



**Ashfield**  
DISTRICT COUNCIL  
**MAP SCALE 1: 1250**  
**CREATED DATE: 01/05/2020**

**COMMITTEE DATE** 13/05/2020                      **WARD** Stanton Hill and Teversal

**APP REF** V/2020/0122

**APPLICANT** Chris Slack

**PROPOSAL** Porch to Front Elevation

**LOCATION** Fackley Cottage, 3 The Park, Silverhill Lane, Teversal, Sutton in Ashfield, Nottinghamshire, NG17 3JJ

**WEB-LINK:** <https://www.google.co.uk/maps/search/3+The+Park,+Sutton-in-Ashfield/@53.1479734,-1.2924019,18z>

**BACKGROUND PAPERS** A, K

App Registered 21/02/2020

Expiry Date 16/04/2020

*Consideration has been given to the Equalities Act 2010 in processing this application.*

*This application has been referred to Planning Committee by Councillor Helen-Ann Smith on the ground of the impact on the street scene.*

### **The Application**

This is an application for a porch on the front elevation. The porch has a length of 2.25 metres, with a width of 3 metres, the resulting area of the porch is 6.75 metres squared. The proposal will incorporate a pitched roof, the eaves height of the porch is proposed to be 1.94 metres with a total ridge height of 3.44 metres.

### **Consultations**

Site Notices have been posted together with individual notification of surrounding residents.

No written representations have been received from neighbours in respect of this application.

It has been suggested that DH Lawrence stayed in the property for a period of time and penned one of his famous novels, Lady Chatterley's Lover. The Council's conservation officer has considered the historic merits of the building and the proposal. He is of the opinion that the character of the original building has been lost due to the render over brickwork and the replacement of traditional windows with differing sizes of unsympathetic modern casements. In addition to this porches and a chimney stack to the right-hand side have disappear. These changes have all contributed to its loss of aesthetic value.

It is further considered that even if there is the historic association with DH Lawrence, the building would not be worthy of listing or preserving in its current, largely remodelled form. Whilst historic association can be part of the interest for non-designated heritage assets, it would not prohibit the addition of the proposed porch. It would not diminish the historical association and, actually, could be viewed as a slight improvement on the façade as the modern door and sidelights will be covered.

Whilst the brick boundary wall and close boarded fencing provides screening of much of the ground floor, a higher-quality door should be conditioned on any consent. With the help of interested parties it may be the addition of a plaque or roundel to the gable to highlight the association (if evidence can be uncovered).

It would appear that the original roof is in place and so a natural slate for the porch would be the preferred choice. I note the applicant recommends facing brick. Quite often it is best to use the same material as the host building, however, a good quality redbrick would provide a more attractive contrast.'

### **Policy**

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

#### **National Planning Policy Framework (NPPF) (2019):**

Part 12 – Achieving Well Designed Places

#### **Ashfield Local Plan Review (ALPR) (2002):**

ST1 – Development

EV2 – Countryside

HG7 – Residential Extensions

#### **SPD Residential Extensions Design Guide (2014)**

### **Relevant Planning History**

There is no relevant planning history in respect of this application.

### **Comment :**

The main issues to consider are the impact of the proposal on the street scene, and the historical importance of the application site.

### ***Visual Amenity:***

The porch is to be located on the front elevation, which is adjacent to the busy B6014 cross road, and the Carnarvon Public House.

The property in question is encompassed by a 2.45 metre high brick wall and fence. The proposed eaves height of the porch is stated to be 1.94 metres, with the resulting ridge height of 3.44 metres. Due to the height of the boundary wall, only the very top of the roof will be visible from the street scene, because of this, it is determined that there will be a very minimal impact on the visual amenities of the area.

The porch is sympathetic in its design and looks and will incorporate matching slate roof tiles as on the existing dwelling and facing brick for all elevations,

The use of composite windows and doors would be a more attractive addition than the standard UPVC windows and doors that have been proposed and it is recommended that this be conditioned. The colour brown however is considered acceptable and in keeping with the existing windows and doors on the property.

### ***Residential Amenity:***

The porch is not adjacent to any neighbouring properties and is not subject to any overshadowing or overbearing impacts. It is therefore concluded that there will be minimal impact in terms of residential amenity.

### ***Other Issues:***

The application has been called into committee in part as it is claimed that the famous author and poet DH Lawrence, stayed in the property and penned one of his most famous novels, Lady Chatterley's Lover.

It is clear to see from the novel that many inspirations are taken from Teversal and the surrounding Nottinghamshire area, the most notable being Teversal Manor, known as Wragby Hall in the novel.

Research has been carried out to see if there is any evidence that DH Lawrence stayed in this property around the time that he first started writing the novel, which was late 1926/ early 1927.

After checking through historical archives, papers produced by Nottingham University and looking through DH Lawrence's own personal letters, no evidence has come to light to show that he stayed in the area during this time period when he had the idea for this novel and began writing it. Of course this is not to say that he did not stay there at this time or any other time.

The council's conservation officer suggests that even if there was an historic association, the building would not be worthy of any kind of listing or preservation, due to few original features remaining on the property. A non-designated heritage asset could be registered to the property, but this would not prohibit the addition of the porch in any way.

## **Conclusion :**

Overall, the proposal is considered to be an appropriate form of development in terms of scale, siting and appearance.

The impact on the visual and residential amenity has been assessed, and it is considered that there will be no undue harm to neighbouring properties and no loss of visual amenity in the street scene and surrounding area.

It is therefore recommended that this application is granted planning permission, subject to the following conditions.

## **Recommendation: - Conditional Consent**

### **CONDITIONS**

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. The materials and finishes to be used for the roof of the proposal shall match those used in the existing dwelling.
3. The windows and doors installed on the porch shall be constructed from composite and will match the same colour of the doors and windows on the existing property.
4. This permission shall be read in accordance with the following plans: Site location plan, existing elevations and floor plans (FACO/PP2/1) and proposed elevations and floor plans (FACO/PP2/2). All drawings received 20/02/2020. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

### **REASONS**

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1991 as amended.
2. To ensure the satisfactory appearance of the development.
3. To ensure the satisfactory appearance of the development.
4. To ensure the development takes the form envisaged by the Local Planning Authority when determining this application.

### **INFORMATIVE**

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in legal action being taken by Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then to contact the development & Building Control Section of the Authority on Mansfield (01623 450000)