



PLANNING, DESIGN & ACCESS STATEMENT



Change of Use of former agricultural land to Domestic
Use
to rear of
Autumn house Upper Row Dunham on Trent

March 2024



VAT Registration No. 430 5166 27

TAYLOR LOOM CONSULTANTS LTD. REGISTERED IN ENGLAND NO. 12142410

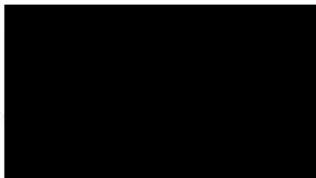
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This Heritage Statement has been prepared by John Loom for Taylor Loom Consultants Ltd.



John Loom
BSc (Hons) Building (Conservation Management) C Build E, FCABE, AssocRICS, AIFireE
Chartered Building Engineer

ASSESSMENT

1. Name and Address of the Site

Applicant Name: Mr D Sykes

Land Location: Autumn House, Upper Row, Dunham on Trent NG22 0UF

2. Introduction/Location

- 2.1 This Planning Statement is submitted to support a Full Planning application for Change of Use of the land which was formerly a strip of agricultural land behind Autumn House, The Old Orchard and the corner of the garden to 'The Mount'. Following the purchase of the land the boundary fences were erected and the area seeded with grass.

3. Proposed Development

- 3.1 The application for planning consent is for a Change of Use of the land to Domestic Use, including forming part of the land as an orchard. To retain privacy to 'The Old Orchard' dwelling to the north of Autumn House, this section of land is proposed to be set up as an orchard. Access into the area from the enlarged garden of Autumn House will be via a low timber gate within the timber post and rail fencing. Native fruit plants will be planted on the land.
- 3.2 The existing land was difficult to farm due to its size and the sharp angles and is therefore not required for agricultural purposes with modern farming equipment. The selling of the land to Mr D Sykes has provided the field with a simple boundary line. The land has been separate using traditional timber post and rail fencing seen typically in this location.
- 3.3 The extension of the garden to Autumn House will form part of its normal garden environment and be used for domestic purposes.

