



Tuesday, 4 February 2020

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 12 February 2020 in the Council Chamber, Council Offices, 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 Legal Services at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors: D Bagshaw
L A Ball BEM
T A Cullen
D Grindell
M Handley
R I Jackson
R D MacRae

J W McGrath (Vice-Chair)
P J Owen
D D Pringle
C M Tideswell
D K Watts (Chair)
R D Willimott

AGENDA

1. APOLOGIES

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 - 6)

To approve the minutes of the previous meeting held on 15 January 2020.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 19/00808/FUL (Pages 7 - 26)

Construct 9 One Bedroom Apartments (Revised Scheme)
147 - 151 Queens Road, Beeston, Nottinghamshire, NG9
2FE

5.2 19/00619/FUL (Pages 27 - 40)

Construct pump house and sluice gate
Temple Lake House, 53A Kimberley Road, Nuthall,
Nottinghamshire, NG16 1DA

5.3 19/00738/FUL (Pages 41 - 52)

Construct two storey rear extension
21 Hilltop Rise, Newthorpe, Nottinghamshire, NG16 2GD

5.4 19/00700/FUL (Pages 53 - 64)

Construct a two storey side/first floor rear extensions, front
porch including garage conversion (revised scheme)
3 Canterbury Close, Nuthall, Nottinghamshire, NG16 1PU

5.5 19/00775/FUL (Pages 65 - 72)

Dropped kerb
34 Moorbridge Lane Stapleford Nottinghamshire NG9 8GU

6. INFORMATION ITEMS

6.1 APPEAL STATISTICS (Pages 73 - 74)

Update report on appeal statistics in relation to the criteria
for designation of Local Planning Authorities.

6.2 DELEGATED DECISIONS (Pages 75 - 82)

7. EXCLUSION OF PUBLIC AND PRESS

The Committee is asked to RESOLVE that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.

8. EXEMPT ITEM

(Pages 83 - 84)

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PLANNING COMMITTEE

WEDNESDAY, 15 JANUARY 2020

- Present: Councillor J W McGrath (Vice Chair in the Chair)
- Councillors: D Bagshaw
L A Ball BEM
T A Cullen
D Grindell
M Handley
R D MacRae
J M Owen (substitute)
P J Owen
D D Pringle
P D Simpson (substitute)
C M Tideswell
I L Tyler (substitute)

Apologies for absence were received from Councillors R I Jackson, D K Watts and R D Willimott.

63 DECLARATIONS OF INTEREST

There were no declarations of interest.

64 MINUTES

The minutes of the meeting held on 16 December 2019 were confirmed and signed as a correct record.

65 NOTIFICATION OF LOBBYING

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

66 DEVELOPMENT CONTROL

66.1 19/00442/FUL

Construct two storey side extension and subdivide existing building to form four apartments, construct bin store and erect boundary enclosure and gates.
45 Town Street, Bramcote, Nottinghamshire, NG9 3HH

This application sought planning permission for the erection of a two storey side extension to enable the conversion of the existing dwelling and extension to four apartments and had been brought before the Committee at the request of Councillor D K Watts.

Members considered a late item for the application which was an objection which raised concerns over loss of privacy, the building height and the overpowering nature of the building.

Mr James Chojnowski (applicant) addressed the Committee prior to the general debate.

Members debated the application and it was stated that it was of benefit to the community that the building was coming back into use.

