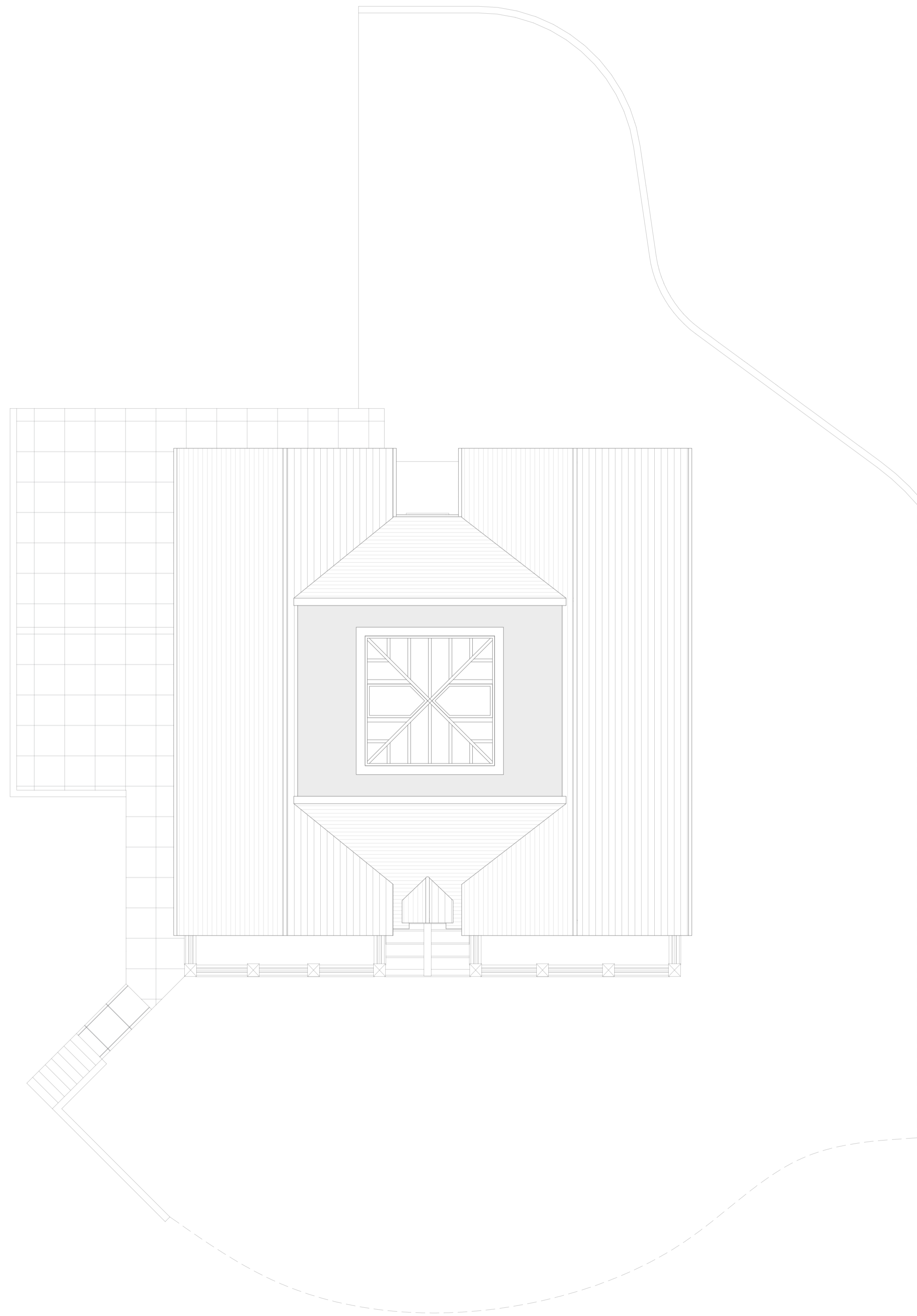




01 Existing ground floor plan
1:100@A1



02 Existing roof plan
1:100@A1



GENERAL NOTES

- All dimensions to be checked on site prior to construction by contractor with any discrepancies reported to the architect.
- Do not scale from this drawing - dimensions and setting out to be verified on site.
- This drawing must be read in conjunction with structural engineer's details.
- Boundary positions are illustrated as interpretations of site conditions and do not constitute a legal definition. To satisfy their legal right to build the landowners are to verify boundary positions and agree locations with neighbours prior to commencement of work on site.
- The Party Wall Act 1996 is to be observed with notice given to relevant neighbouring landowners prior to works commencing on site.
- CDM regulations 2015 to be observed at all times.
- This drawing is the property of Replan Architects and should not be reproduced, retained or disclosed to any unauthorised person without written consent of Replan Architects.

NOTES

Site description

The application site (The Grange, 3A Kirkby Road, Ravenshead, NG15 9HD) is a three storey detached property located within the Greenbelt of Nottinghamshire. The existing dwelling is neither locally or nationally listed, nor is it in a flood risk zone or conservation area. The site is approximately 4.3 acres and is adjoined by detached properties to the north, east, west and south. Substantial, well established woodland and vegetation to all of the boundaries ensures complete annual privacy screening to and from all neighbouring dwellings.

The existing dwelling has a ground floor area of 270sqm and has not been previously extended.

Proposed development

The application seeks permission for a single storey pool house for purposes incidental to the enjoyment of the dwellinghouse, located to the north of the host dwelling with associated external landscaping amendments to existing external patios.

The extension would measure 7m in width and 13.5m in depth, 2.7m at the eaves and a ridge height of 6.2m.

National and Local Policy

The following policies are relevant to this proposal:

- NPPF, Chapter 12 - Achieving Well Designed Places; Chapter 13 - Protecting Green Belt Land; Chapter 16 - Conserving and Enhancing the Historic Environment
- Gedling Borough Aligned Core Strategy: Policy 3 - The Green Belt; Policy 10 - Design and Enhancing Local Identity