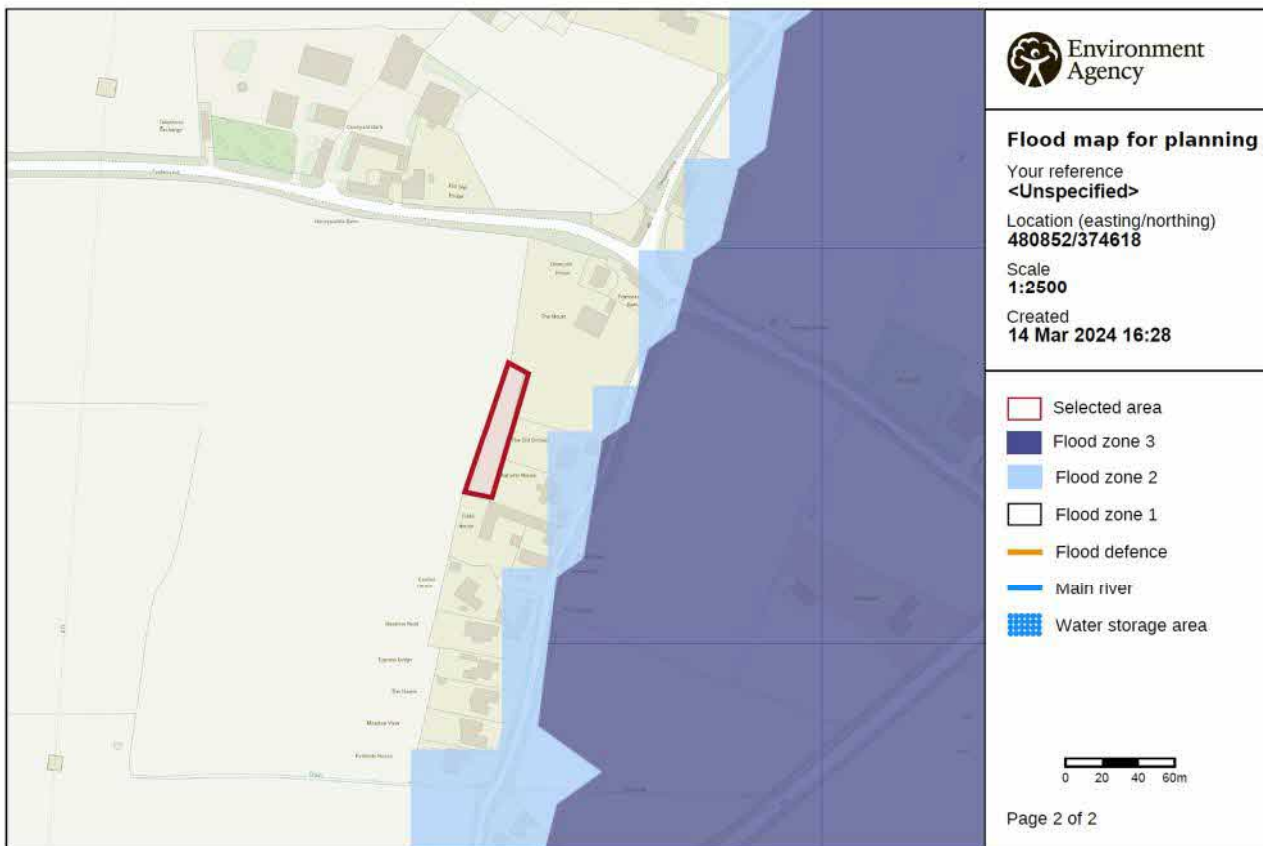
4. Pre-application Enquiry

4.1 Our client has submitted a pre-application enquiry to the local planning authority and the reply was favourable for the proposed Change of Use.

A copy of the reply is attached below. Based on this reply we wish to apply for consent to convert the land to domestic use as illustrated on our proposed site plans.

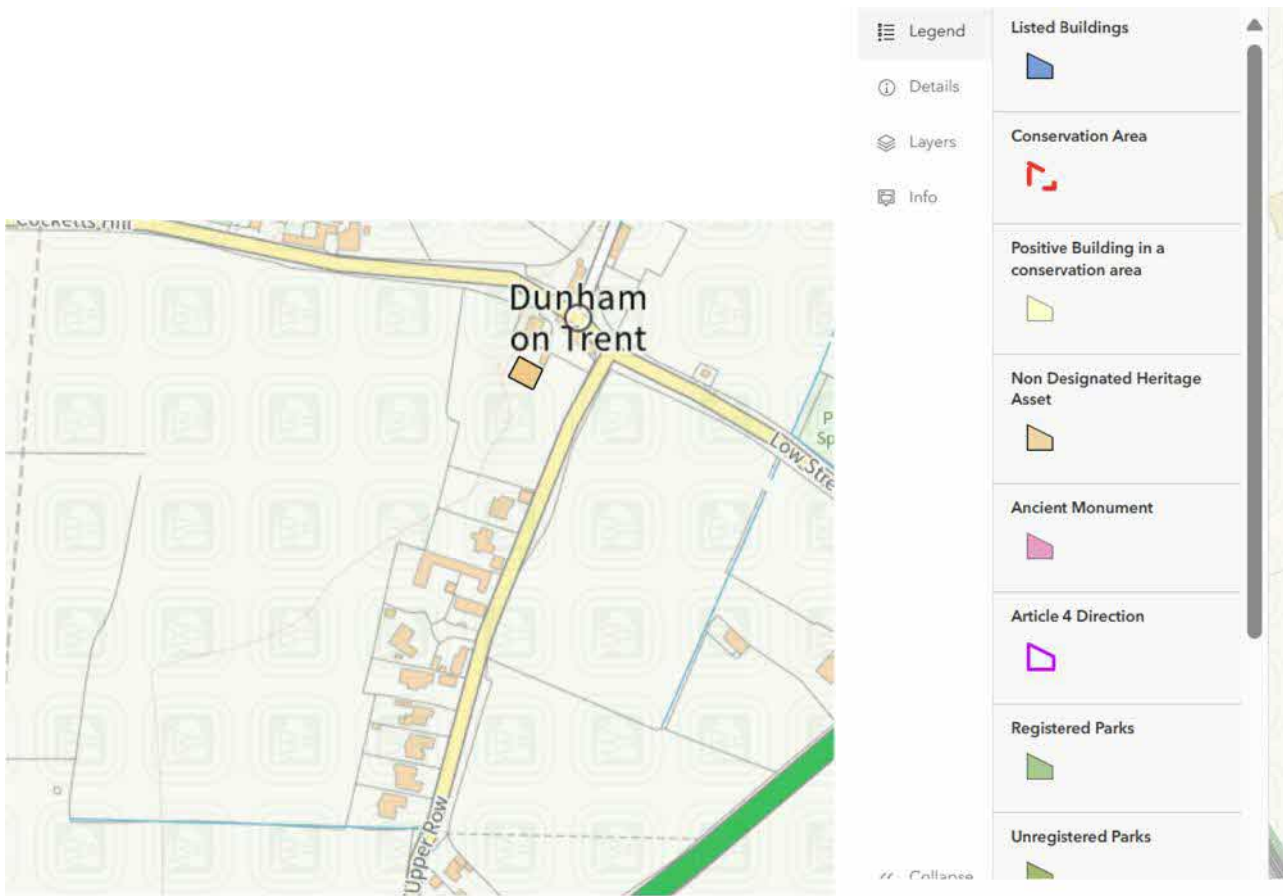
5. Flood Risk Assessment

5.1 This location is in Flood Zone 1 which is within an area of low probability of flooding. No further assessment is required for this type of development as it has no hard surfacing.



