



2 October 2018

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 10 October 2018 in the New Council Chamber, Town Hall, Foster Avenue, Beeston, NG9 1AB, commencing at 7.00 pm.

Should you require advice on declaring an interest in any item on the agenda, please contact the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:	M Handley (Chair)	R D MacRae
	L A Ball BEM (Vice-Chair)	G Marshall
	D Bagshaw	J K Marsters
	J S Briggs	P J Owen
	T P Brindley	R S Robinson
	M Brown	P D Simpson

A G E N D A

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest, in any item on the agenda.

3. MINUTES

PAGES 1 - 16

The Committee is asked to confirm as a correct record the minutes of the meeting held on 12 September 2018.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

- 5.1 18/00080/ROC PAGES 17 - 22
Provision of pedestrian crossing on Hickings Lane
Carpenter Court, Site of Former Sinbad Plant Ltd, Hickings
Lane, Stapleford, NG9 8PJ
- 5.2 18/00439/FUL PAGES 23 - 34
Construct two storey side extension and alterations to single
storey rear extension
2 Denewood Avenue, Bramcote, Nottinghamshire, NG9 3EU
- 5.3 18/00432/FUL PAGES 35 - 46
Construct dwelling, detached garage and front boundary wall
Land Adjacent to 26 Bramcote Drive, Beeston,
Nottinghamshire, NG9 1AS
- 5.4 18/00433/FUL PAGES 47 - 56
Construct rear extension, front dormers, new front entrance,
boundary wall and detached garage. Demolish side
extension/garage
26 Bramcote Drive, Beeston, Nottinghamshire, NG9 1AS
- 5.5 18/00288/FUL PAGES 57 - 70
Change of use of 4 ground floor retail units and basements
(Class A1) to form 11 apartments (Class C3), external
alterations and construct rear extensions
242, 244, 248, 250, 252 and 254 Derby Road, Stapleford
- 5.6 18/00158/ENF PAGES 71 - 76
Bin store not built in accordance with the approved plans
(16/00646/FUL)
Former Victory Club, Walker Street, Eastwood,
Nottinghamshire,
NG16 3EN

6. INFORMATION ITEMS

6.1 Appeal Statistics

The Committee is asked to NOTE that the position remains unchanged from that reported at its meeting on 22 March 2017. The Council is not therefore currently at risk of special measures based on the figures reported to Committee on the aforementioned date.

6.2 Appeal Decisions PAGES 77 - 78

6.3 Delegated Decisions PAGES 79 - 90

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PLANNING COMMITTEE

12 SEPTEMBER 2018

Councillor M Handley, Chair

Councillors: D Bagshaw
J S Briggs
T P Brindley
M Brown
B C Carr (substitute)
E Cubley (substitute)
R I Jackson
R D MacRae
G Marshall
P J Owen
M Radulovic
R S Robinson
P D Simpson

Apologies for absence were received from Councillors L A Ball BEM and Councillor J K Marsters.

17. MINUTES

The minutes of the meeting held on 25 July 2018 were approved as a correct record and signed, with a minor correction to the attendance.

18. DECLARATIONS OF INTEREST

Councillor R D MacRae declared a non-pecuniary interest in item 6.5 as he was acquainted with the objector, minute number 21.5 refers.

Councillor P J Owen declared a non-pecuniary interest in item 6.11 as he and his wife were Governors of Mornington Primary School.

19. NOTIFICATION OF LOBBYING

The Committee received notifications of lobbying in respect of the planning applications subject to consideration at the meeting.

20. TREE PRESERVATION ORDER

20.1 Tree Preservation Order: Eel Hole Wood, Hucknall, 2008 WAT/15

An application to fell various trees to allow the implementation of essential flood prevention measures had been received from the landowner. It was noted that the

application was supported by Nottinghamshire County Council, the lead authority for flood prevention.

RESOLVED that permission be granted for the varying of the Tree Preservation Order so that essential flood prevention measures can be implemented.

21. DEVELOPMENT CONTROL

21.1 18/00360/FUL

Hybrid planning application comprising: full application to construct cinema (Class D2) and commercial units (Class A1 - A5) with ancillary uses (plant, bin stores etc.) and public realm. Outline application for mixed use development to include residential dwellings (Class C3) with car parking, commercial units (Class A1 - A5) and assembly and leisure units (Class D2) with associated ancillary areas (plant and bin stores etc.) (with all matters reserved)

Land South East of B & M, Styring Street and Station Road, Beeston

The application had been brought before the Committee for determination as the Council is the landowner.

The Committee considered the late items for this application which comprised of the conclusions of a desk based archaeological assessment and comments from Nottinghamshire County Council as the Highway Authority and the Council's conservation advisor, along with an addition to paragraph 6.6.4 of the report.

Mr Brigden, objecting, addressed the Committee prior to the general debate.

The Committee discussed the application with reference to the opportunity for Beeston to improve the leisure offering of the town centre to encourage the night time economy. It was noted that there was cross party support for the project.

RESOLVED unanimously that planning permission be granted subject to the following conditions:

Conditions in respect of outline element

- 1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall be commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.**
- 3. No development shall commence until a phasing plan for the whole outline site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan.**
- 4. No phase of development shall be commenced until detailed drawings and particulars showing the following for that respective phase have been submitted to and approved in writing by the Local Planning Authority:**

- (a) the layout, scale, and external appearance of all buildings;
- (b) the means of access and parking and servicing provision within the site;
- (c) the particulars of the materials to be used in the facing of the external surfaces of all buildings;
- (d) cross sections through the site showing the finished floor levels of the new buildings in relation to adjacent land and buildings. These details shall be related to a known datum point;
- (e) landscaping.

The development shall be carried out strictly in accordance with the approved details.

5. No development shall be commenced in respect of any phase until a landscaping scheme for that respective phase of development has been submitted to and approved in writing by the Local Planning Authority. Each scheme shall include the following details:

- (a) numbers, types, sizes and positions of proposed trees and shrubs;
- (b) proposed hard surfacing treatment;
- (c) planting, seeding/turfing of other soft landscape areas;
- (d) a timetable for implementation of the scheme.

The approved schemes shall be carried out strictly in accordance with the approved details.

6. No phase of development shall commence until plans showing provision for bin storage for that respective phase have been submitted to and agreed in writing by the Local Planning Authority. No building shall be occupied until its respective bin storage has been provided.
7. The development shall be designed in accordance with the Beeston Town Centre Regeneration Design Code (Phase 2), August 2018.
8. No development shall commence until detailed measures for protecting the proposed residential occupants from environmental noise have been submitted to and approved in writing by the Local Planning Authority. Any approved measures shall be completed before any respective dwelling which requires noise mitigation is first occupied, unless an alternative period is agreed in writing by the Authority.
9. a) No development shall commence until a remediation method statement has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems as detailed in GeoMatters Geo-Environmental Assessment report (ref GML17254/2/2 Aug 2018).
- b) No building to be erected pursuant to this permission shall be occupied or brought into use until:

- (i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and
- (ii) It has been certified to the satisfaction of the Local Planning Authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Conditions in respect of full element

- 10. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.
- 11. No development above slab level shall commence until samples/details of the proposed external facing materials, including the lighting strips and detailed drawings of the lighting strips, have been submitted to and agreed in writing by the Local Planning Authority and the development shall be constructed only in accordance with those details.
- 12. No development above slab level shall commence until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:
 - (a) numbers, types, sizes and positions of proposed trees and shrubs,
 - (b) proposed hard surfacing treatment,
 - (c) proposed lighting details
 - (d) planting, seeding/turfing of other soft landscape areas,
 - (e) proposed retaining walls or similar structures
 - (f) a timetable for implementation.

The approved scheme shall be carried out strictly in accordance with the approved details.

- 13. No commercial unit shall be first occupied until cycle parking facilities have been provided in accordance with details which shall first have been submitted to and agreed in writing by the Local Planning Authority. These facilities shall thereafter be retained in the agreed form for the lifetime of the development.
- 14. No commercial unit shall be first occupied until the lay-by beside Station Road has been provided in accordance with details which shall first have been submitted to and agreed in writing by the Local Planning Authority. The lay-by shall be retained for the lifetime of the development in accordance with the agreed details.
- 15. No ventilation and/or filtration equipment shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority. Any equipment shall be in full working order prior to the commencement of the respective use. The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues.

16. Outdoor seating areas directly associated with commercial uses shall not be used by customers except between the hours of 08:00-23:30 and outside these hours, chairs, tables and other furniture for the purpose of or associated with facilitating outdoor seating, shall be removed from the seating areas.

Conditions in respect of whole scheme

17. The development hereby permitted shall be carried out in accordance with drawings numbered: BTCR-LDA-XX-ZZ-M3-A-08 004 'Proposed Site Plan', BTCR-LDA-XX-ZZ-M3-A-08 200 'Proposed Sections', BTCR-LDA-XX-ZZ-M3-A-08 002 'Red Line - Outline Site', BTCR-LDA-XX-ZZ-M3-A-08 106 'Proposed Roof Level', BTCR-LDA-XX-01-M3-A-08 102 'Proposed Plan - Level 01', BTCR-LDA-XX-02-M3-A-08 103 'Proposed Plan - Level 02' and BTCR-LDA-XX-03-M3-A-08 104 'Proposed Plan - Level 03' received by the Local Planning Authority on 21 May 2018; BTCR-LDA-XX-ZZ-M3-A-08 000 'Red Line Overall Development' received by the Local Planning Authority on 22 May 2018 and BTCR-LDA-XX-00-M3-A1-08 005 'Proposed Block Plan' received by the Local Planning Authority on 30 May 2018; 2116_PL_01 'Overall landscape masterplan' received by the Local Planning Authority on 20 August 2018 and BTCR-LDA-XX-00-M3-A1-08 100 Rev C 'Proposed plan level 00', BTCR-LDA-XX-ZZ-M3-A1-08 300 Rev B 'Proposed Elevations - North and South Elevations' and BTCR-LDA-XX-ZZ-M3-A1-08 301 Rev B 'Proposed Elevations - East & West Elevations' received by the Local Planning Authority on 30 August 2018.
18. No phase of development shall commence until details of any piling or other penetrative foundation design for that respective phase have been submitted to and approved in writing by the Local Planning Authority, including details of any mitigation measures to minimise the effects of noise and vibration on surrounding occupiers. The development shall be implemented in accordance with the approved details.
19. No external construction or site preparation work in association with this permission shall be undertaken outside the hours of 07:30-18.00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
20. No amplification equipment shall be used externally and no live music shall be played externally at the site between 23.00 and 08.00 hours on any day.
21. No fixed plant, machinery or equipment shall be installed within the site until a noise report, including details of the acoustic specification of such fixed plant, machinery or equipment has been submitted to and agreed in writing by the Local Planning Authority. The plant/machinery/equipment shall be installed in accordance with the agreed details and thereafter maintained in the agreed form for the lifetime of the development.
22. The rating level resulting from the cumulative use of any plant, machinery or equipment shall not exceed the existing background level when measured according to British Standard BS4142:2014, at a point one metre external to the nearest noise sensitive receptor.

- 23. The approved landscaping for each phase of development shall be carried out not later than the first planting season following the substantial completion of each respective phase or first occupation of the building(s) within the respective phase, whichever is the sooner, and any trees or plants which, within a period of 10 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.**
- 24. No development shall take place until details of a methodology for an archaeological watching brief (in accordance with section 7 of the Archaeological Desk Based Assessment, August 2018) have been submitted to and approved in writing by the Local Planning Authority. The approved watching brief shall be implemented in full accordance with the agreed details.**
- 25. No part of the development hereby permitted shall be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in the plan.**

Reasons

- 1. & 2. To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 3. To secure an orderly form of development.**
- 4. The application was submitted in outline only so no such details were provided and the development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory and in accordance with the aims of the NPPF and Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 5. Insufficient details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure the details are satisfactory, in the interests of the appearance of the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 6. Insufficient details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure sufficient provision is made for bin storage on the site in the interests of highway safety and residential amenity and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**

- 7. To ensure a high quality form of development and in accordance with the aims of the NPPF and Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 8. Insufficient details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to protect future occupiers from excessive environmental noise and in accordance with the aims of Policy E34 of the Broxtowe Local Plan 2004.**
- 9. Insufficient details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing in the interests of public health and safety.**
- 10. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 11. Insufficient details were submitted with the application and to ensure the details are satisfactory and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 12. Insufficient details were submitted with the application, to ensure the details are satisfactory and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 13. In the interests of supporting sustainable modes of transport and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004) and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).**
- 14. In the interests of highway safety to ensure sufficient provision is made for servicing and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004) and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).**
- 15. To suppress and disperse odour created from food preparation operations in order to protect nearby residents from excessive odour and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 16. To protect nearby residents from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**
- 17. For the avoidance of doubt.**
- 18. To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).**

19. To protect nearby occupants from excessive construction noise and vibration and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
20. To protect nearby occupants from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
21. To protect nearby occupants from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
22. To protect nearby occupants from excessive operational noise and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
23. To ensure the development presents a more pleasant appearance in the locality and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).
24. Insufficient details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development commencing to ensure any below-ground archaeological remains are monitored and recorded, and in accordance with the aims of the National Planning Policy Framework (2018).
25. In the interests of highway safety and the environment to encourage use of more sustainable modes of transport than the car and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).

Notes to Applicant

1. The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application.
2. In order to carry out off-site works, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. The applicant is advised to contact the County Council Highways team for details on Tel: 0115 9772210.
3. The applicant is advised to contact Western Power before works commence on site in relation to substations on site.
4. It is not permitted for any vehicles to obstruct the tramway at any time and consideration should be given to erecting a warning sign at the construction site exit point to warn of overhead lines. Please contact the Nottingham Express Transit (NET) Project Office for further information (0115 876 4095).

5. The applicant is advised to contact the Council's Waste and Recycling Section (0115 917 7777) to discuss waste and refuse collection requirements.
6. Ventilation and filtration equipment may require planning permission.
7. Media screens will require advertisement consent.

21.2 18/00496/ADV

Display 2 large format signs and 2 banner signs
Land South East of B & M, Styring Street and Station Road, Beeston

The application had been brought before the Committee for determination as the Council is the landowner.

There were no late items and no public speakers.

It was noted that the intention of the signs was to keep the public informed of the progress of development on the site.

RESOLVED that advertisement consent be granted subject to the following conditions:

1. a) Any advertisements displayed, and any land used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

(b) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

(c) Where any advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

(d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

(e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).
2. The development hereby permitted shall be carried out in accordance with drawing numbers BTCR-LDA-XX-ZZ-M3-A1-08 000 and BTCR-LDA-XX-ZZ-M3-A1-08 006 and the four images of the signs received by the Local Planning Authority on 16 July 2018.

Reasons

1. In the interests of amenity and public safety.

2. For the avoidance of doubt.

Notes to Applicant

1. **The Council has acted positively and proactively in the determination of this application by determining it within the eight week determination timescale.**
2. **It is not permitted for any vehicles to obstruct the tramway at any time and any works on site should accord with the guidance in the “Working Near NET” leaflet.**

21.3 18/00441/FUL

Change of use from retail (Class A1) to an adult gaming centre (Sui Generis)
62 Nottingham Road, Eastwood, Nottingham, NG16 3NQ

Councillor M Radulovic requested this application be determined by the Committee.

The late items pertaining to this application were considered by the Committee. There were no public speakers.

The Committee debated the risk to local people of increased anti-social behaviour, the proximity of the school to the site and the nature of the business detracting from the town centre.

RESOLVED unanimously that planning permission be refused.

Reason

The proposal by virtue of its nature, would add to the concentration of non-A1 retail uses in Eastwood town centres Primary Shopping Frontages. Accordingly the loss of a further A1 use would have a detrimental impact upon the vitality and viability of Eastwood Town Centre. The proposed development therefore would be contrary to the aims of Saved Policy S4 of the Broxtowe Local Plan 2004 and Policy 6 of the Adopted Core Strategy 2014 and there are no material considerations that would justify taking a decision at variance to these policies.

21.4 18/00236/FUL

Retain poly tunnel
Babbington Hall, Westby Lane, Babbington Village, Nottinghamshire, NG16 2SS

The Committee noted that there were a number of late items with regard to this application including comments with regards to traffic, incongruous development and a written submission from Councillor M J Crow.

Mr Tony Sanderson, the applicant, and Councillor M J Crow, the Ward Member, addressed the Committee prior to the general debate.

There was concern that the application was retrospective, that the development was not appropriate within the Green Belt and whether the tunnel was an appropriate place to exercise dogs. The debate progressed on to the work of the kennels with rescue dogs. It was proposed by Councillor R I Jackson and seconded by Councillor P D Simpson that a temporary permission of one year be granted with the hours of operation to be restricted, the precise wording to be delegated to the Head of

Neighbourhoods and Prosperity in consultation with the Chair of the Planning Committee. On being put to the meeting the amendment was carried.

RESOLVED a temporary permission of one year be granted with the precise wording to be delegated to the Head of Neighbourhoods and Prosperity in consultation with the Chair of the Planning Committee and also subject to the following conditions:

1. The development hereby permitted shall be retained in accordance with the Block Plan (1:500) received on 3 April 2018 and the Floor Plan and Elevation Plan (1:100) received by the Local Planning Authority on 11 April 2018.
2. The poly tunnel hereby permitted shall be sprayed dark green within 3 months of the date of this decision, and shall thereafter be retained this colour for the lifetime of the development.
3. The permission shall be for a limited period of one year expiring on the 14th September 2019 when the building works carried out under this permission shall be removed and the land reinstated to the satisfaction of the Local Planning Authority unless prior permission has been obtained in writing from the Local Planning Authority for its retention.
4. The poly tunnel hereby permitted shall not be used except between the hours of 09.00 - 18.00 Wednesday to Sunday and 09.00 - 20.00 on Mondays and Tuesdays.

Reasons

1. For the avoidance of doubt.
2. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Draft Part 2 Local Plan.
3. The building by virtue of its construction and appearance is not suitable for permanent retention.
4. To protect nearby residents from excessive operational noise.

Note to Applicant

The Council has acted positively and proactively in the determination of this application by communicating with the agent throughout the course of the application.

21.5 18/00295/FUL
Construct single and two storey rear extension
5 Humber Road, Beeston, Nottingham, NG9 2EF

The item was deferred at the meeting of the Committee on 20 June 2018 to allow the applicant an opportunity to reconsider their submission and then withdrawn from the

meeting of the Committee on 25 July 2018 due to the late submission of amended plans.

There were no late items with respect to the application.

Mr Richard Jones, objecting and Councillor L A Lally, Ward Member, addressed the Committee prior to the general debate.

The debate focused on concerns regarding the proliferation of Houses in Multiple Occupation in Beeston and the overdevelopment this was causing. There was also concern that this was starting to impact on the diversity of the community which was considered to be a mix of student and family housing. The amenity of the occupants at no.7 Humber Road was discussed in detail, including concerns that the natural light into the kitchen would be severely affected by the proposed extension.

RESOLVED that planning permission be refused.

Reason

The development is considered to be overbearing and oppressive which would cause a loss of amenity to neighbours at no. 7. Humber Road. Accordingly, the development is considered to be contrary to the aims of Policy H9 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Broxtowe Part 2 Local Plan (Submission Version 2018).

21.6 18/00237/FUL

Construct first floor side and single storey rear extensions
4 Whitton Close, Chilwell, Nottinghamshire, NG9 6PB

This item had been originally referred to the Committee for a decision by Councillor G Harvey and had been deferred at the meeting of 25 July 2018 to allow the applicant to reconsider their proposal.

There were no late items for the consideration of the Committee.

Mr Malcolm Morrissey, the applicant, addressed the Committee prior to the general debate.

