

The replacement dwelling is located to the south of the access road, with the annex building to the north of this. The stables are close to the eastern side of the annex and, to the east of this, the land is used for the siting of the caravans, storage containers and as temporary builders compound. All of these elements can be seen on the existing site layout plan below, although the 'compound' area is not laid to grass as the plan appears to show.



There are no public footpaths that pass through the site, or which run alongside it, so public views into the site are limited and only really possible between the dwelling and the annex from Main Street to the west.

Planning History

The recent planning history for the wider site can be summarised as follows:

13/00189/FUL – Full planning permission was granted on the 30th May 2013 for extensions and alterations to the existing dwelling and the conversion of the outbuildings to living accommodation. The application also allowed for alterations to

an existing stable, the provision of 2 new stables, new boundary wall details and the use of part of the land as a horse-riding arena.

16/01716/COU – Planning permission was granted on the 13th April 2017 for the conversion of, and minor alterations to, the existing outbuilding to provide an annex and ancillary accommodation for a disabled relative.

18/00014/FUL – Planning permission was refused on the 1st May 2018 for the demolition of the existing dwelling and the erection of a replacement dwelling, involving the change of use of the adjacent field to domestic curtilage and including engineering operations associated with landscaping. A subsequent appeal against this refusal was dismissed on the 13th March 2019.

20/00085/OUT – Outline planning permission was granted on the 19th January 2021 for the provision of a replacement detached dwelling with ancillary parking and garden space.

21/01643/RES – Reserved matters approval was granted on the 3rd February 2022 for the appearance, scale, landscaping and layout for the dwelling, following on from the initial granting of outline planning permission above.

22/00814/FUL – Planning permission was refused on the 4th August 2022 for the erection of an agricultural store to service 6.4 acres of grassland and hedgerows.

22/01252/FUL - Planning permission was refused on the 4th November 2022 for the erection of an agricultural store to service 6.4 acres of grassland and hedgerows.

23/00514/FUL - Planning permission was refused on the 25th July 2022 for the erection of an agricultural store to service 6.4 acres of grassland and hedgerows.

Following the purchase of further land, another application was submitted in July 2023 for the provision of an agricultural store to service 12.5 acres of grassland and hedgerows, under application **23/00797/FUL**. This application was refused on the 4th October 2023, and a copy of the decision notice can be found at **Appendix A** to this Statement.

It is fair to say that the LPA were not supportive of the above application as they were not convinced that the building was required in order to serve an 'agricultural' use of the land, and that the scale, design and form of the proposed building, and the materials to be used in its construction, were unsuitable for the location.

Conscious of the repeat refusals for a structure in this location, and of the type proposed, we have advised the Applicant to try and locate a more modest structure as close as possible to the existing buildings on the site, and to confirm that its use will be 'domestic', acting as a garage and a garden store to house the applicants cars and machinery/equipment used in order to maintain the associated land.

The Proposed Development

Planning permission is sought for the removal of all of the existing structures to the east of the annex building and their replacement with a well-designed and sympathetic building to provide both garage space and a storage area for mowers and other equipment used in ongoing maintenance of the Applicant's paddock land.

The proposal will see the removal of the existing stable block and the caravan units, which have a combined floor area of 160m² and their effective replacement with the proposed garage and garden storage building, which covers a total floor area of only 62.8m². A 60% reduction in built-form on the application site.

The proposed building would be sited as close as possible to the annex building, but will remain the other side of the boundary to provide a degree of separation. Based on the size of the building, and its location in close proximity to the existing structures, the impact of the building on the character and appearance of the area will be minimised.



Furthermore, by reason of the design of the building, which will be domestic in its appearance (see below), and the use of quality, recessive materials, the proposed garage and garden store will have no adverse impact on the character and appearance of the area, or on this part of the village in general.



Proposed South East Elevation

Planning Policy

Relevant national Government planning guidance in this case is contained within the **National Planning Policy Framework** (the 'NPPF'), as revised in July 2021 and the Governments' online **National Planning Practice Guidance** (NPPG), which came into force on the 6th March 2014.

The National Planning Policy Framework

The NPPF makes it clear in Section 2 that the purpose of the planning system is to contribute to the achievement of sustainable development. At paragraph 8 it identifies sustainable development as being 'economic', 'social' and 'environmental' whereby all planning proposals should contribute to building a strong, responsive and competitive economy, support strong vibrant and healthy communities and contribute to protecting and enhancing our natural, built and historic environment. **Comment** - The proposed development will effectively help to 'tidy up' the application site, and in this regard will provide a degree of protection to the local environment accordingly.

Paragraph 9 of the NPPF goes on to state that planning decisions should play an active role in guiding development towards sustainable solutions and, in doing so, should take local circumstances into account to reflect the character, needs and opportunities of an area. **Comment** - The proposed development will assist in

improving the character of the area at the same time as making the site more of a sustainable solution for the applicant, so will clearly accord with this part of the NPPF.

Paragraph 11 of the NPPF puts forward the presumption in favour of sustainable development and, in terms of decision making, states that development proposals that accord with an up to date 'development plan' should be approved without delay. **Comment** - It will be argued below that the proposed development will be in accordance with the 'development plan' and should therefore be approved accordingly.

Section 11 of the NPPF relates to 'Making Effective Use of Land' and, at paragraph 119, states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Section a) of paragraph 120 states that planning decisions should encourage multiple benefits from urban and rural land. **Comment** – The clearance of this site, and the containment of the applicant's cars, machinery and equipment within a bespoke garage and garden storage structure, will ensure that the land is used effectively and efficiently, thus showing full compliance with this part of the NPPF.

