



<u>COMMITTEE DATE</u>	21/10/2020	<u>WARD</u>	Huthwaite and Brierley
<u>APP REF</u>	V/2020/0545		
<u>APPLICANT</u>	J Price		
<u>PROPOSAL</u>	Amenity Block		
<u>LOCATION</u>	22a Back Lane, Huthwaite, Sutton in Ashfield, Nottinghamshire, NG17 2LL		
<u>WEB-LINK</u>	https://www.google.co.uk/maps/@53.1308498,-1.3051362,19z		
<u>BACKGROUND PAPERS</u>	A, C, D & K		

App Registered: 27/08/2020

Expiry Date: 21/10/2020

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

This application has been referred to Planning Committee by Councillor Hollis on the grounds of visual and residential amenity.

The Application

This is an application that seeks planning consent for the construction of an amenity block, comprising of a day room, laundry/shower room and an open fronted storage area, in association with an established traveller site off Back Lane, Huthwaite.

Consultations

A site notice has been posted together with individual notification to surrounding residents.

The following responses have been received:

Resident Comments:

1x Letters of objection has been received from local residents raising the following:

- The proposal would attract more caravans to the site

1x Letter neither objecting nor supporting the application has been received from a local residents raising the following:

- The adjacent site already benefits from a day room and shower block
- No objections to the proposal provided it doesn't result in increased noise nuisance or increased number of residents

Nottinghamshire County Council Highways:

No objections to the proposed development as the proposal will not affect Footpath 120.

Nottinghamshire County Council Rights of Way:

Whilst Sutton in Ashfield Footpath 120 runs adjacent to the application site, the footpath would remain unaffected by the proposal. As such the Rights of Way team have no objections.

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 2 – Achieving Sustainable Development

Part 12 – Achieving Well Designed Places

Ashfield Local Plan Review (ALPR) 2002

ST1 – Development

ST2 – Main Urban Area

HG7 – Residential Extensions

Supplementary Planning Documents

Residential Extensions Design Guide 2014

Relevant Planning History

V/2016/0742

Details: Change of Use of Land to use as Residential Caravan Site for Two Gypsy Families, Including the Erection of Amenity Building

Decision: Refused - Allowed on appeal

V/2019/0520

Details: Shower block

Decision: Conditional Consent

V/2019/0521

Details: Application to Vary Condition 3 and 6 of Planning Permission V/2016/0742 Approved by Planning Appeal APP/W3005/C/17/3172500 - to Allow 4 Residential Static Caravans and 4 Touring Caravans and 6 - Revised Site Layout

Decision: Conditional Consent

Adjacent site

V2020/0243

Details: Change of use from derelict land to domestic with vehicle storage shed, chicken coup, grassed recreation area and hard standing for vehicle storage.

Decision: Refused - significant harm to visual amenity of the area.

V/2020/0647

Details: Change of Use from Derelict Land to Domestic with Vehicle Storage Shed, Grassed Recreation Area, Hard Standing for Vehicle Storage and Hard Surfacing for Access Road

Decision: Pending

Comment:

The application site is located within the main urban area of Sutton in Ashfield, and comprises of one of two established traveller plots off Back Lane, Huthwaite. The site presently comprises of an area of hardstanding, and is occupied by two caravans.

Sited immediately adjacent to the east of the site is a further established traveller plot, whilst to the north and west of the site is existing residential development on Rowan Croft. Adjacent to the south of the site is the access driveway, which also forms Sutton footpath no. 120, which links Chesterfield Road with Back Lane. Beyond the access and footpath is further residential development sited on Back Lane and Chesterfield Road.

As part of the proposal, a brick built amenity block is to be constructed. The amenity block is proposed to comprise of a day room and a shower/laundry room for residents of the site. A storage room is also incorporated into the design of the proposed development.

The main issues to consider as part of this proposal is the impact of the proposal on visual and residential amenity, as well as matters relating highway safety.

Visual Amenity:

The amenity block is to be sited along the sites northern boundary which adjoins the rear of properties on Rowan Croft. The block measures approximately 4m at its widest point, and will extend for a length of 17m. The day room is proposed to have a hipped roof design, which will measure 2.4m in height to the eaves, and 3.9m in height to the ridge line. The remainder of the building will have a flat roof, which will measure 2.4m in total height.