The Committee noted that the design of the extension had been amended to a hipped roof and were satisfied that this mitigated the impact on the amenity of the occupants of no.105 Haddon Crescent.

RESOLVED that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 4 April 2018, Proposed Block Plan (1:200) received by the Local Planning Authority on 5 April 2018 and drawing number M0318.02 received by the Local Planning Authority on 9 August 2018.**

3. No building operations shall be carried out until samples of the materials to be used in the facing walls and roofs have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. No such details were specified with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the details are satisfactory in the interests of the appearance of the development and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

Note to Applicant

The Council has acted positively and proactively in the determination of this application by working to determine this application within the agreed determination timescale.

21.7 18/00414/FUL

Construct two storey side extension

59 Pelham Crescent, Beeston, Nottinghamshire, NG9 2ER

Councillor P Lally had requested that this application be determined by the Committee.

There were no late items to be considered by the Committee.

Ms Jingyi Yang, the applicant, Mr Matthew Johnson, objecting and Councillor L A Lally made representation to the Committee prior to the general debate.

The Committee were concerned to note that this was an application to extend a family home with a view to making it a house in multiple occupation. It was noted that there were a number of such residences in the area around this address and that there were already problems with parking and refuse due to the number of households. There was also concern regarding the diversity of the area.

RESOLVED that planning permission be refused.

Reason

The proposed two storey side extension represents an over intensive form of development which is considered to be harmful to the amenity of the surrounding neighbours. The proposed development, therefore, would be contrary to the aims of Policy H9 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core

Strategy (2014), Policy 17 of the Draft Part 2 Local Plan and the National Planning Policy Framework (2018).

21.8 18/00439/FUL

Construct two storey side extension and alterations to single storey rear extension
2 Denewood Avenue, Bramcote, Nottinghamshire, NG9 3EU

Councillor J C Goold had requested that the application be determined by the Committee.

There were a number of late items for the Committee to consider including a submission from a neighbour and a written submission from Councillor J C Goold.

Mr Samuel O'Shea, the applicant, Mrs Nazia Tanveer, objecting, and Councillor M E Plackett addressed the Committee prior to the general debate.

The Committee considered the impact of the extension on neighbour amenity. It was proposed by Councillor R I Jackson and seconded by Councillor P J Owen that the item be deferred to allow the applicant time to consider the reduction of the width of the extension by one metre.

RESOLVED that the application be deferred.

Reason

To allow for discussion with the applicant about the potential for the reduction of the width of the extension by one metre, addressing concerns regarding the impact on the amenity of the occupants of no.4 Denewood Avenue.

21.9 18/00308/FUL

Construct 6 industrial units (Class B2) and bin store and create vehicular access from Derby Road (part revised scheme)

Former Dyeworks Site, West End Street, Stapleford, NG9 7DA

Councillor J W McGrath had requested that this application be determined by the Committee.

There were no late items for the Committee to consider and no public speakers.

The Committee noted that HS2 Ltd objected to the application as a substantial part of the site was located within land subject to the Safeguarding Directions for Phase 2b of the HS2 high speed rail line which is to be built in the vicinity. Debate progressed on to the need for jobs in Stapleford, the state of the site at present and noise and disturbance to neighbours.

RESOLVED that planning permission be refused for the following reasons:

1. The proposed development would conflict with the HS2 safeguarded route as published, emerging design developments and the Government's objective of delivering HS2, which is a project of national importance. It is considered that revised proposals or mitigation measures could not overcome these fundamental issues. The proposal is therefore contrary to the National Planning Policy Framework (NPPF) and Policy 15 of the Broxtowe Aligned Core Strategy (2014).
2. The proposed development would expose occupants of the neighbouring residential dwellings to unacceptable noise disturbance from the Class B2 uses due to the orientation of the units and the position of the main goods entrances facing towards residential properties on West End Street. This will result in an unacceptable loss of amenity to occupiers of the residential properties which would be contrary to Policy E34 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and the emerging Policy 19 of Part 2 Local Plan (Draft).

Note to Applicant

The Council has tried to act positively and proactively in the determination of this application. However, the Council concluded that the fundamental issues associated with the development could not be overcome by amendments.

21.10 18/00306/FUL

Construct single/two storey rear extension, hip to gable roof extension, bin store, insert windows in the side elevation and convert single dwelling to 4 apartments
65 Dovecote Lane, Beeston, Nottinghamshire, NG9 1HU

Councillor P Lally had requested that this application be determined by the Committee.

There were no late items in respect of the application.

Councillor L A Lally, Ward Member, made representations to the Committee prior to the general debate.

Members debated the item noting the number of apartments, lack of parking facilities, lack of open space and the facilities for refuse. It was considered that the proposal constituted over development.

RESOLVED that planning permission be refused.

Reason

The proposed development would constitute over intensive development which would be out of character with the area, contrary to Policy 10 of the Broxtowe Core Strategy (2014), Policy H7 of the Broxtowe Local Plan (2004), Policy 17 of the draft Part 2 Local Plan (2018) and the National Planning Policy Framework (2018).

21.11 18/00339/FUL

2 storey and single storey side/rear extensions, raise ridge height, rear dormer window and detached garage
Assarts Lodge, Temple Drive, Nuthall, Nottinghamshire, NG16 1BH

Councillor P J Owen had requested that this application be determined by the Committee.

There was a late item in the form of a letter from the Head Teacher of Mornington Primary School which the Committee considered.

It was noted that the consultation process had taken place during school holidays meaning that there had not been time for the school to put their concerns to the applicant. It was proposed by Councillor P J Owen and seconded by Councillor R I Jackson that the item be deferred to a later meeting.

RESOLVED that the application be deferred.

Reason

To allow for discussion between the school, applicant and planners about safeguarding in relation to the school.

21.12 18/00158/ENF

Bin store not built in accordance with the approved plans (16/00646/FUL)
Former Victory Club, Walker Street, Eastwood, Nottinghamshire, NG16 3EN

The Committee noted that the bin store at the development had not been constructed in accordance with the plans which were approved under condition 4 of planning reference 16/00646/FUL. A compromise had been suggested by the developers that the structure be retained, but used as a bicycle store with the bin store relocated 4.5 metres from the boundary with the neighbouring property.

The debate took in considerations such as the point of view of the neighbour, the purpose of the drain in the store and the problems caused by traffic to the site.

RESOLVED that enforcement action be taken due to the adverse impact of the compound on the amenities of the occupants of 145 Nottingham Road (or for the bin store to be put back in the approved position).

22. INFORMATION ITEMS

22.1 Appeal Statistics

The Committee noted that the position remained unchanged from that reported to it on 22 March 2017 and that the Council was not therefore at risk of special measures based on the figures reported to it on that date.

22.2 Appeal Decisions

The Committee noted the appeal decisions taken by the Planning Inspector.

22.3 Delegated Decisions

The Committee noted the decisions determined under delegated powers between 7 July 2018 and 10 August 2018.

Report of the Chief Executive

18/00080/ROC**PROVISION OF PEDESTRIAN CROSSING ON HICKINGS LANE
CARPENTER COURT, SITE OF FORMER SINBAD PLANT LTD,
HICKINGS LANE, STAPLEFORD, NG9 8PJ**1 Details of the Application

1.1 Planning permission was granted in November 2016 to construct 48 retirement living apartments including communal facilities, landscaping and car parking (reference 16/00107/FUL). The application was accompanied by a Section 106 Agreement which included a payment of £40,000 to Broxtowe Borough Council towards the provision of a pedestrian crossing. The contribution has been paid in full to the Council.

1.2 Consultants were subsequently instructed to produce technical drawings for a crossing. The design of the crossing, a zebra crossing with flashing beacons, is the same in both locations. The drawings have been produced for a crossing in two potential locations along Hickings Lane:

- Option 1: Between Maranello Cars/ KAM Servicing and the Co-op (to the north east of Carpenter Court)
- Option 2: Between Washington Drive and Ewe Lamb Lane.

1.3 A decision now must be made regarding the preferred location for the crossing.

2 Site and Surroundings

2.1 The retirement living complex is now complete and fully occupied. It comprises a part two storey, part three storey building in a 'T' shape with parking to the front and side and a communal garden area to the rear.

2.2 There is an existing bus stop outside of the retirement complex. Opposite the site there are residential properties and a car sales business. Immediately to the north east there are commercial buildings and further to the north east lies a supermarket and a group of local shops. To the south and south west there are residential properties on Ewe Lamb Lane and Ewe Lamb Close.

Location of Option 1 (looking south west along Hickings Lane)



Location of Option 2 (looking south west along Hickings Lane)



3 Relevant Planning History

- 3.1 Following the granting of planning permission (reference 16/00107/FUL) for the 48 retirement living apartments, an application was submitted and granted (reference 18/00080/ROC) to remove condition 10 which stated that *“No part of the development hereby permitted shall be brought into use until the pedestrian crossing and any associated works to the adjacent footways have been constructed in accordance with drawing number 050.00323.002 RevC.”*

4 Policy Context

4.1 **National policy**

- 4.1.1 Paragraph 56 of the National Planning Policy Framework (NPPF) states that planning obligations must only be sought where they meet all of the following tests:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

- 4.1.2 The tests listed above are also contained within the Part 11 of The Community Infrastructure Levy (CIL) Regulations 2010.

4.2 **Broxtowe Aligned Core Strategy**

- 4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- 4.2.2 ‘Policy 19: Developer Contributions’ states that developments will be expected to meet the costs of new infrastructure and provide for the future maintenance of facilities.

5 Consultations

- 5.1 Nottinghamshire County Council as Highways Authority states that they have no strong preference regarding the location of the crossing. For both locations a speed survey and a lighting assessment would be required. Notwithstanding this, Option 2 would require residents within Carpenter Court to walk a longer and less convenient route to the Co-op and it would be questionable regarding the value of a crossing in this location for the residents. The bus stop outside of Carpenter Court would also need to be relocated further to the south west, which would result in a further walk for residents of Carpenter Court and needing to cross Ewe Lamb Lane. The new bus stop would also have to be funded. They note that Option 2 may be of use to the wider community however refer to the need for planning contributions to be directly related to the development.
- 5.2 A consultation process has been conducted regarding the two potential locations. This involved consulting 76 properties; those within the immediate vicinity of the two crossing locations, including residents within Carpenter Court, and those who had provided comments on previous applications.
- 5.3 Stapleford Town Council state that Option 2 should be favoured. The Town Council supports Option 2 as it provides an easy crossing for access to the bus routes on either side of the road, provides a crossing place for school children going to Wadsworth Fields Primary School and The Bramcote College, provides a crossing to New Stapleford Community Centre, the Post Office at Montrose Court, shops on Central Avenue, The Haven Centre, the church at Montrose Court, two local food banks and the Co-op for residents from Ewe Lamb Lane. They also state that Option 2 is the safer option as Option 1 would be in a dangerous location.
- 5.4 A petition containing 50 signatories has been received from the residents of Carpenter Court favouring Option 1. A petition from the Stapleford Community Group containing 374 signatories has been received favouring Option 2. 23 letters favouring Option 1 have been received. Three letters favouring Option 2 were received.
- 5.5 In favour of Option 1 (between Maranello Cars/ KAM Servicing and the Co-op), the following issues were raised:
- There are a number of disabled and frail residents living within Carpenter Court. The crossing is needed to enable residents to cross the road. Option 1 provides the shortest route to the Co-op for the residents.
 - The developer (McCarthy and Stone) has paid the money so that the crossing benefits the residents of Carpenter Court. Only Option 1 would achieve this.
 - The crossing should already be in place.
 - Option 2 would require residents of Carpenter Court crossing two roads to access the Co-op and a number of busy junctions. This would significantly increase the risk of an accident occurring.

- Option 2 would not be used by the residents of Carpenter Court, increasing the probability of an accident occurring.
- Option 2 would result in a crossing outside houses and flats which would result in a loss of privacy; noise pollution from vehicles stopping and starting; air pollution from vehicles stopping outside; and light pollution from the flashing beacons. Residents could claim compensation under the Land Compensation Act 1973 and related Noise Insulation Regulations 1975.
- The crossing must be 'directly related' to the development (the retirement apartment complex at Carpenter Court) and be one which the residents of the development will use. Should Option 1 not be selected the Section 106 statutory requirement will fail to be met and this may lead to further challenge.

5.6 In favour of Option 2 (between Washington Drive and Ewe Lamb Lane), not including the comments raised by Stapleford Town Council above, the following issues were raised:

- Children attending The Bramcote School have to cross Hickings Lane twice a day. Option 2 would provide a safe crossing.
- Option 1 is close to busy junctions and the mini roundabout and would not be in a safe location.
- Option 2 would provide a crossing for people accessing food banks, churches and the community centre.

6 Assessment

6.1 As part of the assessment of the planning applications for Carpenter Court, it was evident from consultation responses and from the Planning Committee that there are opposing viewpoints regarding where the crossing should be sited. Therefore, it was considered that a further consultation exercise should be conducted specifically related to the location of the crossing. Two sets of drawings were subsequently produced for a crossing. The design of the crossing, a zebra crossing with flashing beacons, is the same in both locations.

6.2 The consultation responses received, particularly from residents within Carpenter Court, show a preference for Option 1. The responses state that Option 1 would provide a safer and more direct route to the Co-op compared to Option 2. Concern is also expressed regarding the impact of Option 2 on existing residents living in Carpenter Court and Hobart Drive, particularly in respect of noise, pollution and loss of privacy.

6.3 Those in favour of Option 2 highlight the benefits to the wider community of a crossing in this location, particularly for school children crossing the road.

6.4 The Highways Authority has not raised any specific highway safety concerns regarding a crossing in either location although further survey work is required. However, they highlight that, for Option 2, the bus stop outside of Carpenter Court would have to be relocated, resulting in a longer walk for residents and additional expense for the project.

6.5 The financial contribution has been paid to the Council from the developer of Carpenter Court for the provision of a pedestrian crossing. Paragraph 56 of the NPPF and the CIL Regulations require financial contributions to be directly related to the development and this requirement has been highlighted within consultation responses and by the Highways Authority.

6.6 Taking into consideration the consultation responses, it is considered that Option 1 would be of direct benefit to the residents of Carpenter Court and it would also be set further away from existing residential properties, reducing the potential impact. Whilst Option 2 could benefit the wider community, Option 1 would be in accordance with the requirements of the NPPF and the CIL Regulations as it is directly related to the development. Therefore, it is recommended that the Council should proceed with Option 1.

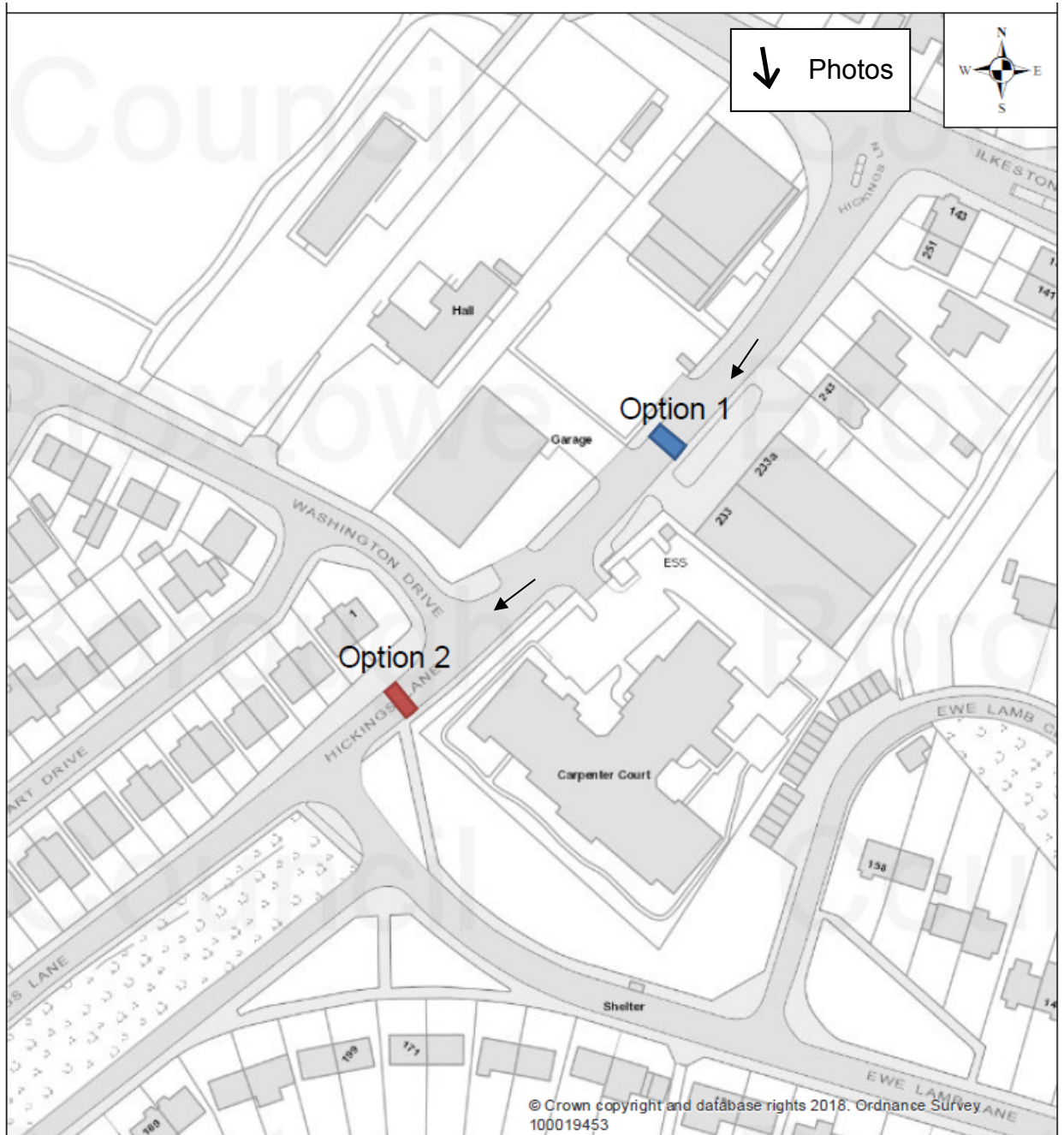
7 Conclusion

7.1 The consultation responses show a preference for Option 1 and it is considered that a crossing in this location would be directly related to the Carpenter Court development. It is therefore concluded that Option 1 should be the preferred location for the crossing and the consultants should be instructed to carry out the necessary works to provide a crossing in this location.

Recommendation

The Committee is asked to RESOLVE that the Council progresses with Option 1 (between Maranello Cars/ KAM Servicing and the Co-op) and consultants should be instructed to carry out the necessary works to provide a crossing in this location.

Background papers
Application case file



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Report of the Chief Executive

18/00439/FUL**CONSTRUCT TWO STOREY SIDE EXTENSION AND ALTERATIONS TO SINGLE STOREY REAR EXTENSION
2 DENEWOOD AVENUE, BRAMCOTE, NOTTINGHAMSHIRE, NG9 3EU**1. Details of the application

- 1.1 The application was first brought before Planning Committee on 12 September 2018 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision on the application due to concerns regarding the impact on the amenity of the occupants no. 4 Denewood Avenue. It was recommended for the width of the extension to be reduced.
- 1.2 The applicant has considered the issues raised by the Planning Committee and has reduced the width of the two storey side extension by 0.35m to 3.3m.