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 window details received by the Local Planning Authority on 03.10.19, drawings numbered 002 rev H received by the Local Planning Authority on 28.11.19, 003 rev H received by the Local Planning Authority on 30.12.19, 004 rev E received by the Local Planning Authority on 06.01.20, and the email detailing materials, received by the Local Planning Authority on 21.11.19.**
- 3. Notwithstanding the details of materials submitted, no above ground works shall be carried out until details of the manufacturer, type and colour of the bricks and zinc cladding to be used in the facing elevations of the extension, and details of the bin store enclosure materials 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.**
- 4. No above ground works shall take place 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 any proposed trees and shrubs**
 - b) Planting, seeding/turfing of other soft landscaping areas**
 - c) Proposed hard surfacing treatment**

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

- 5. 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, 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.**

6. The windows on the first floor north east (rear) elevation serving the landing (in the new extension) and the bathroom (to flat 2, in the existing rear elevation) 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 be non-opening below 1.7m internal floor level. These windows shall be retained in this form 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. Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4. Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
5. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policies 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
6. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and 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. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

66.2 19/00669/FUL

Construct side extension

Sri Thurkkai Anman Temple, West Crescent, Beeston Rylands, Nottinghamshire, NG9 1QE

This planning application sought to build an extension to the side of the existing building to be used as a store.

There were no late items for the application.

Members debated the application and the following comments were amongst those noted:

- The proposed development was too large in addition to being too close to the neighbours.
- This was a residential area and there was an over-intensification of the site.
- There would be too much traffic with the extra visitors.

Councillor D Grindell proposed that the item be deferred for a future meeting. However, the proposal did not receive a seconder.

RESOLVED that the planning permission be refused, with the precise wording of the refusal to be delegated to the Head of Planning and Economic Development in consultation with the Chair of the Planning Committee.

Reason

By virtue of its scale and location, the extension as proposed is considered to be an over-intensive form of development which would have a detrimental impact on the amenities of the occupiers of neighbouring property, contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

66.3 19/00619/FUL

Construct pump house and sluice gate

Temple Lake House, 53a Kimberley Road, Nuthall, NG16 1DA

This application, which sought permission to construct a single storey outbuilding to be used as a pump house and a sluice gate was brought to the Committee as it was inappropriate development within the Green Belt.

Members were asked to consider the late items for the application, which included two objections which raised concerns around a covenant for the land, the site being within the Green Belt and the loss of amenity due to the pitched roof.

The Committee debated the application and stated that further consideration should be given to a lower ridge or flat roof to the pump house building.

It was proposed by Councillor P J Owen and seconded by Councillor M Handley that the application be deferred.

RESOLVED that the application be deferred.

66.4 19/00665/FUL
Retain conservatory
33 Newtons Lane, Cossall, NG16 2SB

The application, which sought permission to retain the conservatory to the rear of the dwelling, was submitted to the Committee at the request of Councillor D D Pringle.

There were no late items.

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

- 1. The development hereby permitted shall be retained in accordance with the drawings numbered Jack007 (1:500, 1:1250), Jack004b (1:100), Jack004a (1:100), Jack003 (1:100), Jck003b (1:100); received by the Local Planning Authority on 1 and 5 November 2019.**
- 2. The development hereby permitted shall be rendered in a white or off white render within 3 months of the date of this permission.**

Reasons

- 1. For the avoidance of doubt.**
- 2. To ensure a satisfactory standard of external appearance in accordance with the Broxtowe Part 2 Local Plan (2019) Policy 17 and Broxtowe Aligned Core Strategy (2014) Policy 10.**

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.**

67 INFORMATION ITEMS

68 APPEAL STATISTICS

The Committee noted that the position remained unchanged from that reported at its meeting on 4 September 2019. The Council was not therefore currently at risk of special measures.

69 DELEGATED DECISIONS

The delegated decisions were noted.