The building includes windows and doors in its front and windows in its side elevations but the rear of the building is brick work. The building materials include red facing brick and grey concrete roof tiles which are considered acceptable in design.

The building is sited away from public views from Back Lane and therefore is limited in any impact on the street scene. Whilst the ridgeline of the building will be partially visible from the adjacent highway known as Rowan Croft to the north, the proposed building is not of a size or height that will appear overly intrusive in any view available over the boundary fence.

Residential Amenity:

The proposed amenity block is to be sited approximately 9m away from the rear elevation of neighbouring properties 6 and 8 Rowan Croft, which are sited to the north of the site. At present there is an approximate 2m high timber fence sited along the sites northern boundary, therefore the visual impact of the proposed development on neighbouring residential occupiers is limited.

Given the overall siting and size of the proposed development, it is considered that the proposed amenity block would not give rise to any significant massing or overshadowing impact on nearby residents. Furthermore, as no windows are to be sited in the rear (northern elevation) of the proposed amenity block, the proposal will not result in any obtrusive overlooking or loss of privacy to neighbouring residents.

Details provided in the submitted application form and plans, indicates that the foul water from the laundry/shower room, as well as surface water from the rain water pipes will be directed and connected to an existing public sewer.

One letter of objection has been received from a local residents in respect of the proposal attracting further residents to the site. This matter is also reiterated in a further resident comment. Issues relating to increased noise nuisance from the site have also been raised.

As part of the original permission (V/2016/0742) for the traveller site, a condition was attached preventing the site from being occupied by anyone other than the named persons and their dependents. As such, the proposed development would be highly unlikely to attract any further residents to the site, alleviating nearby residents concerns. Furthermore, the proposed building is to be used for domestic purposes only, and therefore any noise generated from the use of the building would not be dissimilar to noise emanated from any other domestic premises. A condition requiring the proposed development to be used for domestic purposes only would be attached to any approval notice.

Highway Safety:

The proposed amenity block will be sited approximately 15m from the adjacent access driveway and public footpath, and subsequently does not cause any obstruction to users of the driveway or footpath.

The County Council Rights of Way team and the Highways Authority have confirmed that they have no objections to the proposed development, given that the adjacent footpath will remain unaffected.

In addition to the above, the amenity block will not negatively impact the turning space for touring caravans or other vehicles that enter or exit the site.

The application is therefore considered to not result in any significant detriment to highway safety in the area.

Conclusion:

The construction of the proposed amenity block is required in association with an established traveller site. Given the siting and size of the proposed development, it is considered that the proposal will not give rise to any significant impact upon the appearance on the street scene, nor will it give rise to any undue impact on the amenity of nearby residents.

In addition to the above, the proposal will also not result in any detriment to the adjacent driveway or public footpath, and will not give rise to any impact upon highway safety within the vicinity of the site.

In conclusion, it is therefore recommended that this application be approved, subject to the planning conditions listed below.

The Authority are aware that the applicant has a protected characteristic under the Equality Act 2010. The Authority understand the relevant requirements of the Equality Act 2010 and conclude that the applicant is in no way being treated unfairly based on their protected characteristic, namely their race, during the consideration of this application.

Recommendation: Full Application Conditional Consent

CONDITIONS

- 1. This permission shall be read in accordance with the following plans: Site Location Plan, Received 19/08/20; Proposed Block Plan, Received 19/08/20; Proposed Elevations and Floor Plans, Received 21/08/20. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.**
- 2. The materials and finishes to be used for the external elevations and roof of the proposal shall match those detailed in the submitted application form.**
- 3. The hereby permitted amenity block shall only be used for social and domestic purposes incidental to the occupation of the site as such, and no trade or business shall be carried out therefrom.**

REASONS

- 1. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.**
- 2. To ensure the satisfactory appearance of the development.**
- 3. To safeguard the amenities of residents living in the vicinity of the application site.**

INFORMATIVES

- 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 the 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 do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).**
- 2. Landowners, individual property owners and users are responsible for managing the drainage of their own land. The applicant must satisfy themselves that drainage is managed in such a way as to prevent adverse impacts of neighbouring land. The council take no responsibility for incorrect information or interpretations made by the applicant or their**

representatives. The responsibility for the checking of the design, calculations and details remain with the developer, or agent acting on their behalf.