2. Re-consultations

- 2.1 Amended plans were submitted and a further seven day consultation has been undertaken with the occupants of neighbouring properties. One neighbour objection has been received in relation to the amended plans which expresses concern that the applicants did not discuss the proposed amendment prior to submitting amended plans to the Council and asks for the application to be deferred to November as Councillor Plackett is unable to attend the October meeting. The objection states that the same concerns as raised with the proposal previously considered by Committee on 12 September 2018 are relevant. These objections can be summarised as follows: enclosure; loss of privacy; loss of light; inaccurate plans (block plan does not show neighbouring properties); area already crowded; committee report does not fully detail respondent's concerns and is imbalanced; further information provided about extensions at respondent's property and pre-application consultation undertaken with neighbours – applicants did not show neighbours plans prior to submission; number 2 occupies one of smallest plots on street; lack of parking proposed for extended property; request first floor extension be omitted or that whole extension is reduced in width by 1m and rear first floor window closest to boundary is omitted; already adversely impacted by alterations to 11 Rivergreen Crescent; lack of a gap between the extension and respondent's boundary which tapers towards the rear; existing side extension imposing and debatable whether it would be granted permission today; applicants would lack access to their rear garden except through the house; maintenance arrangements for extension queried; refers to Planning Officer visiting their home and additional meeting on 6.9.18 when they requested for extension width to be reduced by 1m – not known whether this change will be made and feel application has been rushed through.
- 2.2 In relation to the plans considered by Committee on 12 September 2018, Councillors Gould and Plackett considered that a 1m reduction in width was necessary.

3. Assessment of amended proposals

- 3.1 The reduction in width of the two storey side extension means the impact of the extension is considered to be less overbearing for the occupants of no. 4. The distance from the boundary ensures that more light will be received into the north east (side) windows at no. 4.

4. Conclusion

- 4.1 Having regard to the comments made by members at the meeting on 12 September, it is considered that the applicant has attempted to address the issues raised by neighbours through the submission of amended plans. A reduction in the width of the two storey extension is considered to reduce the impact of the extension on the neighbours at no. 4 Denewood Avenue whilst still retaining an acceptable design. The proposal therefore accords with Policy H9 of the Broxtowe Local Plan, Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 25 June 2018, Proposed Ground and First Floor Plans and Proposed Elevations received by the Local Planning Authority on 17 September 2018 and Proposed Block Plan (1:500) received by the Local Planning Authority on 2 October 2018.**
- 3. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing house.**
- 4. The first floor window in the north west (rear) elevation, closest to the boundary with 4 Denewood Avenue, shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the life time of the development.**

Reasons

- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**
- 3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).**

4. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).

Note to applicant:

The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Appendix

Report to Planning Committee 12 September 2018

Background papers
Application case file

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APPENDIX

Report of the Chief Executive

**18/00439/FUL
CONSTRUCT TWO STOREY SIDE EXTENSION AND ALTERATIONS TO
SINGLE STOREY REAR EXTENSION
2 DENEWOOD AVENUE, BRAMCOTE, NOTTINGHAMSHIRE, NG9 3EU**

Councillor J C Goold has requested this application be determined by Planning Committee.

1 Details of the application

- 1.1 The application seeks permission to construct a two storey side extension. The existing garage will be demolished and the single storey rear extension will be retained.
- 1.2 The two storey side extension will have a hipped roof, a height to eaves of 5m and height to ridge of 7.1m. It will be set down 0.3m from the main ridge. The main property has an existing two storey front projection. The south east (front) elevation of the extension will align with this element at ground floor level and will be set back 1m at first floor level. The extension will have a lean-to roof above the ground floor level in the south east (front) elevation. The two storey side extension will extend to align with the north west (rear) elevation of the property. The extension will be approximately 6.6m from Denewood Avenue and built up to the boundary with no. 4. The extension will have a ground and first floor window in the south east (front) elevation, a blank south west (side) elevation and two first floor windows in the north west (rear) elevation.
- 1.3 The plans do not state what the extension will serve at ground floor level. At first floor level the extension will serve a bedroom with en-suite.
- 1.4 Alterations proposed to the single storey rear extension include the addition of three roof lights in the lean-to roof, blocking up the underpass and changing a window to bifolding doors.

2 Site and surroundings

- 2.1 The application property is a detached dwelling with a single storey flat roof, attached garage and single storey rear extension with lean-to roof. The garage is built up to the boundary with no. 4 and adjoins a 1.8m high fence which extends to the rear of the garden. A 2m high coniferous hedge extends across the rear boundary and a 1.8m high fence extends across the boundary with no. 9 Rivergreen Crescent.
- 2.2 Denewood Avenue is a street formed of mainly detached dwellings. The rear patio steps down to the garden by approximately 0.75m and there is a gradual slope of approximately 0.3m from south west to north east along Denewood Avenue. A number of the properties have had permission for two storey extensions, including nos. 4, 6, 11, 16 and 23 Denewood Avenue.



View of south east (front) elevation and boundary with no. 4



View from rear garden of no. 4



View of rear/side boundary with no. 4



View of north west (rear) elevation

3. Relevant planning history

- 3.1 An application (79/00406/FUL) for extensions and alterations received permission in May 1979.
- 3.2 An application (83/00729/FUL) for an extension to form a kitchen and dining room received permission in February 1984.

4. Policy context

4.1 **National Policy**

- 4.1.1 The National Planning Policy Framework (NPPF) July 2018, outlines a presumption in favour of sustainable development, that planning should be planned, decisions should be approached in a positive and creative way and high quality design should be sought.

4.2 **Broxtowe Aligned Core Strategy**

- 4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 Policy A ‘Presumption in Favour of Sustainable Development’ - reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3 Policy 10 ‘Design and Enhancing Local Identity’ - states that development should be assessed in relation to its massing and scale, materials, design and impact on the amenity of nearby residents.

4.3 Saved Policy of the Broxtowe Local Plan

4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. The relevant saved policy is as follows:

4.3.2 Policy H9 ‘Domestic Extensions’ - states that extensions will be permitted provided that they are in keeping with the original building in terms of style, proportion and materials, are in keeping with the appearance of the street scene and do not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties.

4.4 Part 2 Local Plan (Draft)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been submitted for Examination, with examination hearing sessions currently anticipated to take place toward the end of this year. The representations on the plan included 11 representations in relation to Policy 17. Given that there remain outstanding objections to Policy 17 that will need to be considered through the Local Plan process, this policy can be afforded only limited weight.

4.4.2 Policy 17 ‘Place-Making, Design and Amenity’ - states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

5. Consultations

5.1 There has been one objection received which can be summarised as follows:

- Loss of daylight/ sunlight
- Loss of privacy
- Sense of enclosure
- Inaccuracies within plans.

6. Appraisal

6.1 The main issues to consider with this application are the design of the extension and the impact on neighbour amenity.

- 6.2 Amended plans were received during the course of the application which include the hipped roof matching the pitch of the main roof, obscurely glazing the first floor rear window closest to the boundary with no. 4 and relocating the bathroom from the middle of the bedroom to the corner so it is served by the obscurely glazed window.
- 6.3 Denewood Avenue is a street formed of mainly detached dwellings with a slight variance in character. A number of properties have had permission for two storey extensions in the area. Some of these include no. 4, which has had permission for a two storey side extension and single storey rear extension, no. 6 has had permission for a two storey side and single storey rear extension (not yet built) and no. 11 has had permission for a two storey side, single storey front and rear extensions.
- 6.4 The design of the extension is considered to be appropriate for this domestic property and will be in keeping with other extensions in the area. As the plans do not state the materials proposed, they will be conditioned to ensure they match the main property. The extension will be set down 0.3m from the main ridge and set back 1m at first floor level, which creates a subservient appearance and ensures a shadowing effect is created between the extension and main property. It is considered the insertion of three roof lights, blocking up an underpass and changing a window to bi-folding doors in the single storey rear extension are modest, acceptable changes. Overall, it is considered the extension and alterations to the existing single storey rear extension achieve an acceptable level of design and are in keeping with the main property and surrounding properties on Denewood Avenue.
- 6.5 The proposed two storey side extension will not increase the footprint of the property and will not extend beyond the front or rear elevation of the main property. The eaves height will match the eaves of the main roof and the ridge will be set down 0.3m from the main ridge. It is considered the extension is a reasonable size in regards to its width and height in relation to the main property. The extension has a blank south west (side) elevation and the roof is hipped roof which is considered to reduce the impact for the occupants of no. 4. It is acknowledged that extension will be closer to the boundary with no. 4 and there will be some loss of light to no. 4's windows in the north east (side) elevation. However, the strip of land to the side of no. 4 is not primary amenity space and the side windows do not serve primary rooms. Therefore, it is considered the loss of light is not detrimental to this property. It is acknowledged there will be some loss of light to the occupants of no. 4 but as no. 4 is positioned to the south west of the application property and has a north west facing garden, the position of proposed extension will not have a significant impact on a loss of light or daylight to their rear garden. No. 4 has a single storey rear extension with two roof lanterns. The first floor (rear) window next to the en-suite window will serve a dressing area to the bedroom. The first floor (rear) window closest to the boundary with no. 4 will serve an en-suite and will be conditioned to be obscurely glazed due to having a partial view into the roof lantern of the single storey rear extension of no. 4. It is considered conditioning this window to be obscurely glazed is sufficient in maintaining privacy for the occupants of no. 4. It is considered the extension is of an acceptable size and scale that it will not appear imposing or cause a sense of enclosure to no. 4 or surrounding neighbours.

- 6.6 As the extension projects to the south west of the property it will be mainly obscured from view and therefore, it is considered it will have minimal impact on the amenity of the occupants of no. 9 Rivergreen Crescent. Due to the separation distance, it is considered the proposed extension will have minimal impact on the amenity of the occupants of no. 11 Rivergreen Crescent. Due to the intervening road and separation distance, it is considered the proposed extension will have minimal impact on the amenity of the occupants of nos. 3, 5 and 7 Denewood Avenue. The proposed alterations to the single storey rear extension are of a modest scale and therefore it is considered there will be minimal impact on the amenity of the surrounding neighbours.
- 6.7 Specific concerns were raised in the consultation process in relation to the block plan being incorrect. The block plan shows the proposed footprint of the extension accurately. It is acknowledged the block plan does not reflect up to date extensions of neighbouring properties but this is not a requirement of a valid planning application. A site visit was carried out from no. 4 and the application property which in line with what has been submitted, is considered sufficient to make an informed assessment.
- 6.8 It is acknowledged the garage will be removed meaning there will only be space for one car for the application property. It is considered this is sufficient and that any further cars parked on the road in association with this property would not be at the detriment of highway safety.
7. Conclusion
- 7.1 In conclusion, it is considered that the extension and alterations to the single storey rear extension are in keeping with the original property in terms of style and proportion, and will not have a detrimental impact on the street scene of Denewood Avenue. It is considered the extension would not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties. The proposal therefore accords with Policy H9 of the Broxtowe Local Plan, Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250) and Proposed Ground and First Floor Plans received by the Local Planning Authority on 25 June 2018 and Proposed Block Plan (1:500) and Proposed Elevations received by the Local Planning Authority on 11 July 2018.**

3. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing house.
4. The first floor window in the north west (rear) elevation, closest to the boundary with 4 Denewood Avenue, shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the life time of the development.

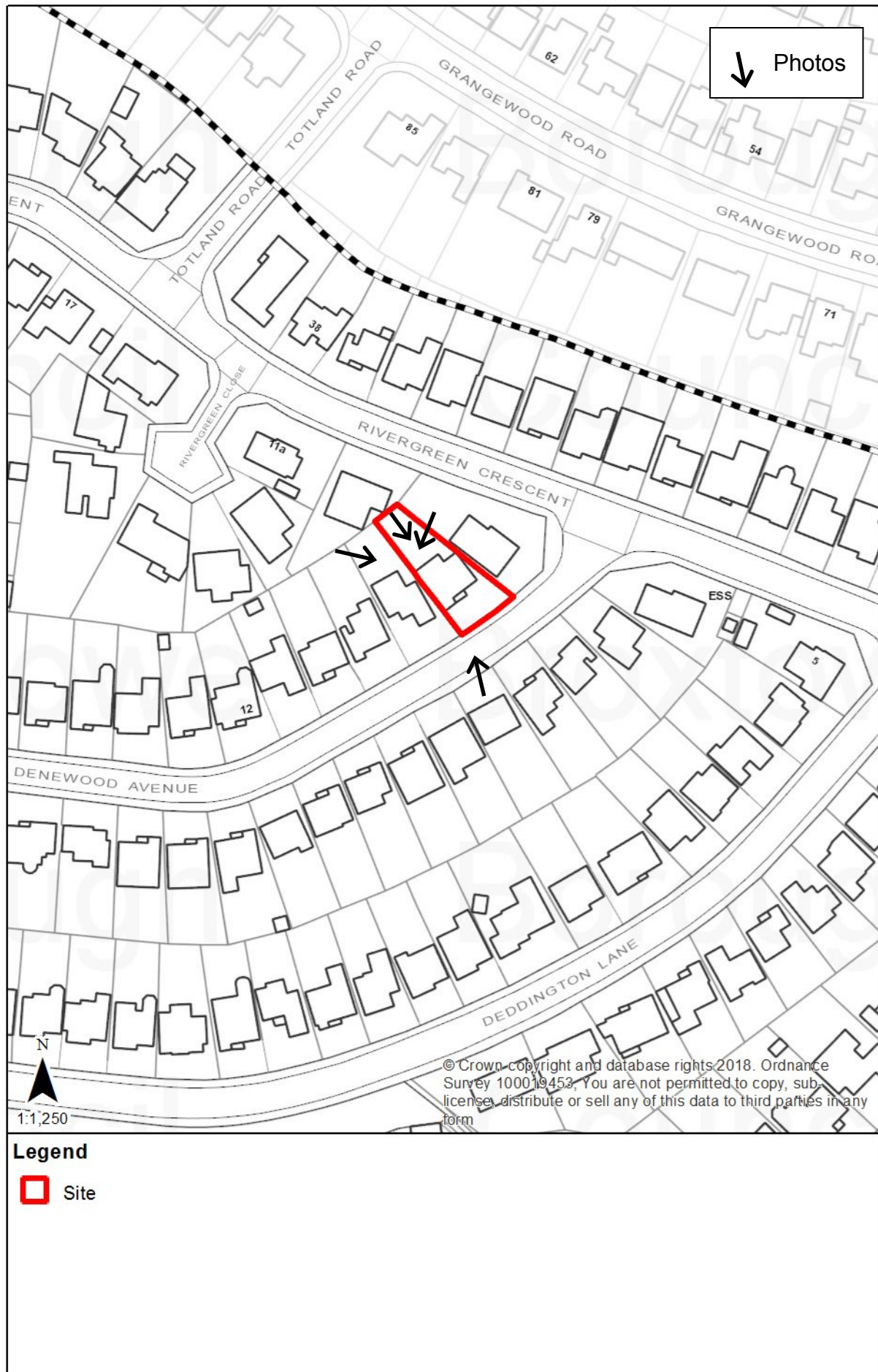
Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
4. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).

Note to applicant:

The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.

Background papers
Application Case File



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Report of the Chief Executive

**18/00432/FUL
CONSTRUCT DWELLING, DETACHED GARAGE AND FRONT
BOUNDARY WALL
LAND ADJACENT TO 26 BRAMCOTE DRIVE, BEESTON,
NOTTINGHAMSHIRE, NG9 1AS**

Councillor J C Patrick has requested this application be determined by the Committee.

1 Details of the Application

- 1.1 The application seeks planning permission to construct a new dwelling and detached garage to the south west (side) of 26 Bramcote Drive. Alterations to the existing boundary wall are also proposed. The dwelling would have three floors (the third floor being within the roof space) and a ridge height of 9.4m. It would be set 12.4m from the street frontage and would have a rear garden 15.3m in length. To the front, there would be a central glazed entrance feature. Two dormer windows are proposed to the front and three to the rear. To the rear, there would also be a roof terrace/ balcony area which includes an obscurely glazed privacy screen along the eastern side. The house would be brick although specific details regarding the materials are not provided with the application. A double garage is proposed to the front of the dwelling with a height of 3.9m which would replace an existing outbuilding. The front boundary wall would be altered to provide a single central entrance which would be shared with number 26. To the front of the garage an area of landscaping (1.5m deep by 5m wide) is also proposed.
- 1.2 During the course of the application, amended plans were submitted which provided additional details of the front boundary, moved the garage further away from the front boundary, moved the main dwelling 1.3m closer to the front boundary and added a privacy screen.
- 1.3 There is a separate planning application (reference 18/00433/FUL) for extensions and alterations to 26 Bramcote Drive.

2 Site and Surroundings

- 2.1 The site currently forms part of the garden of 26 Bramcote Drive. It is a mixture of grass, landscaping and hardstanding. There was an extension to number 26 on part of the site but this has been demolished. There is an existing outbuilding close to the front boundary. Number 26 is a three bedroom property and has a driveway to the front and a garden to the rear. There are various trees within the site, none of which are protected by Tree Preservation Orders. The site is at a raised level compared to Bramcote Drive.
- 2.2 Beyond the north west and west boundaries lies Beeston Fields Golf Course. To the east, beyond number 26, lies 24 Bramcote Drive which is a bungalow. Bramcote Drive is to the south with residential properties directly opposite the application site. The properties opposite are a mixture of detached bungalows and houses.

2.3 Beeston Fields Golf Course is identified as a Protected Open Area within the Broxtowe Local Plan (2004). Whilst not forming part of the golf course, part of the application site lies within the Protected Open Area. The Part 2 Local Plan still identifies the Golf Course as a Protected Open Area forming Local Green Space. However, the boundary has been amended so that only part of the rear garden of the application site now falls within the Protected Open Area.



3 Relevant Planning History

3.1 Planning permission was granted for a side extension to number 26 in 1977 (reference 77/00456/FUL).

3.2 Planning permission was granted to retain the garden store in 2006 (reference 06/00145/FUL).

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) July 2018 states that at the heart of the NPPF is a presumption in favour of sustainable development. For decision making this means that development proposals that accord with an up-to-date development plan should be approved without delay.

- 4.1.2 Weight may be given to emerging plan policies according to the stage of plan preparation, the extent to which there are unresolved objections to the policies, and the degree of consistency of the emerging policies to the NPPF.
- 4.1.3 The document outlines that the government's key housing objective is to significantly boost the supply of homes and states that there should be a sufficient number and range of homes within safe and well-designed environments.
- 4.1.4 In relation to assessing the highway impacts of a proposal, the NPPF states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 4.1.5 A fundamental aim of the planning process should be to create high quality buildings and places and section 12 includes guidance on achieving this aim. Developments should function well and add to the quality of an area for the lifetime of the development; be visually attractive; be sympathetic to local character and history whilst not discouraging change; establish or maintain a strong sense of place; make efficient use of land and create safe, inclusive and accessible places with a high standard of amenity for existing and future users.

4.2 **Broxtowe Aligned Core Strategy (2014)**

- 4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014 and the overall strategy of this document is "urban concentration with regeneration".
- 4.2.2 'Policy A: Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. It states the Council will work proactively with applicants to approve proposals wherever possible and to secure development that improves the economic, social and environmental conditions in the area. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 4.2.3 'Policy 2: The Spatial Strategy' sets the overarching strategy for how growth in Greater Nottingham will be accommodated and distributed. It sets the required number of homes for Greater Nottingham (GN) between 2011 and 2028 (6150 in the Broxtowe Borough part of GN, of which 3800 are in or adjoining the existing built up area of Nottingham) and outlines a settlement hierarchy.
- 4.2.4 'Policy 8: Housing Mix and Choice' sets out the approach to ensuring that new housing development includes an appropriate mix of housing types, sizes, tenures and density.
- 4.2.5 'Policy 10: Design and Enhancing Local Identity' sets design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced. It states that development will be assessed in terms of its treatment of materials, architectural style and detailing.