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6. Bassetlaw Heritage Mapping



7. Heritage Impact Statement

7.1 'The Mount' is the nearest heritage asset to the land. The proposed change of use would not affect this asset due to the dwelling being closer to Low Street than Autumn House.

8. Copy of pre-application reply



Mr D Sykes
Autumn House
Upper Row
Dunham On Trent
Newark
Nottinghamshire
NG22 0UF

Our Ref: 22/01116/PREAPP
Please ask for: John Krawczyk
Email: planning@bassetlaw.gov.uk

14 October 2022

Dear Mr Sykes

Location Agricultural Land Rear Of Autumn House Upper Row Dunham On Trent
Proposal Change of Use of Land from Agricultural Land to Domestic

Further to your request for Pre-Application advice in relation to the above proposal, please find below the Council's considered response.

Relevant site history

None.

Planning policy considerations

The National Planning Policy Framework (NPPF) sets out the Government's approach for the planning system and how these are expected to be applied.

Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform an economic, social and environmental role.

Paragraph 11 explains that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless 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 or specific policies in this Framework indicate development should be restricted. The relevant sections are as follows:

Part 2. Achieving sustainable development

Part 4. Decision-making

Part 12. Achieving well-designed places

Part 15. Conserving and enhancing the natural environment

Bassetlaw District Council – Local Development Framework

Core Strategy & Development Management Policies Development Plan Document (Adopted December 2011). The strategic objectives and policies relevant to the proposal include the following;

- CS1 - Settlement hierarchy
- CS8 - Rural Service Centres
- DM3 – General Development in the Countryside
- DM4 - Design & character
- DM9- Green infrastructure; Biodiversity and geodiversity; Landscape; Open space and sports facilities

Site constraints

None

Views of relevant statutory consultees

None

Principle

The proposal would see the extension of the residential curtilage of Autumn House and is likely to be deemed acceptable in principle provided it complies with national and local planning advice and policies, meets the visions laid out within the Council's Core Strategy and satisfies all other material planning considerations.

The site lies outside the settlement boundary of Dunham on Trent, as defined by the Bassetlaw District Core Strategy, and therefore lies within open countryside. Policy DM3 of the Bassetlaw Local Development Framework allows certain development to take place in the countryside including replacement buildings, re-use of previously developed land and agricultural / forestry buildings and domestic equine facilities. Whilst the proposal would not be in accordance with Policy DM3 it is acknowledged that the land proposed lies adjacent to the existing garden areas of the properties on Upper Row.

Material Planning Considerations

Visual amenity

Policy DM4 of the Bassetlaw Local Development Framework, states that development proposals will need to demonstrate that they make clear functional and physical links with the existing settlement and surrounding area and have not been designed as standalone additions. It also states that new development should respect its wider surroundings in relation to building/plot sizes and forms, density, historic development patterns and landscape character.

Policy DM9 c) states New development proposals in and adjoining the countryside will be expected to be designed so as to be sensitive to their landscape setting. They will be expected to enhance the distinctive qualities of the landscape character policy zone in which they would be situated, as identified in the Bassetlaw Landscape Character Assessment. Proposals will be expected to respond to the local recommendations made in the Assessment by conserving, restoring, reinforcing or creating landscape forms and features accordingly.

The Bassetlaw Landscape Character Assessment identifies Dunham on Trent in the Trent Washlands Policy Zone 20 where the landscape is considered to be in moderate condition with a requirement to 'conserve and create'. The survey recognises field boundaries as gappy hedgerows, poorly managed to large arable fields in the centre of the area and to the south. It is recognised that some hedgerows are missing, both to the roadside and within fields. Historic field patterns are considered to be retained around the village with strong bushy hedgerows with some post and rail and post and wire fences. Actions for the area include conserving the intact historic pattern of hedged fields and pasture around Dunham on Trent and creating new hedgerows to replace those lost and plant hedgerow trees where appropriate. The existing site comprises a post and rail fence to the field boundary with Autumn House and hedgerow/trees in part to the rear boundaries of The Old Orchard and The Mount, to the north. A conifer hedgerow forms the rear and side boundaries of Field House to the south.

