



**Building Plot Adjacent, Hawthorne House  
Flintham Lane, Screveton,  
Nottinghamshire, NG13 8QY**

**Guide Price £225,000  
Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Building Plot
- Full Planning Permission Granted
- Proposal for Single Storey Dwelling
- 3 Bedrooms
- Spacious Open Plan Living/Dining Kitchen
- Off Road Parking
- Highly Regarded Village
- Planning Ref: 20/00788/FUL

An opportunity to purchase an interesting individual building plot with full planning permission granted by Rushcliffe Borough Council in June 2020 for the erection of a detached three bedroom single storey home, all located within this popular and highly regarded village.

The property based on the current plans, when complete will approach 1400 sq ft comprising an initial entrance hall with cloakroom off, spacious open plan living/dining kitchen creating an excellent contemporary space overlooking the garden, utility, inner hallway which gives access to three bedrooms, the master benefitting from ensuite facilities plus main bathroom.

The site is on former gardens and there is already a certain element of landscaping, vehicular access is off Flintham Lane via an initial shared driveway with Hawthorne House at the rear, leading to double width parking for the proposed property.

Screveton is a highly regarded village and we anticipate that although the property is large enough for small families, it is likely to appeal in the main to those downsizing looking to commission a single storey property to their own specification.

Further details can be found on Rushcliffe Borough Council's planning portal under reference 20/00788/FUL.



Rushcliffe  
Borough Council

RUSHCLIFFE BOROUGH COUNCIL  
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

## NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Mrs Sarah Catley  
c/o Mrs Sara Saadouni  
16-20 Bath Street  
Nottingham  
NG1 1DF

REFERENCE NO : 20/00788/FUL

APPLICANT : Mrs Sarah Catley

DEVELOPMENT : Erection of a detached 3-bedroom, single-storey house.

LOCATION : Hawthorn House Flintham Lane Screveton Nottinghamshire NG13 8QY

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 7 April 2020, for the above development hereby in pursuance of their powers under the above-mentioned Act,

## GRANT PLANNING PERMISSION

For the development as described in the application, subject to compliance with the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out strictly in accordance with the details outlined within the Design and Access Statement ref: 3755, Tree Report ref: 3755 and plans ref: 3755 01 A and 3755 02 A submitted with the application on the 4th April 2020 and revised plan ref: 03 Rev C submitted on the 9th June 2020.

[For the avoidance of doubt and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. The materials specified in the application shall be used for the external walls and roof of the development hereby approved and no additional or alternative materials shall be used.

[To ensure the appearance of the development is satisfactory having regard to Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. Any gates at the access to be set back 5.0 metres from the back edge of the footway and opening away from the highway.

[In the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. Notwithstanding the provisions of Schedule 2, Part 1 Classes A - E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) there shall be no enlargement or alteration of the proposed dwelling(s), and no alteration to or insertion of windows or rooflights other than those shown on the approved plans without the prior written approval of the Borough Council.

[The development is of a nature whereby future development of this type should be closely controlled and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

6. No operations shall commence on site until the existing trees and or hedges which are to be retained have been protected in accordance with details to be approved in writing by the Borough Council and that protection shall be retained for the duration of the construction period. No materials, machinery or vehicles are to be stored or temporary buildings erected within the perimeter of the fence, nor is any excavation work to be undertaken within the confines of the fence without the written approval of the Borough Council. No changes of ground level shall be made within the protected area.

[To ensure existing trees are adequately protected during the development and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies. This is a pre commencement condition to ensure that the trees and hedges are protected prior to any works starting which could cause harm].

7. The approved dwelling shall be constructed to meet the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

8. An Electric Vehicle Charging Point shall be provided for the dwelling hereby approved and installed prior to occupation and retained in that form thereafter for the lifetime of the development.

[To promote sustainable travel, aid in the reduction of air pollution levels and help mitigate climate change, in accordance with Policy 2 (Climate Change) of the Rushcliffe Local Plan Part 1 : Core Strategy].

Note:-

Amendments have been made to the scheme during the application process addressing identified adverse impacts, thereby resulting in a more acceptable scheme and the grant of planning permission.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

#### NOTES TO APPLICANT

The applicants should consult Severn Trent Water Limited who should be satisfied that the sewerage and sewage disposal systems serving the development have sufficient capacity to accommodate additional flows, generated as a result of the development, without causing pollution.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on (0115) 914 8734 beforehand.

The existing tree(s) on the site is/are the subject of a Tree Preservation Order and consent is needed for any works to uproot, cut down, top or lop the protected tree(s). Unauthorised works to a protected tree are a criminal offence.

It is understood that the grassed verge fronting the site is part of the highway and no changes to the highway shall be made without prior approval from the County Council as Highway Authority.

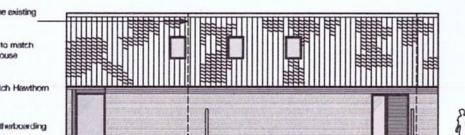
Condition 7 requires the new dwellings to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day. The developer must inform their chosen Building Control Body of this requirement as a condition of their planning permission.

Guidance of this process and the associated requirements can be found in Approved Document G under requirement G2, with the requirements laid out under regulations 36 and 37 of the Building regulations 2010.