4.3 Saved Policies of the Broxtowe Local Plan (2004)

- 4.3.1 The Part 2 Local Plan is currently awaiting Examination. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:
- 4.3.2 Policy E12 'Protected Open Areas' states that development will not be permitted which would detract from the character or function of the protected open areas which includes Beeston Fields golf course and land to the west.
- 4.3.3 Policy H7 'Land Not Allocated for Housing Purposes' states that residential development on sites within the existing built-up area will be permitted provided the amenity of existing and proposed occupiers is not adversely affected; the development would not result in an undesirable change in the character or appearance of the area; the development of a larger area is not prejudiced; satisfactory provision is made for access and parking; the site is not of significant nature conservation value and the site is not required to be retained for another purpose in the local plan.
- 4.3.4 Policy T11 and Appendix 4 require satisfactory provision of vehicle parking and servicing, in accordance with the latest standards.

4.4 Part 2 Local Plan (Draft)

- 4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been submitted for examination, with examination hearing sessions anticipated to take place in December. Due to the current stage of the plan preparation, only limited weight can be attached to Policies 17 and 27 as representations have been received in relation to these policies.
- 4.4.2 Policy 17 'Place-making, design and amenity' states that permission will be granted for development which integrates into its surroundings, creates well defined streets and places, provides adequate amenity space, ensures a satisfactory degree of amenity and does not prejudice the satisfactory development of a wider area.
- 4.4.3 Policy 27 'Local Green Space' designates areas as Local Green Space which includes 'Beeston Fields golf course and land to west' as a Protected Open Area. Within these areas, development that would be harmful to the character or function of the Local Green Space will not be permitted except in very special circumstances.
- 4.4.4 The proposed Main Modifications (changes) to the Part 2 Local Plan retains the principle of this protection but includes Beeston Fields Golf Course as a 'Green Infrastructure Asset' within an amended Policy 28.

5 Consultations

- 5.1 The Highways Authority has no objection subject to conditions relating to the existing dropped kerb being extended, the gradient of the driveway not exceeding

1 in 20 for a distance of 5m from the highway boundary, the use of a hard bound material on the driveway and the inclusion of appropriate drainage to prevent the discharge of surface water onto the public highway.

5.2 Five neighbours were consulted and two site notices were displayed. The site notices were replaced following reports that they had been removed. In respect of the original plans, two letters of objection and two letters of observations were received. Following the submission of amended plans, a further two letters of objection were received. The following issues were raised within the consultation responses:

- The proposal is overdevelopment of the site.
- The third storey will set a precedent for further development and is out of character with existing properties on Bramcote Drive due to the height.
- The development will be overbearing, particularly the full height glass entrance.
- The trees need to be treated sympathetically.
- The height of the development and distance to properties opposite will result in a loss of privacy.
- The new house is too close to the existing house.
- No other properties have garages close to the front boundary.
- Demolition work has already commenced on the site.
- Two properties on the site would greatly increase disturbance, noise and traffic levels.
- The roof terrace will result in a loss of privacy.
- No site notices have been displayed.

6 Assessment

6.1 The main issues to assess in respect of this application relate to the principle and whether the plot is suitable for an additional dwelling, whether an acceptable standard of design has been achieved and whether a loss of amenity will occur to any neighbouring properties.

Principle

6.2 It is considered that the principle of a new dwelling on this site would be acceptable as the site is within an existing residential area. Whilst the western part of the site and part of the rear garden lies within a Protected Open Area, as designated by Policy E12 the Broxtowe Local Plan (2004), the Part 2 Local Plan removes a large part of the Protected Open Area from the application site. Although part of the designation remains within the rear garden, the new dwelling would not be within the Protected Open Area and notwithstanding this, it already forms part of the residential curtilage rather than part of the golf course. It is therefore considered that the development will not detract from the character or function of the protected open area.

6.3 The development would also provide one more additional dwelling within an existing built-up area to contribute to the Council's housing supply.

- 6.4 Whether there is sufficient space for a dwelling of this size and the impact it could have on the surrounding neighbouring properties will be addressed below.

Design

- 6.5 The proposal is for a large detached three storey house with a glazed front entrance feature. The house would have a ridge height of 9.4m which would be higher than number 26 (6.9m) which is a dormer bungalow. It is noted that there are a range of house types and styles along Bramcote Drive. This includes modest bungalows, semi-detached houses with mock Tudor detailing and large detached houses, some with dormer windows within the roof space. Due to this variety there is no particular distinctive character of property. The building line along the northern side of Bramcote Drive also varies and the proposed house would be set 12.4m from the front boundary.
- 6.6 Whilst the house would differ in appearance to number 26, it is considered that it achieves an acceptable standard of design which reflects the variety of house types and styles described above. The chimneys reflect features evident on a number of other properties on Bramcote Drive. The glazed entrance provides a distinctive feature and breaks up the frontage. Whilst it would be a large property, due to the set back from the street, it is considered that it would not be overbearing or too dominant when viewed from Bramcote Drive. It is also considered that the proposal does not constitute overdevelopment as the plot size would be similar to surrounding properties and there would be a large paved area to the front and a reasonable sized garden to the rear which also reflects the size of other gardens in the vicinity. Details of the materials proposed would need to be provided prior to above ground works commencing.
- 6.7 The garage would be positioned to the front of the dwelling and would replace an existing outbuilding. The garage has been set in 1.5m from the front boundary to allow for space for landscaping which will allow for an element of greenery to be retained. The new dwelling would also still be visible from Bramcote Drive due to the extensive frontage which would be shared with number 26 and it is noted that there are existing examples of garages to the front of dwellings along Bramcote Drive (e.g. numbers 4 and 20). The bricks would be the same as those used on the dwelling (which would be subject to a condition). The existing front boundary wall would also be altered to reposition the entrance but the overall appearance would be similar to the existing boundary wall which is along the frontage of the property. It is therefore considered that the garage and boundary wall would not be harmful to the overall character of the street scene and would be acceptable in respect of design.
- 6.8 Overall, it is considered that an acceptable standard of design has been achieved which accords with Policy 10 of the Aligned Core Strategy (2014) and with Policy 17 of the draft Part 2 Local Plan.

Amenity

- 6.9 Beyond the north west and west boundaries of the application site lies Beeston Fields Golf Course. There are no residential properties within close vicinity of these boundaries which would be adversely affected by the proposed dwelling.

- 6.10 Immediately to the north east of the site lies 26 Bramcote Drive. This is within the same ownership as the application site. The new house would be positioned 3.8m further forwards than number 26. However, as there is a 2m gap proposed between the new house and number 26, it is considered that it would not result in unacceptable overshadowing to the front rooms within number 26. The new dwelling is not proposed to project beyond the rear elevation of number 26. The roof terrace would provide some views towards the garden of number 26. To prevent a loss of privacy to number 26, it is considered that a privacy screen is required along the eastern side of the roof terrace and that this needs to be in place prior to the roof terrace being brought into use.
- 6.11 Beyond number 26 lies 24 Bramcote Drive which is a bungalow. The new dwelling would be a minimum distance of 15m from the boundary with number 24. Due to this distance, as number 26 acts as a buffer and as the new dwelling sits further forwards than number 26, it is considered that the new dwelling will not be overbearing or cause unacceptable overshadowing to the occupiers of number 24. It is also considered that there is a sufficient distance from the roof terrace (23.2m) to prevent an unacceptable loss of privacy occurring.
- 6.12 The new dwelling would be set 12.4m from the front boundary. Beyond this there is Bramcote Drive with existing houses beyond this. Whilst it should be noted the site is at a raised level compared to Bramcote Drive and that there would be views from the first floor and dormer windows towards properties opposite, due to the distance and as the frontages are already publically visible from the street, it is considered that a loss of privacy will not occur. Due to the distance, it is also considered that the new dwelling would not be overbearing or cause overshadowing to properties opposite. The proposed garage would be single storey with the road acting as a buffer to properties directly opposite. Due to this relationship, it is considered that this element would also not result in a loss of amenity occurring.

Other Issues

- 6.13 There would be parking to the front of the property and a garage with space for two cars. The Highways Authority has no objection to the development subject to conditions relating to widening the dropped kerb, incorporating drainage, not exceeding the maximum gradient and using hardstanding. It is considered necessary to include a condition covering these elements in the interest of highway safety.
- 6.14 Whilst there would be additional traffic movements resulting from an additional dwelling, it is considered that these would not be to an extent which would result in an unacceptable disturbance or nuisance to neighbours as there would only be one additional dwelling within an existing residential area.
- 6.15 There are no protected trees within the site.
- 6.16 With regards to consultation, two site notices were displayed on each side of Bramcote Drive and adjoining neighbours and those opposite the site were consulted. This is in accordance with the Council's consultation policy.

6.17 A note to applicant can be included to state that best practicable measures should be followed to reduce potential noise and dust impacts on neighbours.

7 Conclusion

7.1 It is considered that the principle of the new dwelling would be acceptable and that it would not detract from the character or function of the protected open area. Whilst the new dwelling would be large, due to the variety of house types and styles along Bramcote Drive, it is considered that it would not be harmful to the character of the street and that it achieves an acceptable standard of design. It is considered that, due to the positioning of the new property, that existing neighbours will not be unacceptably affected by the proposed development.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of the permission.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 19 July 2018; Proposed Plans and Elevations received on 28 September 2018 and the amended Block Plan and Gate Front Façade received by the Local Planning Authority on 28 August 2018.**
- 3. No above ground works shall commence until details of the external materials to be used on the new dwelling and garage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details. The boundary wall shall be constructed in materials which match those used on the existing boundary wall.**
- 4. No above ground works shall commence until a landscaping scheme for the area to the front of garage has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:**
 - a) numbers, types, sizes and positions of proposed shrubs; and**
 - b) planting, seeding/turfing of other soft landscape areas**

The approved scheme shall be carried out strictly in accordance with the agreed details.

- 5. The dwelling shall not be first occupied until:**
 - i. The parking area has been surfaced in a suitable hard bound material (not loose aggregate), is appropriately drained within the site such that surface water does not drain onto the public highway and is available for use. The gradient of the driveway shall not exceed 1 in 20 for a distance of 5m from the highway boundary and 1:12 thereafter. This area shall be maintained accordingly for the life of the development.**

- ii. The dropped vehicular crossing has been extended in accordance with the Highway Authority specification.

- 6. The roof terrace shall not be first brought into use until the balcony screen along the north east side of the roof terrace has been erected and is obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority). It shall remain in place for the lifetime of the development.

Reasons

- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
- 2. For the avoidance of doubt.
- 3. No such details were submitted and to ensure the details are satisfactory, in the interests of the appearance of the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Part 2 Local Plan.
- 4. To ensure the development presents a satisfactory standard of external appearance of the area and in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).
- 5. In the interests of highway safety and in accordance with the aims of Policy T11 of the Broxtowe Local Plan (2004).
- 6. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014).

NOTES TO APPLICANT

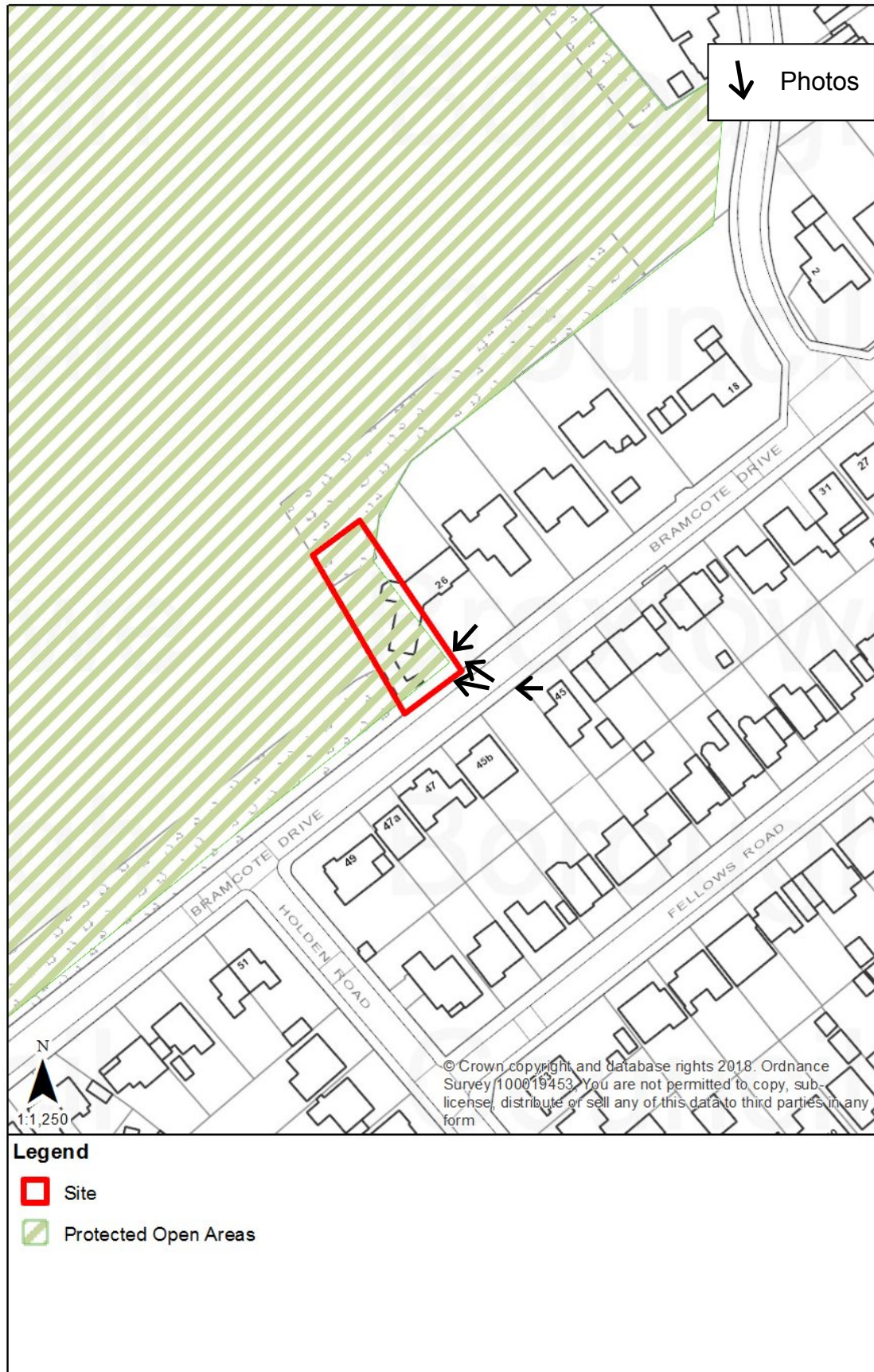
- 1. The Council has acted positively and proactively in the determination of this application by communicating with the applicant throughout the application.
- 2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning/development-in-former-coal-mining-areas/>
- 3. In order to carry out off-site works, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. Please contact the Nottinghamshire County

Council Highways team for details on Tel: 0115 9772210 or
hdc.south@nottsc.gov.uk

4. **Best practicable means should be used during construction to ensure that noise and dust is kept to a minimum. It is advised that contractors limit noisy works to between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays and no noisy works on Sundays and bank holidays. There should also be no bonfires on site at any time to prevent nuisance to neighbours.**

Background papers

Application case file



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Report of the Chief Executive

18/00433/FUL**CONSTRUCT REAR EXTENSION, FRONT DORMERS, NEW FRONT ENTRANCE, BOUNDARY WALL AND DETACHED GARAGE. DEMOLISH SIDE EXTENSION/GARAGE****26 BRAMCOTE DRIVE, BEESTON, NOTTINGHAMSHIRE, NG9 1AS**

Councillor J C Patrick has requested this application be determined by the Committee.

1 Details of the Application

- 1.1 A single storey extension is proposed to the rear of the property which would project 5m from the original rear wall and would include a roof lantern above part of the roof. This would provide a new lounge and kitchen area. To the front, two dormers are proposed. The existing two storey entrance feature to the front would be extended by 1.5m and would have a new glazed section at first floor level. A detached single garage is proposed to the front of the property, parallel lengthways and set in 1.5m from the front boundary. The existing boundary wall would be altered to allow for a landscaped area to the front of the garage and a relocated vehicle entrance. The application also includes the demolition of the side extension/ garage and a boot room but it should be noted that these elements have already been removed. The existing external walls, the extension and the dormers would be rendered.
- 1.2 During the course of the application, the applicant submitted revised plans which increased the size of the single storey rear extension by 1m, increased the size of the front extension by 1m, repositioned the garage from the rear of the site to the front and altered the front boundary wall.
- 1.3 There is a separate planning application (reference 18/00432/FUL) for a new dwelling to the south west (side) of the property.

2 Site and Surroundings

- 2.1 The application property is a detached dormer bungalow with three bedrooms. There are three large dormer windows to the rear. Prior to demolition, there was a single storey extension, conservatory and garage to the south west (side). To the front there is a large paved area and there is a garden to the side and rear. Within the side garden, set towards the front of the plot, there is a single storey outbuilding/ garden store. There are various trees within the site, none of which are protected by Tree Preservation Orders.
- 2.2 Beyond the north west and west boundaries lies Beeston Fields Golf Course. To the east lies 24 Bramcote Drive which is a bungalow. Bramcote Drive is to the south with residential properties directly opposite the application site. The properties opposite are a mixture of detached bungalows and houses.
- 2.3 Beeston Fields Golf Course is identified as a Protected Open Area within the Broxtowe Local Plan (2004). Whilst not forming part of the golf course, part of the

application site lies within the Protected Open Area. The Part 2 Local Plan still identifies the Golf Course as a Protected Open Area. However, the boundary has been amended so that only a small part of the rear garden of the application site now falls within the Protected Open Area.

Front elevation



Extension prior to demolition



Front boundary (extension removed)



Rear elevation



View towards number 26 from number 24



3 Relevant Planning History

- 3.1 Planning permission was granted for the side extension in 1977 (reference 77/00456/FUL).
- 3.2 Planning permission was granted to retain the garden store in 2006 (reference 06/00145/FUL).

4 Policy Context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) July 2018 states that at the heart of the NPPF is a presumption in favour of sustainable development. For decision making this means that development proposals that accord with an up-to-date development plan should be approved without delay.

4.1.2 Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.1.3 Paragraph 127 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture and layout and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

4.2 **Broxtowe Aligned Core Strategy (2014)**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014 and the overall strategy of this document is “urban concentration with regeneration”.

4.2.2 ‘Policy A: Presumption in Favour of Sustainable Development’ reflects the presumption in favour of sustainable development contained in the NPPF. It states the Council will work proactively with applicants to approve proposals wherever possible and to secure development that improves the economic, social and environmental conditions in the area. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3 ‘Policy 10: Design and Enhancing Local Identity’ sets design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced. It states that development will be assessed in terms of its treatment of materials, architectural style and detailing.

4.3 **Saved Policies of the Broxtowe Local Plan (2004)**

4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. The relevant saved policies are as follows:

4.3.2 Local Plan Policy E12 ‘Protected Open Areas’ states that development will not be permitted which would detract from the character or function of the protected open areas which includes Beeston Fields golf course and land to the west.

4.3.3 Local Plan Policy H9 ‘Domestic Extensions’ states that extensions will be permitted provided they are in keeping with the original building in terms of style, proportion and materials; are in keeping with the street scene; and do not cause

an unacceptable degree of loss of privacy or amenity for the occupiers of neighbouring properties.

4.3.4 Local Plan Policy H11 'Minor Development' states that planning permission will be granted for minor development, such as sheds, garages and fencing provided that the siting, design and materials do not substantially harm the appearance of the property or the street scene, or the amenity of neighbouring occupiers.

4.4 Part 2 Local Plan (Draft)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been submitted for examination, with examination hearing sessions anticipated to take place in December. Due to the current stage of the plan preparation, only limited weight can be attached to Policies 17 and 27 as representations have been received in relation to these policies.