Land levels in the area rise from east to west, then plateau and the area of land in question forms an indentation in the eastern part of the field. This renders this small part of the field as 'hidden' when viewed from Laneham Road to the west, the A57 Trunk Road to the south and Cocketts Hill to the north. The predominant and more visible east boundary of the field is formed by tree planting to the north and various forms of domestic curtilage planting to the south. The proposal would align the east boundary of the field from part of the rear boundary of The Mount to the north with the rear boundary of Field House to the south.

A post and rail fence is proposed to the new rear boundary to the open countryside with fruit tree planting proposed in the extended area. The submitted details indicate a small scale domestic outbuilding is to be erected in the extended domestic curtilage, immediately to the rear of the existing garden area to Autumn House. The proposal would see the residential curtilage of Autumn House substantially increased in size and would feature the planting of fruit trees.

The existing field boundary follows the rear of the existing rear garden areas of the properties of Upper Row. Upper Row features a frontage of dwellings to the western side of the road with the loose knit, low density arrangement and traditional architectural style of the dwellings providing a rural character to the area. The rear boundaries of the properties is constrained by the field.

Whilst the site forms only a small proportion of the field, the change of use of the land would inevitably result in agricultural land become domesticised in appearance, through the planting of fruit trees, the construction of an outbuilding and other associated domestic paraphernalia that would be associated with the land.

It is considered that the change of use of this area of land would result in a large, irregular shaped garden area that would not respect the existing plot sizes and layouts of the properties of Upper Row and would result in an incongruous extension of a residential curtilage in to the open countryside, contrary to Policy DM4. Furthermore, the resultant domesticated appearance of the land is not considered to be sensitive to the landscape setting and would erode the historic field boundary, contrary to the aims of the Bassetlaw Landscape Character Assessment and therefore Policy DM9.

Residential amenity

Policy DM4 of the Local Development Framework states that development should not detrimentally impact on the amenities of local residents and Paragraph 127 of the NPPF which states that development should function well and add to the overall quality of the area whilst creating places with a high standard of amenity for existing and future users.

Residential properties border the site to the north and south. The boundaries of these properties to the proposed extended domestic curtilage area are well screened. The proposed outbuilding is to be sited in the part of the extended garden area immediately to the rear of Autumn House with fruit tree planting only proposed in the remainder of the extended domestic curtilage. If planning permission was to be granted for any change of use of the land, 'permitted development rights' could be removed in order to control the form and siting of any domestic structures in the extended garden area, if considered necessary at the planning application stage.

Given the above, it is considered that the proposal will have no impact on the residential amenities of the residents of adjoining dwellings. In addition, the proposal will substantially improve the level of private amenity area afforded to occupiers of the dwelling, Autumn House.

Highways issues

Policy DM4 of the Local Development Framework and Paragraph 127 of the NPPF advise that development should not be of detriment to highway safety and should create safe places to live, work and visit.

The proposal does not interfere with the existing vehicle parking / manoeuvring facilities available at the site. It is considered therefore that the proposed development will not exacerbate any existing highway safety issues in the locality.

Financial matters

CIL - Please be aware that the Council has a Community Infrastructure Levy (CIL) charging schedule. The CIL is a charge that local authorities in England and Wales can require of most types of new development in their area (based on £x per sqm of floor space), in order to pay for the infrastructure needed to support development. CIL charges are based on the size, type and location of the development proposed. Where applicable (please note that there are exceptions) all net increases in floor space for residential, some commercial and retail developments will have to pay a CIL charge.

Conclusion

It is considered that whilst the change of use of the identified agricultural land to domestic garden would not have a detrimental impact upon residential amenity, it is considered that the proposal would result in a detriment to landscape character and would result in a residential curtilage that would not respect the existing plot sizes and layouts that define the existing character of Upper Row. It is therefore considered that the proposal would be contrary to Policies DM4 and DM9 of the Bassetlaw Local Development Framework.

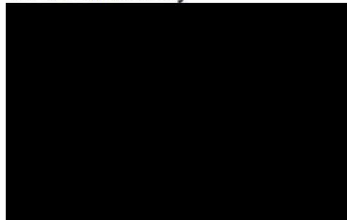
Accordingly, having undertaken an assessment of the proposal in the context of the relevant planning policies and advice, it is considered that an application submitted on the basis of your correspondence is unlikely to receive favourable Officer support.

Please note this is an officer opinion only which is given 'without prejudice' to any future decision of the Council should you decide to formally apply.

Subsequent alterations to legislation and/or local, regional and national policies might affect the advice that has been given.

Should you choose to make a planning application I would advise you to look at National Validation Checklist and the Council's Validation Checklists for Planning and other applications at <http://www.bassetlaw.gov.uk/media/331409/revised-validation-checklist-nov-2013.pdf>

Yours sincerely



John Krawczyk
Development Team Manager

9. Existing Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12