Please be advised that all applications approved on or after the 7th October 2019 may be subject to the Community Infrastructure Levy (CIL). The Borough Council considers that the approved development is CIL chargeable. Full details of the amount payable, the process and timescales for payment, and any potential exemptions/relief that may be applicable will be set out in a Liability Notice to be issued following this decision. Further information about CIL can be found on the Borough Council's website at <https://www.rushcliffe.gov.uk/planningandgrowth/cil/>



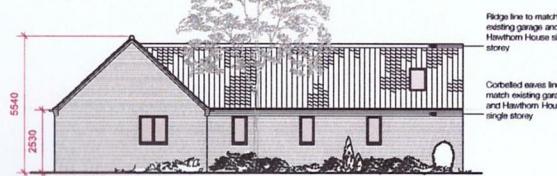
**South Elevation**



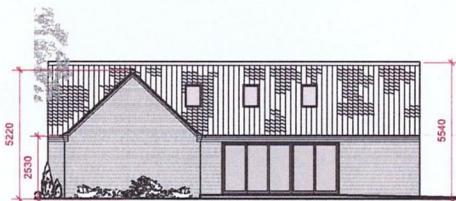
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**East Elevation**

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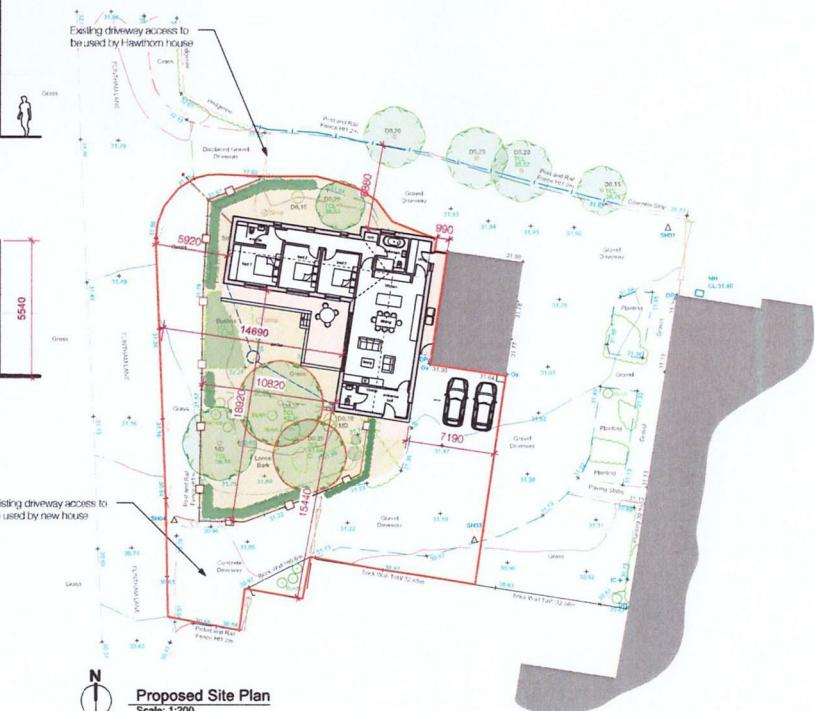
**North Elevation**



**West Elevation**

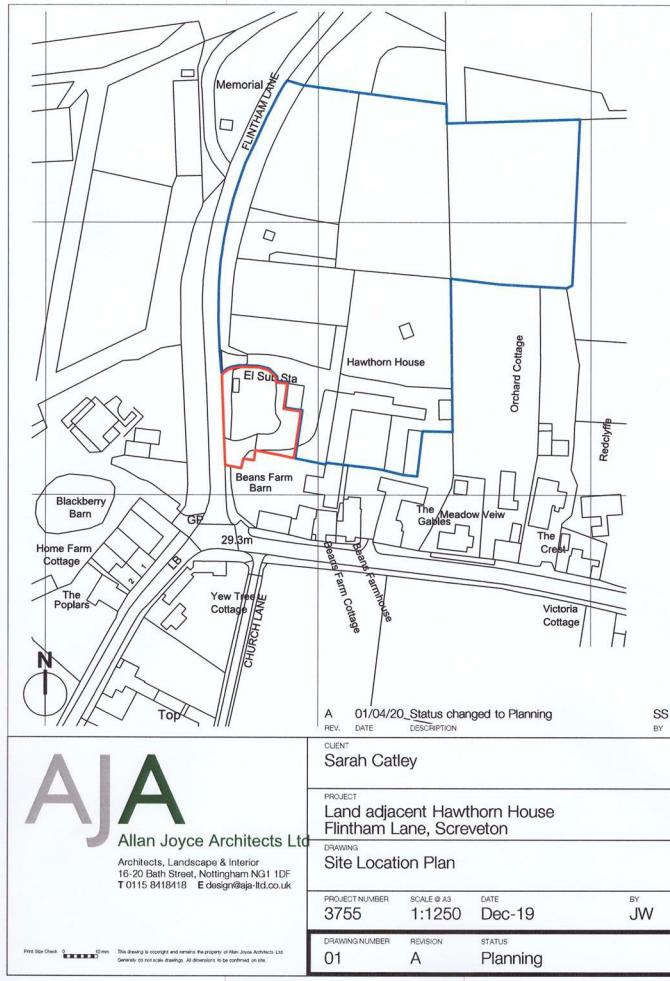


 Proposed Floor Plan  
Scale: 1:100



Proposed Site Plan

10/06/2021 Landscaping details amended			
B 05/06/2021 Landscaping details and proposed levels added			
A 02/04/2021 Status changed to Planning			
 <b>AJA</b> Allan Joyce Architects Ltd Architects, Landscape & Town Planners, Surveyors & Firemen 16, 2010 Bath Street, Nottingham NG1 1DZ T: 0115 8414111 E: <a href="mailto:aj@ajarchitects.co.uk">aj@ajarchitects.co.uk</a>			
<b>Sarah Catley</b>			
<b>Land adjacent Hawthorn House</b> <b>Flintham Lane, Scratton</b>			
<b>Proposed Plans &amp; Elevations</b>			
PROJ. NUMBER	SCALE DRAW	DATE	BY
3755	Varies	Feb-20	JV
DRAWN BY	REVISER	STATUS	
03	C	Planning	
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