4.4.2 Policy 17 'Place-making, design and amenity' states that, in the case of householder development (including extensions, outbuildings and boundary treatments): should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene; dormers should not dominate the roof; should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties; and fences and walls should not cause risk to pedestrians or road users by reducing visibility for drivers when entering or exiting the driveway.

4.4.3 Policy 27 'Local Green Space' designates areas as Local Green Space which includes 'Beeston Fields golf course and land to west' as a Protected Open Area. Within these areas, development that would be harmful to the character or function of the Local Green Space, will not be permitted except in very special circumstances.

4.4.4 The proposed Main Modifications (changes) to the Part 2 Local Plan retains the principle of this protection but includes Beeston Fields Golf Course as a 'Green Infrastructure Asset' within an amended Policy 28.

5 Consultations

5.1 Five neighbours were consulted. In respect of the original plans, two objections and two letters of observations were received. Following the applicant submitting amended plans, two further letters of objection were received.

5.2 The following issues were raised within the consultation responses:

- Queries regarding the plans for the new dwelling proposed adjacent to the existing property.
- Reasonable measures should be taken to mitigate noise and dust.
- The proposal, in conjunction with the proposed new dwelling, would significantly increase the number of residents on the street, resulting in additional vehicles and infrastructure requirements.

- Demolition has already commenced.
- Assurances are required to ensure that there will be no ground floor windows overlooking neighbouring properties.
- The existing wall of the 'boot room' should remain as it provides privacy.
- The proposed rear extension would result in a loss of daylight and sunlight to habitable rooms in neighbouring properties.
- Details are required regarding the proposed materials of the rear extension.
- The amended plans increase the size of the rear extension which will have an additional impact on neighbours.
- The garage is too close to the boundary and will be overpowering.
- No site notice was displayed.

6 Assessment

- 6.1 The main issues to assess in respect of this application relate to whether an acceptable standard of design has been achieved and whether a loss of amenity will occur to neighbouring properties.

Design

- 6.2 The main changes when viewed from the street would include the removal of the existing single storey side extension, the increased projection to the front entrance feature and the two dormers. The side extension has already been removed. However, it is considered that there would have been no objection to the removal of this element as it had no particular architectural merit. The projection of the two storey element to the front of the house would be increased and would have a new glazed section. It is considered that this feature would not be unduly prominent within the street scene as it is set 14m from the street frontage. The character of the existing property would also be retained. The dormers appear proportionate within the roof slope and would have small gable roofs to reflect the style of the existing property and the existing dormers to the rear.
- 6.3 It is proposed to construct a single garage to the front of the property. The garage would have an eaves height of 2.1m and a ridge height of 3.1m. The garage has been set in 1.5m from the street to allow space for planting and landscaping to the front. The property would still have an expansive frontage which would retain an element of openness. The proposal would also allow for an area of landscaping to be introduced which would provide greenery compared to the existing boundary wall which runs along the entire frontage. There are existing examples of garages to the front of dwellings along Bramcote Drive (e.g. number 4 and 20). It is considered that, due to the scale and position of the garage, it would not dominate the street scene and would not detract from the existing character of the street. Details of the materials of the garage would need to be provided prior to works commencing on this element. The existing front boundary wall would also be altered to reposition the entrance further south west and to provide space for landscaping to the front of the garage. However, the overall appearance would be similar to the existing boundary wall which is along the frontage of the property.

- 6.4 A single storey extension is proposed to the rear. It is considered that a flat roof extension would be acceptable in respect of design as it is located to the rear of the property, is single storey and would be largely obscured when viewed from the street.
- 6.5 The external walls of the existing property and the extension would be rendered and the existing central element would be covered in timber cladding. There are numerous examples of rendered properties along Bramcote Drive and there is no particular dominant style or material evident. It is considered that the proposed materials will provide a more contemporary appearance and would be acceptable in respect of design.
- 6.6 Based on the above, it is considered that an acceptable standard of design has been achieved which accords with Policy 10 of the Aligned Core Strategy (2014), Policies H9 and H11 of the Broxtowe Local Plan (2004) and with Policy 17 of the draft Part 2 Local Plan.

Amenity

- 6.7 Beyond the north west and west boundaries of the application site lies Beeston Fields Golf Course. There are no residential properties within close vicinity of these boundaries which would be affected by the proposed extensions and alterations. Immediately to the west, the site is subject to a separate planning application for a new dwelling which will be considered separately (reference 18/00432/FUL).
- 6.8 To the north east of the site lies 24 Bramcote Drive which is a bungalow. There is an existing window at first floor level within the side elevation of number 26 which faces towards number 24. This window will remain unchanged. Number 24 has ground floor windows in the side elevation facing towards the application property and has a conservatory to the rear. At ground floor level, the boot room, which was immediately alongside the boundary with number 24, would be removed and a pair of patio doors would be inserted in the original side elevation which is 1m from the side boundary. These doors would face towards the side elevation of number 24. However, as the windows are at ground floor level, could be largely obscured behind a new boundary fence and could be inserted under permitted development rights without requiring planning permission, it is considered they would be acceptable. The single storey extension would be set in 1m from the boundary. The 5m projection proposed is large and would have some impact on the occupiers of number 24, particularly due to the position of number 24's conservatory. However, the rear elevation of number 24 is set further back compared to the rear elevation of number 26 which results in the extension projecting 2.9m beyond the original rear wall of number 24. Taking this projection into account, the 1m gap to the boundary and as the proposed extension is single storey, it is considered that the extension will not result in unacceptable overshadowing and would not be overbearing to an unacceptable extent. The front extension is set in 5.2m from the boundary with number 24 which will provide a sufficient buffer to prevent a loss of amenity occurring from this element.

- 6.9 The dormer windows to the front will face towards the street and will only provide direct views towards properties which are already visible from Bramcote Drive. It is also noted that the dormer windows would be over 16m from the street, reducing the potential impact from the windows on properties directly opposite the site.
- 6.10 The garage would be set in 1m from the boundary with number 24 and would be set away from the front elevation by over 13m. Due to the positioning, it is considered that this element would not be overbearing or cause unacceptable overshadowing to the occupiers of number 24 or to properties directly opposite the site.

Other Issues

- 6.11 The western part of the site and part of the rear garden lies within a Protected Open Area, as designated by Policy E12 the Broxtowe Local Plan (2004). The Part 2 Local Plan removes a large part of the Protected Open Area from the application site although part of the designation remains within the rear garden. This application does not propose any built development within the Protected Open Area, it already forms part of the residential curtilage rather than part of the golf course and it is considered that the development will not detract from the character or function of the protected open area. Therefore, there is no conflict with either Policy E12 of the Local Plan or Policy 27/28 of the Part 2 Local Plan.
- 6.12 It is considered that the extensions and alterations proposed to the dwelling would not be to an extent which would result in a significant increase in either the number of residents or vehicle movements.
- 6.13 There are no protected trees within the site and it is not proposed to remove any trees as part of the application.
- 6.14 As the application relates to extensions and alterations to a dwelling and as it is not within a Conservation Area, no site notice was displayed. However, adjoining neighbours and those opposite the site were consulted, in accordance with the Council's consultation policy.
- 6.15 A note to applicant can be included to state that best practicable measures should be followed to reduce potential noise and dust impacts on neighbours during construction.

7 Conclusion

- 7.1 It is considered that the extension and alterations to the existing dwelling and boundary wall and the new garage achieve an acceptable standard of design and would not have an unacceptable impact on existing properties either adjacent or opposite the site. It is also considered that the development will not detract from the character or function of the protected open area.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of the permission.
2. The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 20th July 2018; the Block Plan and Gate Front Façade received by the Local Planning Authority on 28 August 2018; and the Proposed Plans and Elevations received by the Local Planning Authority on 25th September 2018.
3. No works in respect of the garage shall commence until details of the materials have been submitted to and approved in writing by the Local Planning Authority. The garage shall be constructed in accordance with the agreed details.
4. The external walls of the dwelling, the dormers and the rear extension shall be finished in white painted render. The front extension shall be finished in timber cladding. The boundary wall shall be constructed in materials which match those used on the existing boundary wall.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. No such details were submitted and to ensure the details are satisfactory, in the interests of the appearance of the area and in accordance with the aims of Policy H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Part 2 Local Plan.
4. To ensure a satisfactory standard of appearance in accordance with the aims of Policies H9 and H11 of the Broxtowe Local Plan (2004), Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the draft Part 2 Local Plan.

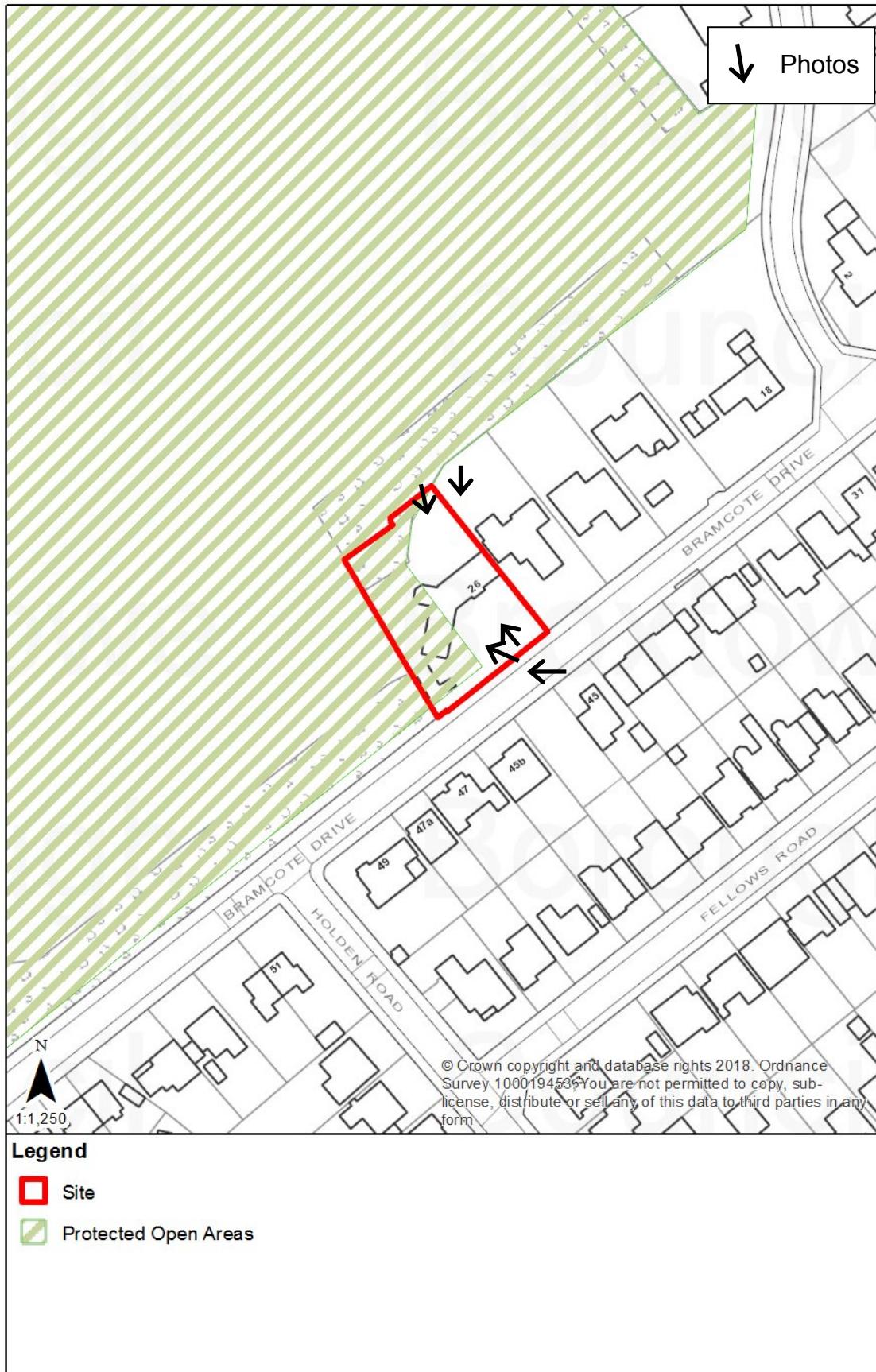
NOTES TO APPLICANT

1. The Council has acted positively and proactively in the determination of this application by communicating with the applicant throughout the application.
2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning/development-in-former-coal-mining-areas/>

- 3. Best practicable means should be used during construction to ensure that noise and dust is kept to a minimum. It is advised that contractors limit noisy works to between 08:00 and 18:00 Monday to Friday, 08:00 and 13:00 on Saturdays and no noisy works on Sundays and bank holidays. There should also be no bonfires on site at any time to prevent nuisance to neighbours.**

Background papers

Application case file



Report of the Chief Executive

**18/00288/FUL
CHANGE OF USE OF 4 GROUND FLOOR RETAIL UNITS AND
BASEMENTS (CLASS A1) TO FORM 11 APARTMENTS (CLASS C3),
EXTERNAL ALTERATIONS AND CONSTRUCT REAR EXTENSIONS
242, 244, 248, 250, 252 AND 254 DERBY ROAD STAPLEFORD,
NG9 7BG**

Councillor J W McGrath requested this application be determined by the Committee.

1 Details of the Application

- 1.1 This is a major planning application for the change of use of ground floor retail units and basements to form 11 apartments, along with external alterations and the construction of extensions to the rear.
- 1.2 The proposal comprises 9 x one bed apartments to the ground floor, and 2 x one bed split level apartments to the basement and rear ground floor of 252 and 254 Derby Road. Six of the apartments would face the street, with three of these having direct access from the street. The remaining eight apartments would have access either from the rear or through side entrances accessed via the dividing alleys.
- 1.3 With the exception of 242, single storey flat roofed extensions would be built to the rear of each property in order to facilitate the provision of apartments to the rear of 244, 248 and 250, and smaller single storey pitched roofed extensions to enlarge the foot print to enable the conversion of the basement and part of the ground floor to two apartments at 252 and 254. External alterations to the sides and rear consist of re-instatement of windows to 248 and 250, external stairs to 254 re-aligned and a new door to the rear of 250.
- 1.4 All shopfronts would be removed, and replaced with windows and doors, as appropriate. A dwarf wall with railings above would enclose the frontage.
- 1.5 During the course of the application amended plans have been received which see the rear extensions enlarged so as to provide improved internal layout, and amendments to the front elevation of 252 and 254 in order to improve the proportions of the new openings.

2 Site and Surroundings



242, 244 and 248 Derby Road



250, 252 and 254 Derby Road



Rear of 254 and 252 Derby Road



Rear of 248 and 250 Derby Road



Rear of 242 and 244 Derby Road



Wider view of 242 to 250 Derby Road



Wider view of 250 to 254 Derby Road



Detail of 248 Derby Road



Rear of 250, former window openings



Rear of 244 Derby Road



Rear of 242 Derby Road



View across the rear of 252 and 254

- 2.1 The application site encompasses numbers 242, 244, 248, 250, 252 and 254 Derby Road (no number 246). These are retail units at the ground floor, with separate living accommodation above. The retail units are all vacant. There is a forecourt to the front of the shops. Access to the rear of the shops, and to some of the upper floor apartments, is via two alleyways which are between 242 and 244, and 248 and 250 Derby Road.
- 2.2 The ground level is lower to the rear of the site, more so toward the west end (252 and 254) and as a consequence these properties appear as three storeys to the

rear. Whilst all the properties have basements, those at 252 and 254 have more usable space than the others.

- 2.3 To the rear of the site, which continues to the north and west (and to the side of 254 Derby Road), the land is undeveloped. This piece of land is known as the Former Dyeworks Site, West End Street. A planning application for the erection of six Class B2 industrial units, reference 18/00308/FUL, was refused planning permission at September committee. These units would have been accessed from Derby Road, to the west of the site. They would have been positioned such that the side elevation of the end unit would face the rear of 254 Derby Road. A parking and service yard would have separated the units from the Derby Road properties. It is noted that planning permission for a similar development, albeit slightly larger units, has been granted planning permission and work has commenced on this (reference 13/00609/FUL).
- 2.4 The site is to the west of Stapleford, but falls outside of the town centre. Beyond the development site to the west, there are railway lines. This line, and land either side, is safeguarded in part for the proposed HS2 line. Beyond the railway line is a scrap vehicle dismantling business.
- 2.5 To the east of the site is 240 Derby Road, a former retail unit now converted to a dwelling. The rest of the parade, toward the junction with West End Street, are in retail use on the ground floor.
- 2.6 Opposite the site is The Midland Hotel and its' car park, the entrance to which is from Derby Road.
- 2.7 Part of the site, to the rear, is within Flood Zone 2.

3 Relevant Planning History

- 3.1 Prior to 2013, there has been no relevant planning history for any of the addresses included in the application site. In 2013, conditional planning permission was granted for the conversion of the ground floor units to form 6 self-contained apartments, and external alterations (reference 13/00113/FUL). No extensions to the rear were proposed at that time, and all six apartments fronted the highway. This permission was not implemented and has since lapsed.

4 Policy Context

4.1 **National policy**

- 4.1.1 The National Planning Policy Framework (NPPF) July 2018, outlines a presumption in favour of sustainable development, that planning should be planned, decisions should be approached in a positive and creative way and high quality design should be sought.
- 4.1.2 Paragraph 59 states that a sufficient amount and variety of land should come forward where needed, and that land with permission is developed without unnecessary delay.

- 4.1.3 Paragraph 127 states that developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history; establish or maintain a strong sense of place; and create places that are safe, inclusive and accessible.
- 4.1.4 Paragraph 155 outlines how inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 4.1.5 Paragraph 180 states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

4.2 Broxtowe Aligned Core Strategy

- 4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.
- 4.2.2 ‘Policy A: Presumption in Favour of Sustainable Development’ reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.
- 4.2.3 ‘Policy 1: Climate Change’ sets out how climate change will be tackled and adapted to and sets requirements for sustainable design of buildings.
- 4.2.4 ‘Policy 8: Housing Size, Mix and Choice’. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. All residential developments should contain adequate internal living space.
- 4.2.5 ‘Policy 10: Design and Enhancing Local Identity’. Aims to ensure that all new development should aspire to the highest standards of design, including construction methods and materials, and consideration of residential amenity should be integrated in the design.

4.3 Saved Policies of the Broxtowe Local Plan

- 4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:
- 4.3.2 Policy H4: Subdivision or adaptation of existing buildings - development will be permitted provided that residents would have an acceptable standard of amenity, and it would not result in unacceptable parking problems.

4.3.3 Policy S6: Protection of Local Shopping aims to ensure that changes of use from Class A1 (shops) do not result in a deterioration of local shopping facilities to an unacceptable degree.

4.4 Part 2 Local Plan (Draft)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been submitted for Examination, with examination hearing sessions currently anticipated to take place toward the end of this year. The representations on the plan included seven representations in relation to Policy 1, 12 no. representations in relation to Policy 15, 11 no. representations in relation to Policy 17 and four representations in relation to Policy 19. Given that there remain outstanding objections that will need to be considered through the Local Plan examination process, these policies can be afforded only limited weight.

4.4.2 Policy 1 'Flood Risk' states that development will not be permitted in areas at risk from any form of flooding unless: there are no suitable and reasonably available alternative locations for the proposed development in a lower-risk area outside the Green Belt; and in the case of fluvial flooding, the proposal is protected by the Nottingham Trent Left Bank Flood Alleviation Scheme or other flood defences of equivalent quality; and adequate mitigation measures are included.

4.4.3 Policy 15 'Housing Size, Mix and Choice' seeks to ensure that housing developments provide a mix of house type, size, tenure and density to ensure the needs of the residents of all parts of the borough are met.