Section 12 of the NPPF relates to 'Achieving Well-Designed Places' and acknowledges that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Paragraph 127 states that planning decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive, appropriately landscaped, sympathetic to local character, have a strong sense of place and are safe, inclusive and accessible. **Comment** – We are comfortable that, as a proposed building that has a domestic appearance, the development proposed would be sympathetic, attractive and will, as a result, help to improve and maintain the character and appearance of this edge of village location.

The National Planning Practice Guidance.

The NPPG provides an informative section on 'Design' and goes into detail on why good design matters and what it achieves. Paragraph 004 of this section states that development proposals should reflect the requirement for good design set out in national and local policy and Councils are required to take design into consideration, giving weight to outstanding or innovative designs which help to raise the standard of design more generally within the area. **Comment** – We are certain that proposed development will serve to enhance the visual appeal of the character and appearance of this part of the village, through the removal of the caravans, containers and surface level storage, and replacing them with a purpose-built garage and garden storage structure. We believe that the proposed development would be an ideal solution for this site as it will be appropriately designed for its location,

screened by natural hedges and the road frontage buildings, and will be compliant with national planning guidance and local planning policy alike.

The NPPG goes on to examine how buildings and the spaces between them should be considered and states that developments should be considered in relation to adjoining buildings, streets and spaces along with the topography of the area, the general pattern of building heights as well as views, vistas and landmarks. The main thrust of this part of the NPPG (paragraph 024) is to ensure that new and existing buildings relate well to each other. **Comment** – We are of the opinion that the proposed development is designed to relate well to the rural characteristics of the area and will not have any detrimental impacts on any particular view, vista or landmark.

The adopted 'Development Plan' in this case is formed by the **Core Strategy and Development Management Policies DPD**, as adopted in December 2011. The only policy that would appear relevant to this type of development is referred to below.

Policy DM4 of the CSDMP relates to 'Design & Character' and Part B of the Policy focusses on 'General Design Principles'. The policy serves to allow new development where it would be of a high-quality design that addresses local character and distinctiveness, architectural quality, public realm, accessibility, amenity and carbon reduction. **Comment** – Through careful design, we are able to put forward a proposal for a modest building that will be wholly acceptable in this location in terms of its architectural character, especially as its 'stable like' design will fully reflect the local character and distinctiveness of the general area. As the building will not be visible from Main Street, there will be no adverse issues in terms of the public realm. The building will be accessed via the existing access point onto Main Street and, as the building will serve the residential use of the site, there will be no increased traffic movements as a result of the development. As the proposed building will be located well away from the nearest dwelling to the south, there will be no adverse impact in terms of residential amenity. As a simple, domestic structure, there are few opportunities to minimise carbon emissions, but the building will be constructed in sustainable materials, which will help in this regard. For these reasons it is considered that the proposed development meets the requirements of Policy DM4.

Conclusions

The above paragraphs show that the proposed development is wholly in accordance with the national planning guidance set out in the National Planning Policy Framework and the National Planning Practice Guidance.

At a local level, it is clear that the proposed development complies with the relevant policies within the adopted 'Development Plan'. For these reasons, it is considered that the proposed development is wholly compliant with both national planning guidance and local planning policy.

With no other material considerations to indicate that the development should be resisted, and in accordance with paragraph 11 of the NPPF and Section 38(6) of the PCPA 2004, it is respectfully requested that the development is '*...approved without delay*'.

It is therefore requested that planning permission is granted accordingly.

M. Hubbard
PG Dip TP, MRTPI
5th December 2023

Appendix A

The Decision Notice for Application 23/00797/FUL



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr James Hartley
Phase Architecture
67 St Johns Drive
Clarbrough
Retford
DN22 9NN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 23/00797/FUL

Applicant: Mr Roger Vernon

Agent: Mr James Hartley

Proposal: Erect Agricultural Store to Service 12.5 Acres of Grassland and Hedgerows

Site Address: Welham House Main Street Welham Nottinghamshire

The Council have considered the application and hereby **REFUSE PLANNING PERMISSION** for the reasons set out below:

REASONS:

1. Policy DM3 of the Bassetlaw Local Development Framework states that proposals for agricultural purposes will be supported where the buildings or structures are necessary for agricultural purposes, other sites more suitable sites are not available and the scale, design and form is appropriate for its location. It is considered that insufficient justification has been provided as to why a building of this size and means of construction is required in this specific location. If permitted, the development would therefore be contrary to the policies of the Local Development Framework and would conflict with its objectives.
2. The Bassetlaw Local Development Framework contains policy DM4, which states that development should respect its wider surroundings in relation to historic development patterns and landscape character. Similar advice is contained in paragraph 130 of the

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NPPF which states that development should be sympathetic to local character including the surrounding built environment and landscape setting.

In addition policy DM9 states that that new development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting and expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated. The site in question is identified in the Bassetlaw Landscape Character Assessment as Idle Lowlands Policy Zone 08: Retford, which recommends that development should conserve and reflect the local built vernacular and conserve the open rural landscape.

It is considered that the use of unsympathetic facing materials would be at odds with the local vernacular and would result in the building appearing unduly discordant and prominent in this location within the wider character of rural landscape. Accordingly if permitted the development would conflict with the aims of the policies outlined above.

NOTES

1. You are advised that as of 1st September 2013 the Bassetlaw Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date.

Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

Date: 4 October 2023



John Krawczyk
Planning Development Manager
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached