PLANNING COMMITTEE,

13th December 2023

INFORMATION REPORT

APPEAL DECISION RECEIVED

21/01289/FUL   Mr Manley   Claverton, Sparken Hill, Worksop

DECISION: Appeal ALLOWED by the Inspector.

An application to erect detached three bedroom dwelling with associated landscape works and alter existing access was refused on 17th October 2022 under delegated authority for the following reasons;

1. Policy DM4 of the Bassetlaw Local Development Framework states that permission will only be granted for residential development that is of a high quality design, respects the character of the area and historic development patterns. Similar advice is contained in paragraph 130 of the NPPF which states that development should be sympathetic to local character including the surrounding built environment and landscape setting.
The character of this part of Sparken Hill is largely derived from the large properties set in spacious grounds. The proposed dwelling sited between Claverton and Camelot, would appear unduly cramped in form and out of character with its immediate surroundings.

In addition, it is considered that the proposed dwelling by reason of its form, appearance and detailing would be out of keeping with and at odds with the character and appearance of the more traditional buildings in the immediate vicinity.

Accordingly if permitted the development would conflict with the policies and guidance outlined above.

2. Policy DM8 of the Bassetlaw Local Development Framework states that the historic environment shall be protected and enhanced to secure its long term future and that any development that would be detrimental to the significance of the heritage asset or its setting, will not be supported. This is reiterated in paragraph 203 of Part 16 of the National Planning Policy Framework, which states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

Both Claverton and Camelot have been identified as non-designated heritage assets. It is considered that the proposed dwelling by reason of its siting, design and detailing would appear at odds with the character, appearance and setting of the non-designated heritage assets.

Accordingly, if permitted the development would conflict with the policies and guidance outlined above.

The inspector considered that the main issue was:

i) The effect of the proposal on the character and appearance of the area with particular regard to the setting of non-designated heritage assets.

The Inspector concluded the following:

i) The adjacent buildings of Claverton and Camelot have been identified as non-designated heritage assets. Camelot is a two storey villa and Claverton is a subdivided villa both built in the early 20th Century and their significance is derived from their traditional design in keeping with others in the area along with the spaces round the buildings.

The proposed dwelling would be set back from the road following the established building line and although it would be narrower and longer than the adjoining houses there would be limited views of it from Sparken Hill, due to the existing trees, which will remain. Even though the dwelling would have a narrow form, space would remain between it and the existing dwellings so that the development would not appear cramped and out of character with the properties in the area. Although there are large areas of glazing, and the building would have a modern design, traditional materials are proposed, which would be sympathetic to the local character. Overall, the proposed dwelling would be of a form and scale sympathetic to the wider area, including the neighbouring properties of Claverton and Camelot.

I therefore conclude that the proposed dwelling would not harm the character and appearance of the area with particular regard to the setting of non-designated heritage assets.

A copy of the Inspector's decision letter follow this report.

OFFICER RECOMMENDATION: Refuse
FINALISED DECISION LEVEL: Delegated following referral to PCG