4.4.4 Policy 17 'Place-making, design and amenity' states that permission will be granted for development which meets a number of criteria including that it should integrate into its surroundings, have good access to public transport and ensure a satisfactory degree of amenity for occupiers of the new development and neighbouring properties.

4.4.5 Policy 19 'Pollution, Hazardous Substances and Ground Conditions' states that permission would not be granted for developments until site investigations have been carried out to assess contamination and measures to deal with contamination have been agreed prior to occupation of the development.

5 Consultations

5.1 The Private Sector Housing Officer raised concerns in regard to the internal layout where some flats would fail to provide a safe means of escape from bedrooms (flats 1, 3 and 5). Amended plans received have addressed this concern.

5.2 The Environmental Health Technical Officer has no objections subject to advisory notes relating to noise insulation, hours of building work operations and bonfires.

5.3 The County Council as Lead Local Flood Authority have no comments but give general advice in regard to flood risk and sustainable drainage.

- 5.4 The County Council Policy team would require no contributions in regard to transport or education. Recommend securing details of waste storage and removal. It is noted that bin storage is annotated on the block layout plan as being provided to the rear of the properties.
- 5.5 The County Council as Highway Authority had initial concerns regarding the boundary treatment to the rear of the bus shelter, as this would have reduced the footpath to an unacceptable width. Amended plans now received which show the boundary treatment at this point set back so as to allow for a width of footpath which is now acceptable and would enable ease of access for all users of the footpath.
- 5.6 The Business and Projects Manager (Environment) would not require on-site provision of open space but would require a financial contribution to off-site provision, which would be allocated to be spent on upgrades to play equipment at Queen Elizabeth Park.
- 5.7 19 neighbouring properties were consulted. All properties have been re-consulted on the amended plans. One comment has been received in regard to the amended plans, in support of the proposal.

6 Appraisal

- 6.1 The main considerations relate to the principle of residential accommodation in this location, the loss of retail units and parking.

6.2 **Principle**

- 6.2.1 Planning permission (reference 13/00113/FUL) was granted in July 2013 for the conversion of the shop units at ground floor only to six apartments. Whilst this was a less intensive development than the 2018 application proposes, it is considered that the principle of residential development has been established and that there has been no material change in circumstances that would affect this assessment.

- 6.2.2 As noted in the appraisal of the 2013 application, whilst the proposal would result in the loss of A1 retail units, the site is not located in the designated town centre of Stapleford, and given the proximity of the centre and other local facilities in the area, it is considered that the loss of these units, most of which have been vacant for the intervening years, would not result in an unacceptable loss of local shopping facilities for the existing residents.

6.3 **Amenity**

- 6.3.1 There are six existing apartments above the retail units. It is considered that the residential amenity of the occupiers of these apartments would not be unduly affected, since there is more potential for noise and disturbance from retail use, through deliveries, servicing and comings and goings of customers, compared to residential accommodation. The proposed extensions and alterations would not have a significant impact on the amenities of these occupiers. 240 Derby Road has been converted to living accommodation. For similar reasons, the conversion

to residential accommodation of the adjacent unit would not have a detrimental impact on the amenities of the occupiers of 240 Derby Road.

- 6.3.2 It is considered the proposal would not be detrimental to the amenities of other property in the immediate vicinity, that is, the residents of The Midland Hotel, and nearby dwellings on West End Street, due to the separation between these properties and the site. It is noted that the development land to the rear has extant permission for units with B2 industrial use. In terms of amenity, the future occupiers of the commercial units would not be significantly harmed by the proposal, as the closest unit would be side on to the application site.
- 6.3.3 In terms of the amenities of the future occupiers of the proposed apartments, six of the apartments would have an outlook to the front overlooking Derby Road, and have windows to the bedrooms in the side elevations. These windows would also provide an adequate level of light. The five apartments to the rear would have an outlook across the rear garden area, and further windows in the side elevations. In terms of outlook and access to natural light, this is considered to be acceptable.
- 6.3.4 In regard to the internal layout, in the original submission some of the apartments would have an acceptable level of amenity. However some of the apartments (6, 8 and 10), would have had a floor area less than the expected minimum as per the Housing Act 1985. Amended plans received now show the extensions to the rear enlarged, and windows inserted in the side elevations so as to allow for access to natural light and an outlook. The internal layout as amended is much improved and future residents would potentially consider longer leases thereby contributing to the maintenance of a sustainable community by virtue of a less transient occupation.
- 6.3.5 A condition in regard to boundary treatments and landscaping would be imposed to secure privacy for the occupiers of the apartments, and to enhance the visual appearance of the development on the frontage.
- 6.3.6 It is noted that the land to the rear has extant permission for the erection of Class B2 units, and that there is a railway and a vehicle dismantling yard to the west. The site is also adjacent to a busy highway. As such there is the potential for noise nuisance emanating from these operations, for the future occupiers. However, as there are existing residential properties both above the retail units, and to the rear on West End Street, it is considered that the impact on the amenities of the future occupiers would be no different than for the existing residents. It is also noted that building regulations would potentially provide an improved level of sound insulation. In addition, Environmental Health raise no objection to the application.

6.4 Design

- 6.4.1 The alterations to the frontage, which see the shopfronts replaced with domestic windows and doors, facing Derby Road have been amended and are acceptable, being similar to the design approved in the 2013 permission. The extensions and alterations to windows and doors to the rear and side elevations are considered

to be of an acceptable scale and massing, and would not be highly visible from the public domain. Materials will be conditioned to match the existing.

6.5 Highways

6.5.1 Concerns have been raised in regard to the lack of provision for off-street parking. It is noted that no concerns were raised by the County Council as Highway Authority. This section of Derby Road has parking restrictions either side of the road. Notwithstanding this, the site is in a highly sustainable location, with a well-served public transport route and bus stops directly outside on both sides of the road, giving access to Stapleford, Nottingham, Derby and Long Eaton. The application site is also within easy access of other facilities such as shopping, health and education, and in close proximity to employment sites. As such it is considered that the occupiers of these one bedroom apartments would be less reliant on a private motor vehicle than other developments in less sustainable locations. Parking restrictions are a matter dealt with by the Highways Authority and parking is available should this be required, in the vicinity along Bessell Lane.

6.6 Other matters

6.7 Flood Risk

6.7.1 Part of the rear garden area of the site falls within Flood Zone 2. This is at a lower ground level than the buildings. A Flood Risk Assessment has been submitted and this concludes that there would be no significant increased risk to the occupiers of these properties, as they could safely reach higher ground (Derby Road) through either the front entrances or via the retained alleys between the buildings. The report also concludes that there would be no significant increased off site flooding risks as a result of the development. The development is therefore considered to be acceptable in terms of flood risk.

6.8 HS2 Safeguarding

6.8.1 The site does not fall within the HS2 safeguarding area.

6.9 Section 106 Obligations

6.9.1 The development would not attract a requirement for a contribution to education as the development is for one bedroom apartments. A financial contribution for off-site open space would be required and this is to be secured by a Section 106 Agreement.

6.10 Housing Land Supply

6.10.1 The proposal for 11 dwellings would be of benefit as the Council do not currently have a 5 year land supply. The development is considered to provide much needed housing in a sustainable location.

7. Conclusion

- 7.1 It is concluded the proposal of converting the building into 11 apartments, external alterations and extensions to the rear is acceptable and will not have an adverse effect on neighbouring amenity or highway safety. The proposal therefore accords with Policies H4 and S6 of the Broxtowe Local Plan, with Policies 8 and 10 of the Broxtowe Aligned Core Strategy, Policies 1, 15, 17 and 19 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

Recommendation

The Committee is asked to RESOLVE that:

The Head of Neighbourhoods and Prosperity be given delegated authority to grant planning permission subject to:

- (i) the prior completion of an agreement under Section 106 of the Town and Country Planning Act 1990 and**
- (ii) the following conditions:**
 - 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
 - 2. The development hereby permitted shall be carried out in accordance with site location plan received by the Local Planning Authority on 23 April 2018; the drawings numbered: DB/MW/17/49/05 rev A, received by the Local Planning Authority on 10 July 2018; and DB/MW/17/49/04 rev C, DB/MW/17/49/06 rev A, DB/MW/17/49/07 rev D and DB/MW/17/49/08 rev C received by the Local Planning Authority on 17 September 2018.**
 - 3. The extension shall be constructed using bricks and, where applicable, tiles of a type, texture and colour so as to match those of the existing building.**
 - 4. The proposed boundary treatment/fencing for each dwelling shall be erected in accordance with the approved plans and details prior to the occupation of that dwelling.**
 - 5. No dwelling shall be occupied until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:**
 - (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development**
 - (b) numbers, types, sizes and positions of proposed trees and shrubs**
 - (c) proposed hard surfacing treatment**
 - (d) proposed lighting details**
 - (e) planting, seeding/turfing of other soft landscape areas**

The approved scheme shall be carried out strictly in accordance with the agreed details.

6. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

Reasons

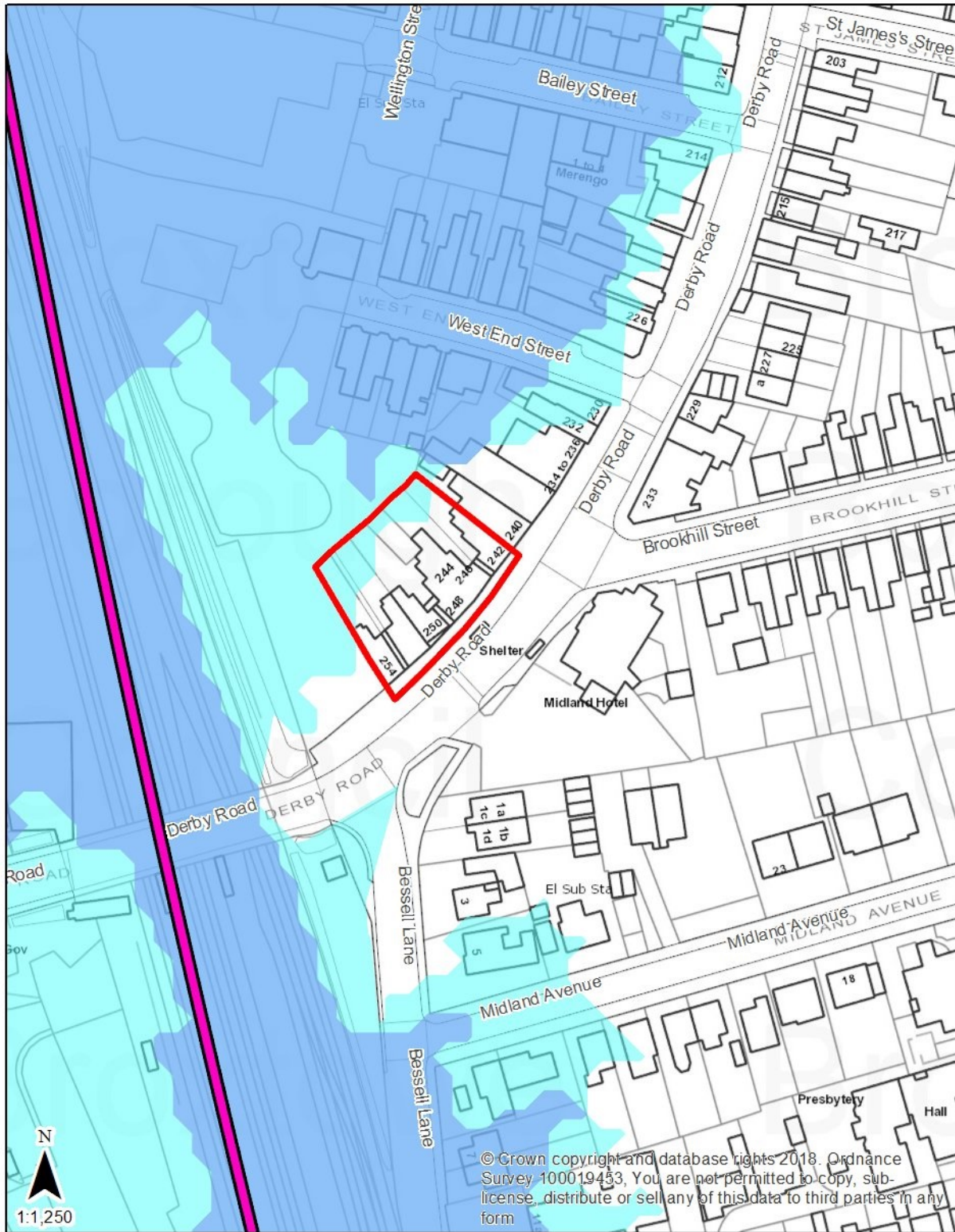
1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014)
4. In the interests of residential amenity and the appearance of the area and in accordance with Policy 10 of the Aligned Core Strategy (2014)
5. No such details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014)
6. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 10 of the Aligned Core Strategy (2014)

Notes to Applicant

1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. Please note that this permission has been granted contemporaneously with an agreement under Section 106 of the Town and Country Planning Act 1990, and reference should be made thereto.
3. Sound insulation to limit the transmission of noise between each property should achieve the minimum requirements as contained in the current version of British Standard Approved Document E.
4. Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays. There should also be no bonfires on site at any time.

Background papers

Application case file



Legend

-  Site
-  HS2 Route
-  Flood Zone 3
-  Flood Zone 2

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Report of the Chief Executive

**18/00158/ENF
 BIN STORE NOT BUILT IN ACCORDANCE WITH THE APPROVED
 PLANS (16/00646/FUL)
 FORMER VICTORY CLUB, WALKER STREET, EASTWOOD
 NOTTINGHAMSHIRE, NG16 3EN**

1 Background

- 1.1 This matter was considered by Planning Committee at the meeting on 12 September 2018 and this report is attached as an appendix. At that meeting the Planning Committee resolved that enforcement action should be taken against the bin store being in the wrong location due to the adverse impact of the compound on the amenities of the occupants of 145 Nottingham Road.
- 1.2 In line with the above determination the Council are currently undertaking the necessary arrangements as agreed by the Planning Committee.
- 1.3 The developers have since proposed a further amendment to that put forward to the Committee on 12 September which as reported to Committee on 12 September is still to retain the existing structure as a bike shed, but now to reduce the height to 1.5m, ensuring it will not be visible above the existing fence adjoining No. 145 Nottingham Road. As this would be the same height as the existing fence it is considered that the proposed structure in accordance with its use as a cycle store would not have any further impact on the amenities of the residents at No. 145 Nottingham Road.
- 1.4 Taking into account the changes proposed to the compound this report is being presented to give the Planning Committee the opportunity to consider whether the further changes proposed address concerns regarding the impact on the neighbour to the rear.

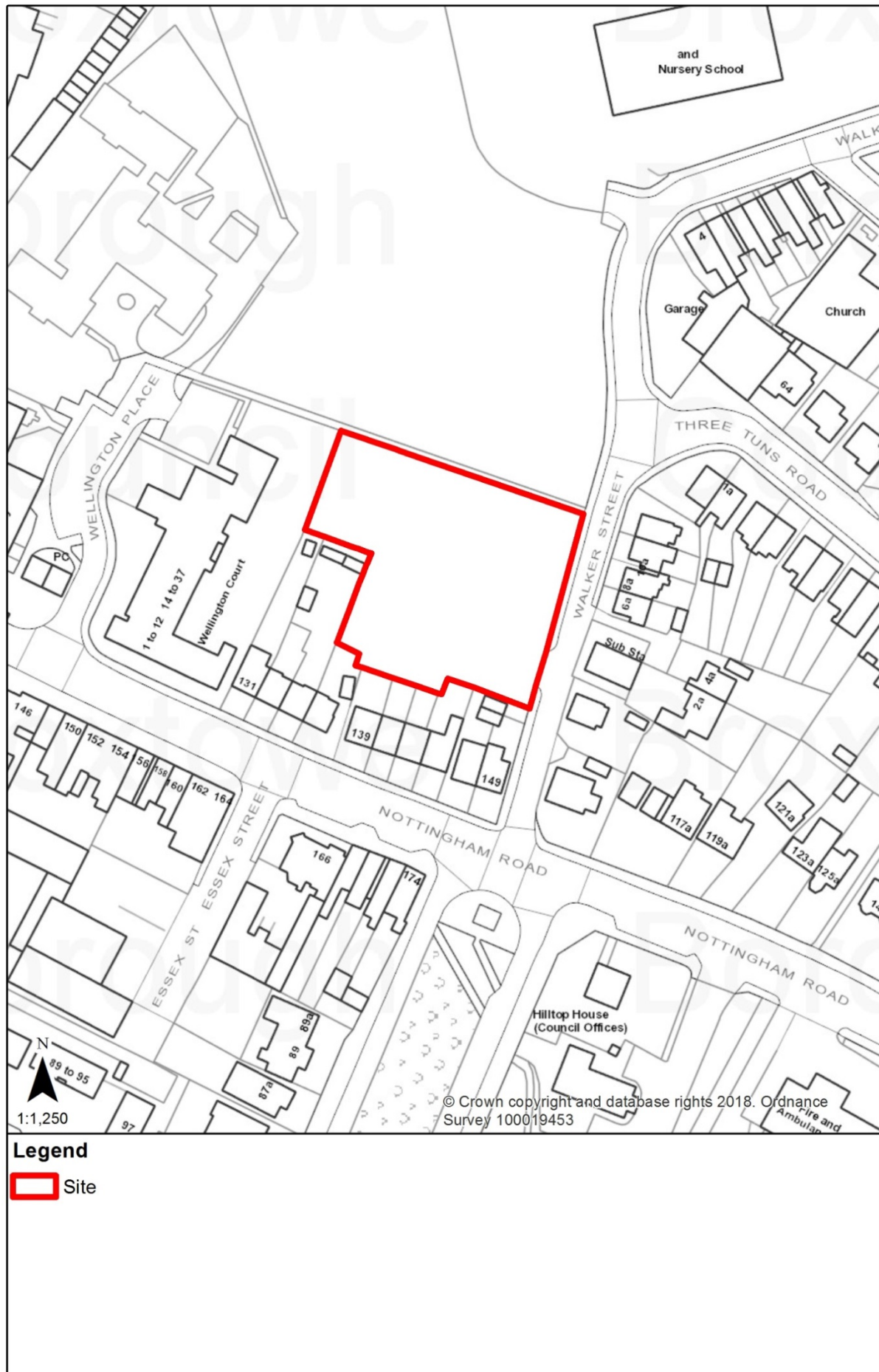
Recommendation

The Committee is asked to RESOLVE that enforcement action not be taken in respect of the current breach of planning control and that amended plans should be approved which reflects the alternative position set out in the report as proposed by the developer.

Appendix

Report to Planning Committee 12 September 2018

Background papers
 Application case file



APPENDIX

Report of the Chief Executive

**18/00158/ENF
BIN STORE NOT BUILT IN ACCORDANCE WITH THE APPROVED
PLANS (16/00646/FUL)
FORMER VICTORY CLUB, WALKER STREET, EASTWOOD,
NOTTINGHAMSHIRE, NG16 3EN**

1. Background

- 1.1 This matter was initially brought to the Council's attention in early June 2018. A visit to the site on 4 June 2018 confirmed that the compound initially proposed to house the bin store had not been constructed in accordance with the plans which were approved under condition 4 of planning reference 16/00646/FUL.
- 1.2 The developers agent was made aware of the situation on 12 June 2018 and questioned whether there was anything they could do to the design of the structure which would mean that relocation to its approved position was not necessary. They were advised on 18 June that the Council considered that its current location was not acceptable for a bin store for a number of reasons including noise, disturbance and smells.
- 1.3 The developers submitted a statement on 6 August 2018 highlighting the cost of moving the structure due to the drainage already installed and the problems associated with access due to the scheme being largely complete. They also suggested alterations to the bin store to make it a locked compound to improve security.
- 1.4 On 23 August the Head of Neighbourhoods and Prosperity met the developers on site to discuss the issue. He also met with the occupant of no. 145 Nottingham Road.
- 1.5 A compromise put forward by the developers has been to retain the enclosure as constructed, but make this the cycle store and put 4 fixed hoops in the area for secure bike storage. The bin store could then be relocated to the north of this, 4.5 meters from the boundary with the neighbour at no.145 Nottingham Road and screened by the cycle store.