- The Local Authority Local Planning Document (LPD): LPD 13 - Extensions to Buildings within the Green Belt; LPD 32 - Amenity.

Assessment of 'appropriateness' for extensions within Greenbelt assigned land

- The GIA for a single floor level in the existing dwelling is 270sqm
- The proposed GIA equates to 101sqm
- This represents a 37.4% increase relative to the existing dwelling
- This incremental increase is below the 50% threshold noted in Section 13 of the NPPF and LPD 13 of Local Policy
- The massing and scale are visually and quantitatively subservient to the host dwelling

Due to the 37.4% increase in floor space being within the allowable threshold it is considered that the proposal would not result in a disproportionate addition to the existing dwelling, and, given the sympathetic design and subservient scale it would not cause a detrimental affect to the openness of the surrounding Green Belt land.

The proposed development would therefore constitute appropriate development in the Green Belt in accordance with section 13 of the NPPF and Policy LPD 13 of the Local Planning Document.

General notes

- Substantial plot size and well established woodland/vegetation ensures no overbearing impacts introduced by the proposed on any neighbouring dwellings
- The pool facility is based on a standard small UK sized leisure pool (9x4m) and will be a closed loop heated filtration system - no water will be dispersed from the pool house to the existing drainage infrastructure as a result
- Design, massing and scale are subservient yet complimentary to the existing dwelling
- All materials are proposed to match the existing dwelling including masonry and recessed stone window surrounds
- Surface water is to be dispersed into soak aways a minimum of 5m from the property (subject to percolation tests to BRE3605)
- Boundary treatments as existing
- No trees/vegetation affected by the proposed

Materials

- Masonry to match existing
- Windows / bifold units in bronze
- Roof tiles to match existing
- Recessed stone window surrounds to match existing

Rev	Date	By	Chkd	Description
P1	11/12/23	JB	JB	Planning issue



Project Title

HHA single storey rear extension to:
The Grange, 3A Kirkby Road, Ravenshead, NG15 9HD

Drawing Title

Existing plans

Client

RICKERSEY

Job No.	Date	Status	Scale
23008	09/12/23	Planning	As stated @ A1
Drawing Number	Rev		
08-100	P01		