2. Relevant Policies

- 2.1 Policy 10 of the Aligned Core Strategy 2014 states that all new developments should create a safe, attractive environment and that their impact on nearby residents should be assessed.
- 2.2 Policy H7 of the Broxtowe Local Plan 2004 states that the development should not have an unacceptable effect on the privacy and amenity of nearby properties.

2.3 The Part 2 Local Plan 2018 includes site allocations and specific development management policies. The draft plan has been submitted for Examination, with examination hearing sessions currently anticipated to take place toward the end of this year. There were 41 representations in relation to Policy 17. Given that there remain outstanding objections to Policy 17 that will need to be considered through the Local Plan examination process, this policy can be afforded only limited weight.

2.4 Policy 17: Place-making, Design and Amenity sets out design criteria that all new development must adhere to where relevant.

3. Appraisal

3.1 The development was approved by Planning Committee on 22 March 2017 and consists of 16 dwellings including semi-detached properties and a block of 4 maisonettes. The development is largely complete, in that all properties are constructed, but it is understood that there is currently no one occupying the properties.

3.2 A number of conditions were placed on the permission, one of which required details of the proposed bin store to the rear of the block of maisonettes to be submitted to and approved by the Local Planning Authority.

3.3 As required by the condition this detail was submitted and after consideration was approved in November 2017. This showed the bin store set in 2.3m from the boundary with no.145 Nottingham Road.

3.4 In June 2018 a complaint was received that the bin store had been erected in the incorrect location, which a site visit confirmed. It was also noted that its design differed from the approved detail of a 1.5 metre high timber hit and miss style fence. At this time the surfacing in the store area was concrete. The approved plans show that this should be laid in contrasting paving slabs. To the north of this would be an unenclosed bike store area with 4 hoops fixed in the ground.

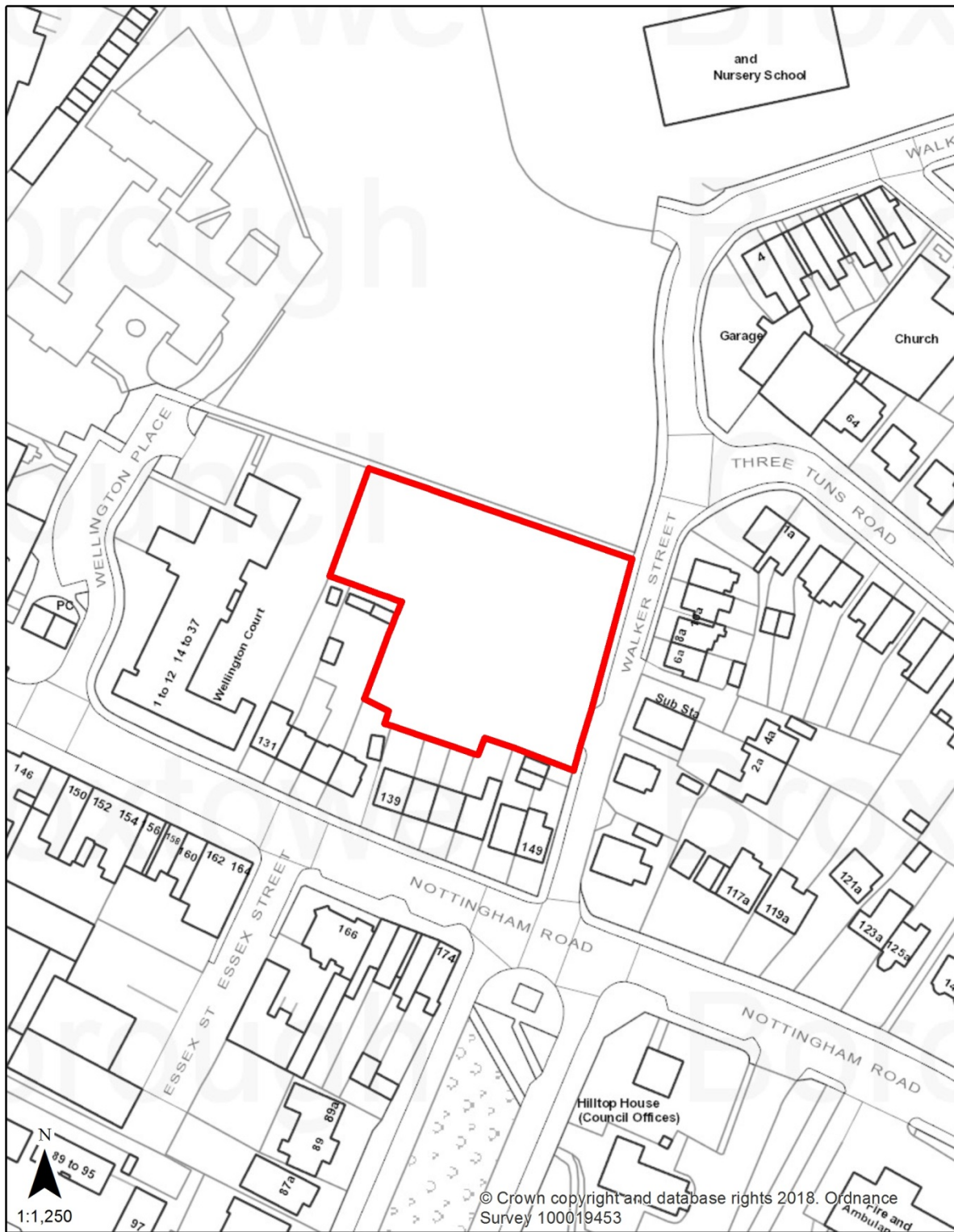
3.5 The compound now proposed as a cycle store is located up to the boundary fence at no. 145 Nottingham Road, with a minimal gap between the two structures. The approved location for the bin store is 2.3 metres from this boundary.

3.6 It is considered that had the bin store been retained in the location adjacent to the boundary this would offer the opportunity for people to use the bins to climb over the fence and gain access into the rear gardens of a number of properties on Nottingham Road. In addition it is considered that had the bin store been retained in this position noise and disturbance, with use by the occupants of 4 dwellings and smells would be increased to the detriment of the amenity of the existing neighbouring properties.

- 3.7 It is considered that these potential issues have been addressed with the proposal to have the cycle store adjacent to the boundary and the bin store 4.5m away.
- 3.8 It is considered that whilst the design of the cycle store (as now proposed) is not in accordance with the approved details in light of its location, with minimal views from public vantage points it would not be expedient to take enforcement action in relation to these matters.
- 3.9 it is considered to be an acceptable compromise to retain the enclosure as constructed, but make this the cycle store and put 4 fixed hoops in the area for secure bike storage. These are relatively low fixtures and it would be more difficult to use these to climb over the fence with no.145 Nottingham Road.
- 3.10 The bin store could then be relocated to the north of this, 4.5 meters from the boundary with the neighbour at no.145 Nottingham Road, 2 metres further away than approved. This would reduce any impact on noise, smells and disturbance and the additional enclosure around the cycle store area would act as a further buffer.
- 3.11 The Head of Neighbourhoods and Prosperity met with the occupier of no. 145 Nottingham Road and it is understood that she is content with this proposal as her main concern related to smells and disturbance, associated with the proximity of the bin store.
4. Conclusion
- 4.1 Having considered this suggested alternative location and the potential impact on the existing neighbouring properties it is not considered expedient to take enforcement action, but instead to invite amended plans which reflect the position set out above. It is considered this would be in accordance with Policy H7 of the Broxtowe Local Plan 2004, Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Broxtowe Part 2 Local Plan 2018.

Recommendation

The committee is asked to RESOLVE that enforcement action not be taken in respect of the current breach of planning control and that amended plans should be sought and approved which reflects the alternative position set out in the report as proposed by the developer.



Legend

 Site

Report of the Chief Executive

APPEAL DECISION

Reference Number : **17/00852/FUL**
Applicant/Agent : **Mrs S Morgan**
Site Address : **Moorgreen Nurseries, Moorgreen, Newthorpe, Nottinghamshire
NG16 2FD**
Proposal : **Retain 6 storage containers**

APPEAL DISMISSED

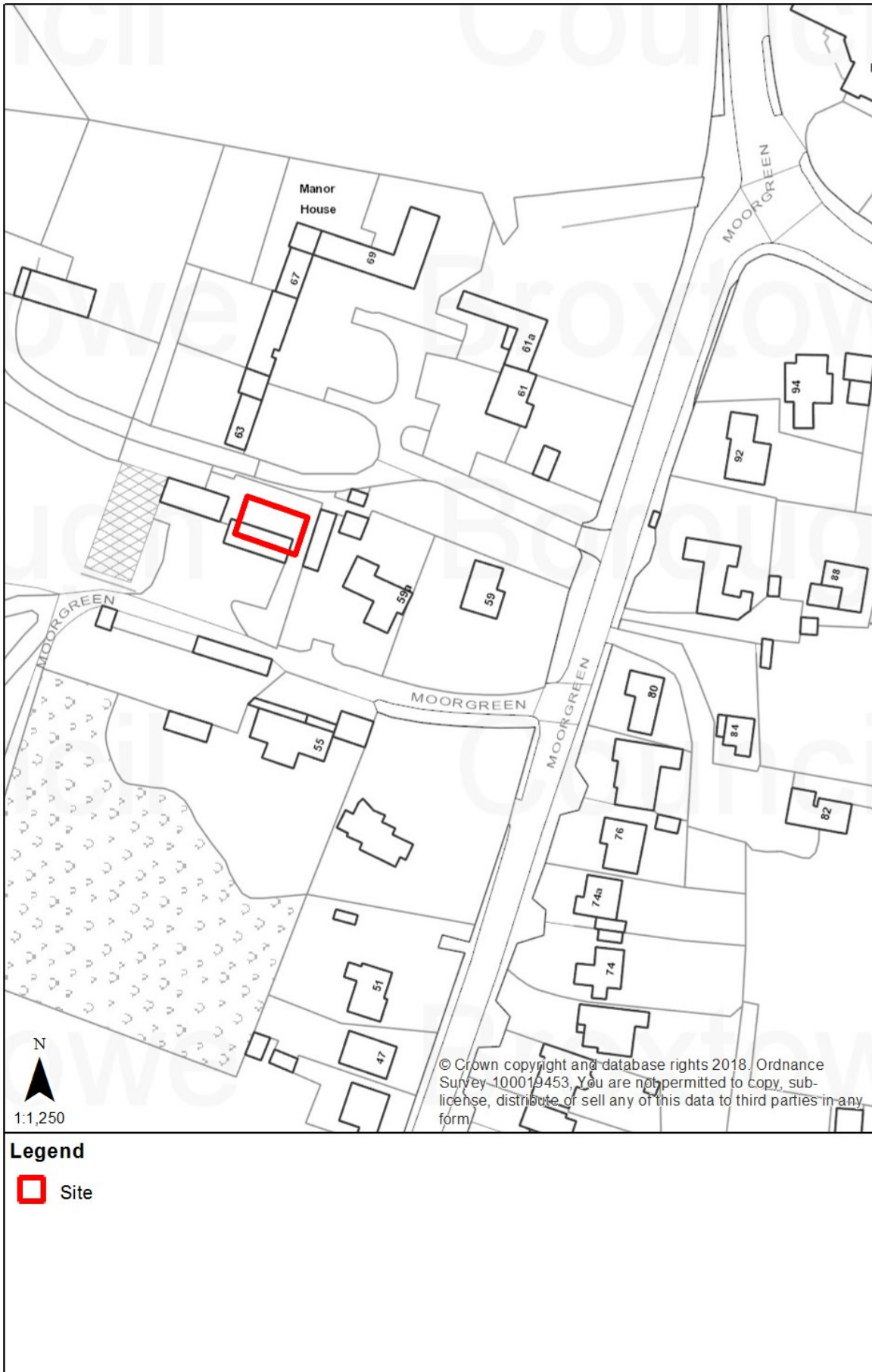
The application sought planning permission to retain six storage containers at Moorgreen Nurseries, Moorgreen, Newthorpe. This was refused on 9 February 2018 under delegated powers for the following reason:

The site lies within the Nottinghamshire Green Belt and the proposal represents inappropriate development which would be harmful to the open character of the Green Belt. The proposal is therefore contrary to Policy E8 of the Broxtowe Local Plan (2004), Draft Part 2 Local Plan Policy 8, and the NPPF Paragraphs 87 and 88 and no very special circumstances have been provided to support the application which are of sufficient weight to justify treating the proposal as an exception to these policies.

In dismissing the appeal the Inspector noted that the five containers used for domestic storage are moveable metal structures which are on land which is on a separate property to the users' home. Therefore, contrary to the applicant's argument the containers are clearly not an extension to any building or dwelling and therefore they do not meet Policy E8 of the Broxtowe Local Plan (2004). Furthermore, the Inspector states that although the containers are somewhat screened from the adjoining dwellings by vegetation, they are clearly visible on the site and intrude upon the openness of it, and of the Green Belt.

Overall the Inspector found the proposal would constitute inappropriate development in the Green Belt and would harm openness. As such, the Framework requires that the harm by reason of inappropriateness be given substantial weight and that inappropriate development should not be approved except in very special circumstances. The Inspector concluded that the very special circumstances necessary to justify it do not exist.

Following the conclusion of this appeal the Council are taking enforcement action to ensure that the six containers on the site are removed.



BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

**PLANNING APPLICATIONS DEALT WITH FROM
11 AUGUST 2018 TO 21 SEPTEMBER 2015**

CONTENTS

Planning applications dealt with under Delegated Powers

Please note: This list is now prepared in WARD order (alphabetically)

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – NEIGHBOURHOODS & PROSPERITY

P L A N N I N G A P P L I C A T I O N S D E T E R M I N E D B Y
D E V E L O P M E N T C O N T R O L

ATTENBOROUGH & CHILWELL EAST WARD

Applicant : Mr Barrie Briggs 18/00120/OUT
Site Address : Land To The Rear Of 6 Clifton Crescent Attenborough Nottinghamshire NG9 6DA
Proposal : **Outline application to construct dwelling (with some matters reserved)**
Decision : **Refusal**

Applicant : Mrs K Jennison 18/00352/FUL
Site Address : 163 High Road Chilwell Nottingham NG9 5BA
Proposal : **Construct single storey rear extension and erection of detached single garage with ancillary accommodation over**
Decision : **Conditional Permission**

Applicant : Mrs Punam Sharma AshleyJai Wealth Management Ltd 18/00379/FUL
Site Address : 1 Nottingham Road Attenborough Nottinghamshire NG9 6DN
Proposal : **Change of use from retail (Class A1) to financial and professional services (Class A2)**
Decision : **Conditional Permission**

Applicant : Eve & Jay Carder 18/00426/FUL
Site Address : 68 Crofton Road Attenborough Nottinghamshire NG9 5HW
Proposal : **Construct hip to gable and rear dormer window in connection with conversion of loft into habitable rooms**
Decision : **Conditional Permission**

Applicant : Mr & Mrs W Ray 18/00443/FUL
Site Address : 1 Barratt Close Attenborough Nottinghamshire NG9 6AE
Proposal : **Construct front dormer and extension, conservatory and lantern light (revised scheme)**
Decision : **Conditional Permission**

Applicant : Miss K Plowman 18/00430/FUL
Site Address : 169 High Road Chilwell Nottinghamshire NG9 5BA
Proposal : **Change of use from shop (Class A1) to holistic therapies and wellbeing services (sui generis)**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Bethel 18/00452/FUL
Site Address : 5 Ferndale Close Attenborough Nottinghamshire NG9 6AQ
Proposal : **Construct single and two storey extensions, rear dormer and roof alterations, insert first floor side window and rendering (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr Y Zhang 18/00477/FUL
Site Address : 11 The Nook Chilwell Nottinghamshire NG9 5AB
Proposal : **Construct side extension and front and rear dormers**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Ward 18/00486/FUL
Site Address : 403 High Road Chilwell Nottinghamshire NG9 5EA
Proposal : **Construct single storey rear and two storey side extensions**
Decision : **Conditional Permission**

Applicant	:	Attenborough St Mary's PCC	18/00489/FUL
Site Address	:	St Marys Church Church Lane Attenborough NG9 6AS	
Proposal	:	Erect clock on west side of the church tower	
Decision	:	Conditional Permission	
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Applicant	:	Mr Shane Davies	18/00514/FUL
Site Address	:	419 High Road Chilwell Nottinghamshire NG9 5EA	
Proposal	:	Dropped kerb	
Decision	:	Conditional Permission	
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Applicant	:	Mr N White	18/00521/PNH
Site Address	:	45 Clumber Avenue Chilwell Nottinghamshire NG9 4BH	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.3 metres, with a maximum height of 3.5 metres, and an eaves height of 2.5 metres	
Decision	:	Prior Approval Not Required	
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AWSWORTH, COSSALL & TROWELL WARD			
Applicant	:	Ms Helen Senior	18/00310/FUL
Site Address	:	12 Trowell Grove Trowell Nottingham NG9 3QH	
Proposal	:	Construct two storey side extension	
Decision	:	Refusal	
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Applicant	:	Mr Anthony Adkin - Walker	18/00406/FUL
Site Address	:	24 Chesterman Close Awsworth Nottinghamshire NG16 2TB	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
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Applicant	:	Mr Brett Carnelley	18/00421/FUL
Site Address	:	Middle Cottage Nottingham Road Trowell Moor Trowell NG9 3PQ	
Proposal	:	Construct front single storey extension	
Decision	:	Conditional Permission	
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Applicant	:	Mr Salmon	18/00453/CLUP
Site Address	:	235 Stapleford Road Trowell Nottinghamshire NG9 3QE	
Proposal	:	Certificate of Lawful development to construct single storey rear extension	
Decision	:	Approval - CLU	
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Applicant	:	Mrs Michelle Humber	18/00503/FUL
Site Address	:	118 Ilkeston Road Trowell Nottinghamshire NG9 3PX	
Proposal	:	Construct dropped kerb	
Decision	:	Conditional Permission	
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BEESTON CENTRAL WARD			
Applicant	:	Ms Vera Swinscoe	18/00467/FUL
Site Address	:	Ground Floor Flat 194 Station Road Beeston NG9 2AY	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
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Applicant	:	Mr & Mrs Ronald & Anne Parsons	18/00494/FUL
Site Address	:	43 King Street Beeston Nottinghamshire NG9 2DL	
Proposal	:	Construct porch and ramp	
Decision	:	Conditional Permission	
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BEESTON NORTH WARD			
Applicant	:	Mr M Shafiq	18/00216/FUL
Site Address	:	Dessert Haven 123 High Road Beeston Nottinghamshire NG9 2LH	
Proposal	:	Retain change of use from massage parlour to cafe (Class A3) and air conditioning unit	
Decision	:	Conditional Permission	

Applicant	:	Mr & Mrs B Howell-Thomas	18/00491/FUL
Site Address	:	103 Peveril Road Beeston Nottinghamshire NG9 2HU	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Patric Cassidy Cassidy Group Nottingham Limited	18/00497/LBC
Site Address	:	Dagfa House School Ltd 57 Broadgate Beeston Nottinghamshire NG9 2FU	
Proposal	:	Listed Building Consent for works to convert Dagfa House to form student accommodation including internal alterations and insertion of windows, doors and roof lights (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Lievesley	18/00532/CLUP
Site Address	:	8 Endsleigh Gardens Beeston Nottingham NG9 2HJ	
Proposal	:	Certificate of lawful development to construct single storey side extension	
Decision	:	Approval - CLU	
BEESTON RYLANDS WARD			
Applicant	:	Mr Leonardo Gentile Avanti Property Developments Ltd	18/00242/FUL
Site Address	:	5 Dunsmore Close Beeston Nottinghamshire NG9 1LU	
Proposal	:	Construct dwelling	
Decision	:	Conditional Permission	
Applicant	:	Mr Philip Bellamy BCM Fareva	18/00368/LBC
Site Address	:	Boots Campus D10 & D25 Buildings Main Road Boots Campus Beeston Nottinghamshire	
Proposal	:	Listed Building Consent to construct infill to part of South Dock of D10, construct extension to D25 and construct covered ramp between D10 and D25	
Decision	:	Conditional Permission	
Applicant	:	Mr McGrath	18/00499/FUL
Site Address	:	28 Dovecote Lane Beeston Nottinghamshire NG9 1JG	
Proposal	:	Construct single storey side and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Ian Berry Atos IT Services UK Limited	18/00545/FUL
Site Address	:	Beeston Business Park Technology Drive Beeston Nottinghamshire	
Proposal	:	Construct external ramp and new goods in/out entrance doors	
Decision	:	File Closed	
BEESTON WEST WARD			
Applicant	:	Mr Robert Witt	18/00022/FUL
Site Address	:	23 Chilwell Road Beeston Nottinghamshire NG9 1EH	
Proposal	:	Retain air conditioning unit	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs C Green	18/00447/FUL
Site Address	:	10 Bramcote Avenue Chilwell Nottinghamshire NG9 4DG	
Proposal	:	Construct two storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Dr B Cleave	18/00449/FUL
Site Address	:	66 Denison Street Beeston Nottinghamshire NG9 1AX	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Jones	18/00454/FUL
Site Address	:	29 Cyril Avenue Beeston Nottinghamshire NG9 1DS	
Proposal	:	Construct single storey rear extension, raised patio and erect fence	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Sutton	18/00458/FUL
Site Address	:	19 Cyril Avenue Beeston Nottinghamshire NG9 1DS	
Proposal	:	Construct two storey rear extension, external alterations and extend patio	
Decision	:	Conditional Permission	

Applicant	:	Miss Olivia Marsh	18/00490/FUL
Site Address	:	60 Bramcote Road Beeston Nottingham NG9 1DW	
Proposal	:	Construct single storey rear extension, two storey side extension and hip to gable loft extension with rear dormer (revised scheme)	
Decision	:	Conditional Permission	
BRAMCOTE WARD			
Applicant	:	Crampin, Barden, Scott	17/00867/FUL
Site Address	:	Land North West Of Hall Gardens Moss Drive Bramcote Nottinghamshire	
Proposal	:	Construct five apartments over a semi-basement parking level	
Decision	:	Refusal	
Applicant	:	Mr & Mrs G Whiles	18/00438/FUL
Site Address	:	6 Denewood Avenue Bramcote Nottinghamshire NG9 3EU	
Proposal	:	Construct single storey rear and two storey side extensions with new pitched roof over single storey front and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Mr Alurkar	18/00442/FUL
Site Address	:	18 Warrender Close Bramcote Nottinghamshire NG9 3EB	
Proposal	:	Construct single storey side extensions and insert rooflights	
Decision	:	Conditional Permission	
Applicant	:	Mr Robert Goodwin	18/00434/FUL
Site Address	:	11 Hillside Crescent Beeston Nottinghamshire NG9 3AB	
Proposal	:	Construct single storey front porch extension	
Decision	:	Conditional Permission	
Applicant	:	Ms J Lymn	18/00431/FUL
Site Address	:	6 Eastcote Avenue Bramcote Nottinghamshire NG9 3FD	
Proposal	:	Construct porch and pitched roof to garage	
Decision	:	Conditional Permission	
Applicant	:	Mr S Forya	18/00466/FUL
Site Address	:	39 Sandringham Drive Bramcote Nottingham NG9 3ED	
Proposal	:	Retain lift to front of dwelling and associated alterations to frontage and drive	
Decision	:	Conditional Permission	
Applicant	:	Miss K Morris	18/00479/PNH
Site Address	:	54 Rufford Avenue Bramcote Nottinghamshire NG9 3JH	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 2 metres, with a maximum height of 4.68 metres and an eaves height of 2.52 metres	
Decision	:	Refusal	
Applicant	:	P Marshall and C English	18/00484/REM
Site Address	:	Land West Of 27 Beeston Fields Drive Beeston Nottinghamshire	
Proposal	:	Construct two dwellings (reserved matters relating to planning permission reference 15/00382/OUT)	
Decision	:	Conditional Permission	
Applicant	:	Rostance	18/00488/CLUP
Site Address	:	20 Burnside Drive Bramcote Nottingham NG9 3EE	
Proposal	:	Construct single storey side and rear extensions	
Decision	:	Approval - CLU	
Applicant	:	Mr D McGowan	18/00537/PNH
Site Address	:	5 Ullswater Crescent Bramcote Nottinghamshire NG9 3BE	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4.1 metres, with a maximum height of 3.5 metres, and an eaves height of 2.4 metres	
Decision	:	Prior Approval Not Required	

Applicant	:	Mr P Klymowskyj	18/00548/FUL
Site Address	:	12 Derby Road Bramcote Nottinghamshire NG9 3BA	
Proposal	:	Construct single storey and first floor rear/side extensions	
Decision	:	Conditional Permission	
BRINSLEY WARD			
Applicant	:	Mr R A & S C Clarke Clarke Bros	18/00378/CLUE
Site Address	:	Former Sewage Pumping Station Hall Lane Brinsley Nottinghamshire	
Proposal	:	Certificate of Lawful Use of the pumping station for storage (Class B8), erection of stable and use of paddock for grazing	
Decision	:	Approval - CLU	
Applicant	:	Mr & Mrs P Kirk	18/00411/FUL
Site Address	:	1 Perry Gardens Brinsley Nottinghamshire NG16 5BF	
Proposal	:	Construct single storey rear extension	
Decision	:	Refusal	
Applicant	:	Mrs Chelsea Baker	18/00475/FUL
Site Address	:	64 Broad Lane Brinsley Nottinghamshire NG16 5BD	
Proposal	:	Dropped kerb	
Decision	:	Conditional Permission	
CHILWELL WEST WARD			
Applicant	:	Mrs Leane Warner	18/00469/FUL
Site Address	:	18 Haddon Crescent Chilwell Nottingham NG9 5JU	
Proposal	:	Construct garage extension, raised roof and conversion to annex accommodation	
Decision	:	Conditional Permission	
Applicant	:	Mr Richard McBrayne	18/00485/FUL
Site Address	:	28 Beaumaris Drive Chilwell Nottinghamshire NG9 5PB	
Proposal	:	Construct first floor extension over existing garage	
Decision	:	Conditional Permission	
EASTWOOD HALL WARD			
Applicant	:	Mr S Taylor	18/00482/FUL
Site Address	:	3 Hall Park Drive Eastwood Nottinghamshire NG16 3ED	
Proposal	:	Construct boundary wall and gates and outbuilding	
Decision	:	Conditional Permission	
Applicant	:	Mr S Buxton	18/00495/FUL
Site Address	:	54 Robey Drive Eastwood Nottinghamshire NG16 3DP	
Proposal	:	Construct rear dormer and rear extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Graham Thurgood	18/00505/FUL
Site Address	:	Land Adjacent To 9 Engine Lane Newthorpe Nottinghamshire NG16 3PX	
Proposal	:	Construct dwelling including site access (revised scheme)	
Decision	:	Conditional Permission	
EASTWOOD HILLTOP WARD			
Applicant	:	Mr Michael Saunders	18/00188/FUL
Site Address	:	16 Kirby Road Eastwood Nottinghamshire NG16 3PZ	
Proposal	:	Construct rear extension, 5 rooflights, 3 dormer windows and raise ridge height	
Decision	:	Conditional Permission	
Applicant	:	Mr Clarke	18/00390/CLUP
Site Address	:	17 Wilson Road Eastwood Nottinghamshire NG16 3LY	
Proposal	:	Certificate of lawful development to construct loft conversion	
Decision	:	Approval - CLU	
Applicant	:	Mr & Mrs Oliver & Donna Smith & Mills	18/00416/FUL
Site Address	:	357 Nottingham Road Eastwood Nottinghamshire NG16 2AP	
Proposal	:	Construct single storey rear extension	
Decision	:	Conditional Permission	

EASTWOOD ST MARY'S WARD

Applicant : Dr Ali Church View Dental Practice 18/00397/FUL
Site Address : Church View Dental Practice 22 Church Street Eastwood Nottinghamshire NG16 3HS
Proposal : **Construct first floor rear extension, alterations to entrance and 1 dormer window**
Decision : **Conditional Permission**

Applicant : Mr M Forrest Forrest Property LLP 18/00410/P3JPA
Site Address : Flat A 15 Nottingham Road Eastwood Nottinghamshire NG16 3AP
Proposal : **Prior notification under Class O - Change of use from offices (Class B1) to residential (Class C3)**
Decision : **Prior Approval Not Required**

Applicant : Dr Ali 18/00451/ADV
Site Address : Church View Dental Practice 22 Church Street Eastwood NG16 3HS
Proposal : **Display non illuminated fascia sign**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : Moore G W Moore Ltd 18/00375/OUT
Site Address : Land To The Rear Of 523 Nottingham Road Giltbrook Nottinghamshire
Proposal : **Outline planning permission to construct 4 dwellings (all matters reserved except for access)**
Decision : **Refusal**

Applicant : Giltbrook Retail Park Nottingham Ltd 18/00387/FUL
Site Address : Giltbrook Retail Park Ikea Way Giltbrook NG16 2RP
Proposal : **Erection of retail hub to comprise of four Class A1/A3 retail units, installation of new facade treatments on the northern terrace, creation of new access slip road to basement car park, alterations to the existing car park layout and associated realignment of Unit 2/3 service road, public realm improvements, landscaping and associated works**
Decision : **Conditional Permission**

Applicant : Mr A Bone 18/00412/FUL
Site Address : Greasley Sports And Community Centre Dovecote Road Newthorpe Nottinghamshire NG16 3QN
Proposal : **Construct infill extension to North East elevation and renew roof covering including insulation and raised height**
Decision : **Conditional Permission**

Applicant : Mr & Mrs P Riley 18/00445/FUL
Site Address : 26 Violet Avenue Newthorpe Nottinghamshire NG16 2BL
Proposal : **Insert loft window in front elevation**
Decision : **Conditional Permission**

Applicant : Mrs Lisa Palmer 18/00504/FUL
Site Address : 193 Main Street Newthorpe Nottinghamshire NG16 2DL
Proposal : **Construct detached garage with drive and dropped kerb (re submission)**
Decision : **Conditional Permission**

Applicant : Mr And Mrs Wood 18/00524/PNH
Site Address : Brook Breasting Cottage Narrow Lane Watnall Nottinghamshire NG16 1HW
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6.4 metres, with a maximum height of 4.0 metres and an eaves height of 2.9 metres**
Decision : **Refusal**

Applicant : Mrs L Chocholko-hill 18/00529/PNH
Site Address : 10 South Street Giltbrook Nottinghamshire NG16 2GJ
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 4 metres, with a maximum height of 2.98 metres and an eaves height of 2.76 metres**
Decision : **Prior Approval Not Required**

KIMBERLEY WARD

Applicant : Mr David Baker 18/00326/FUL
Site Address : 3 Edinboro Row Kimberley Nottinghamshire NG16 2JD
Proposal : **Construct first floor extension**
Decision : **Conditional Permission**

Applicant : Mr Steve Mitchell 18/00376/FUL
Site Address : 10 Tip Tree Close Kimberley Nottinghamshire NG16 2TQ
Proposal : **Construct ground floor front extension and first floor side extension**
Decision : **Conditional Permission**

Applicant : Mr C Campbell 18/00393/FUL
Site Address : 3 Brewery Street Kimberley Nottinghamshire NG16 2JS
Proposal : **Construct two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr J Shelton 18/00405/OUT
Site Address : Land Adjacent Westholme 42 Maws Lane Kimberley Nottinghamshire NG16 2JG
Proposal : **Outline application to construct one dwelling and detached garage with all matters reserved**
Decision : **Refusal**

Applicant : Mr Sham Johal 18/00389/FUL
Site Address : The Larks Nest Larkfield Road Nuthall Nottinghamshire NG16 1ET
Proposal : **Change of use from public house into six flats including extensions/alterations and associated parking**
Decision : **Conditional Permission**

Applicant : Mr Keith Wallbank (Jnr) 18/00436/FUL
Site Address : Babbington House Farm Westby Lane Babbington Village Nottingham NG16 2SS
Proposal : **Construct two agricultural buildings**
Decision : **Conditional Permission**

Applicant : Mr & Mrs B Franks 18/00478/FUL
Site Address : 28 Beverley Drive Kimberley Nottinghamshire NG16 2TW
Proposal : **Construct two storey side and single storey rear extensions**
Decision : **Conditional Permission**

NUTHALL EAST & STRELLEY WARD

Applicant : Mrs D Hayden-Arnold 18/00245/FUL
Site Address : 15 Rochester Court Nuthall Nottinghamshire NG6 8WL
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Binks 18/00383/FUL
Site Address : 99 Nottingham Road Nuthall Nottinghamshire NG16 1DN
Proposal : **Construct single /two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr D Eyre 18/00419/FUL
Site Address : 19 Knightsbridge Drive Nuthall Nottinghamshire NG16 1RD
Proposal : **Construct first floor extension over existing garage and extend driveway**
Decision : **Conditional Permission**

Applicant : Mr & Mrs N Whiten 18/00446/FUL
Site Address : 50A Roland Avenue Nuthall Nottinghamshire NG16 1BB
Proposal : **Retain single storey rear and first floor front extensions including external alterations/rendering, replacement of rear raised decked area (resubmission)**
Decision : **Conditional Permission**

Applicant	:	Mr & Mrs John Britten	18/00506/FUL
Site Address	:	17 Kew Gardens Nuthall Nottinghamshire NG16 1RG	
Proposal	:	Retain conversion of garage to habitable accommodation and retain porch	
Decision	:	Conditional Permission	
Applicant	:	Mrs D Hayden-Arnold	18/00530/PNH
Site Address	:	15 Rochester Court Nuthall Nottinghamshire NG6 8WL	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.90 metres, with a maximum height of 3.425 metres, and an eaves height of 2.05 metres	
Decision	:	Prior Approval Not Required	
STAPLEFORD NORTH WARD			
Applicant	:	Mr & Mrs Richard Adam	18/00386/FUL
Site Address	:	5 Coventry Lane Bramcote Nottingham NG9 3GG	
Proposal	:	Construct two storey side and rear extension and dropped kerb	
Decision	:	Conditional Permission	
Applicant	:	Mrs J Slater	18/00402/FUL
Site Address	:	68 Trowell Park Drive Trowell Nottinghamshire NG9 3RA	
Proposal	:	Construct first floor side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr G Coupland	18/00483/FUL
Site Address	:	11 Lincoln Close Stapleford Nottinghamshire NG9 8HY	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr Harrison	18/00522/PNH
Site Address	:	14 The Crescent Stapleford Nottinghamshire NG9 8JA	
Proposal	:	Construct single storey rear extension, extending beyond the rear of the original dwelling by 3.6 metres, with a maximum height of 3.3 metres, and an eaves height of 2.45 metres	
Decision	:	Prior Approval Not Required	
Applicant	:	Mr B Byrne	18/00533/PNH
Site Address	:	11 Churchill Drive Stapleford Nottinghamshire NG9 8PE	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 2.9 metres, with a maximum height of 4.52 metres, and an eaves height of 2.2 metres	
Decision	:	Refusal	
STAPLEFORD SOUTH EAST WARD			
Applicant	:	Mrs Shazia Ashraf	18/00444/ADV
Site Address	:	23 Nottingham Road Stapleford Nottingham NG9 8AB	
Proposal	:	Retain illuminated fascia sign	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs Quinlan	18/00450/FUL
Site Address	:	28 Westerlands Stapleford Nottinghamshire NG9 7JG	
Proposal	:	Construct first floor side extension and convert garage to living accommodation	
Decision	:	Conditional Permission	
Applicant	:	Mr Gary Swain	18/00455/FUL
Site Address	:	17 Parker Gardens Stapleford Nottinghamshire NG9 8QG	
Proposal	:	Construct single storey side extension	
Decision	:	Conditional Permission	
Applicant	:	Mr T Wright	18/00517/FUL
Site Address	:	62 Central Avenue Stapleford Nottinghamshire NG9 8ED	
Proposal	:	Construct gable end roof to side extension	
Decision	:	Conditional Permission	

STAPLEFORD SOUTH WEST WARD

Applicant : Virgin Media Limited 18/00471/FUL
Site Address : 135 Derby Road Stapleford Nottinghamshire NG9 7AS
Proposal : **Install air conditioning condenser unit**
Decision : **Conditional Permission**

Applicant : Mr Paul Whitehead DPSK Ltd 18/00473/ADV
Site Address : 109 Derby Road Stapleford Nottinghamshire NG9 7AS
Proposal : **Display illuminated fascia and projecting signs**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mrs Laura Sparham 18/00353/FUL
Site Address : 1 Knights Close Toton Nottinghamshire NG9 6PS
Proposal : **Construct single/two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Czarny 18/00395/FUL
Site Address : 22 Biggart Close Chilwell Nottinghamshire NG9 6NN
Proposal : **Construct first floor front extension, convert garage to living accommodation and alterations to conservatory**
Decision : **Conditional Permission**

Applicant : Mr A Prichard Gerard Polymouldings 18/00459/FUL
Site Address : Gerard Poly Mouldings Ranson Road Chilwell NG9 6DX
Proposal : **Construct extension**
Decision : **Conditional Permission**

Applicant : Mrs L Westby 18/00468/FUL
Site Address : 16 Lichfield Close Toton Nottingham NG9 6JZ
Proposal : **Construct first floor and two storey side extension and single storey rear extension**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Mr M Simmonds 18/00266/FUL
Site Address : Land To The Rear Of 30 Trough Road Watnall Nottinghamshire NG16 1HQ
Proposal : **Construct dwelling**
Decision : **Conditional Permission**

Applicant : Mr M Simmonds 18/00391/FUL
Site Address : 30 Trough Road Watnall Nottingham NG16 1HQ
Proposal : **Construct dwelling following demolition of bungalow (revised scheme)**
Decision : **Conditional Permission**

Applicant : Mr Geoffrey Fowler 18/00408/LBC
Site Address : 3 Nottingham Road Nuthall Nottinghamshire NG16 1DH
Proposal : **Listed Building Consent to re roof and replace lead**
Decision : **Conditional Permission**

Applicant : Mr Lee Naylor 18/00448/FUL
Site Address : 48 Philip Avenue Nuthall Nottinghamshire NG16 1EB
Proposal : **Construct two storey side, single storey front and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr K Chaplin 18/00460/FUL
Site Address : 45 Holly Road Watnall Nottinghamshire NG16 1HP
Proposal : **Construct two storey front and side extension, single storey front and rear extensions, hip to gable roof extension and dormer windows to front and rear**
Decision : **Conditional Permission**

Applicant : Mr Paul True
Site Address : 4 Britannia Close Watnall Nottinghamshire NG16 1GN
Proposal : **Construct two storey side extension**
Decision : **Conditional Permission**

18/00461/FUL

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