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Report of the Chief Executive

APPLICATION NUMBER:	19/00808/FUL
LOCATION:	147 - 151 QUEENS ROAD, BEESTON, NOTTINGHAMSHIRE, NG9 2FE
PROPOSAL:	CONSTRUCT 9 ONE BEDROOM APARTMENTS (revised scheme)

Councillor P Lally has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 This application seeks permission to construct a two/three storey, flat roof building comprising nine, one bedroom apartments. Each apartment will have a bedroom, kitchen/dining/living room and shower room with toilet. A 2.5m high fence will extend along the boundary with no. 1 Hawthorn Grove. A communal internal bin store will be provided at ground floor level. Five cycle stands will be located to the rear of the building and a cycle store is proposed within the building. One car port parking space is proposed. The proposal is for self-contained apartments and not for HMO accommodation.
- 1.2 This is a revised application following the refusal of an application (18/00516/FUL) for 10 apartments at Planning Committee in March 2019.
- 1.3 The main issues relate to whether the principle of nine apartments is acceptable and if the development is acceptable in terms of flood risk, parking issues and impact on neighbour amenity.
- 1.4 The benefits of the proposal would mean nine additional homes within a sustainable, urban location with access to regular sustainable transport links which would be in accordance with policies contained within the development plan which is given significant weight. The proposed works would contribute to the local economy by providing jobs during the construction process. There would be some impact on neighbour amenity and available parking but these matters are considered to be outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct a two/three storey, flat roof building comprising nine, one bedroom apartments. Each apartment will have a bedroom, kitchen/dining/living room and shower room with toilet. A 2.5m high fence will extend along the boundary with no. 1 Hawthorn Grove. A communal internal bin store will be provided at ground floor level. Five cycle stands will be located to the rear of the building and a cycle store is proposed within the building. One car port parking space is proposed.
- 1.2 The main difference between this application and the previously refused application (18/00516/FUL) is the omission of one apartment and re-design of the internal layout to increase the internal floor space. Each apartment will have an internal floor space of 37 square metres which is in line with the Government's Technical Housing Standards. Relatively minor changes have been made to the fenestration and shape of the building but the dimensions of the building have largely stayed the same. One first floor window will be inserted in the south east (rear) elevation. This will be conditioned to be obscurely glazed and the opening element 1.7m above the finished floor level.

2 Site and surroundings

- 2.1 The application site operates as a car sales business with a forecourt for cars and a single storey flat roof building located beside the south eastern boundary. 2m high metal railings extend across the boundary with Queens Road and Hawthorn Grove. A 2m high fence and the single storey building extend across the boundary with no. 145 Queens Road. A path extends between the north east boundary next to the side elevation and garden of no. 145 Queens Road.
- 2.2 The site lies within a predominantly residential area with some commercial units. The site is within walking distance of Beeston town centre and is in close proximity to the tram and regular bus services along Queens Road. The site is relatively flat and is located within Flood Zone 2 which is land with a medium probability (between 1 in 100 and 1 in 1000) of river flooding.
- 2.3 No. 145 is an end terrace dwelling positioned to the north east and has a second floor window in the south west elevation. No. 1 Hawthorn Grove is a semi-detached dwelling with a first floor window and ground floor window and door in the north west (side) elevation. No. 3 Hawthorn Grove is a semi-detached dwelling positioned to the south east. On the north west side of Queens Road, no. 140 is an off-licence (Booze Express), no. 140A is a takeaway (Better than home) and no. 142 is a takeaway (King Cod). All these premises have first floor flats above. Nos. 144 and 146 are semi-detached properties positioned to the west. A bingo hall and retail outlet with associated car park are located to the south.

3 Relevant Planning History

- 3.1 An application for a sales office (74/00185/FUL) was granted permission in July 1974.
- 3.2 An application for an extension to an office to form a car valeting bay (81/00504/FUL) was granted permission in August 1981.
- 3.3 An application for 10, one bedroom apartments (18/00516/FUL) was refused permission in March 2019 for the following reasons: *“The proposed building by virtue of its size and scale represents an over intensive development of the site which would be out of keeping with the character of the area. Insufficient parking has been provided on site which would result in parking problems in the immediate area. Accordingly, the proposal is contrary to the aims of Policies H7 and T11 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 (2018).”*
- 3.4 The application (18/00516/FUL) was appealed and dismissed. The Inspector concluded that the reason for dismissing the appeal was based solely on inadequate living conditions for future occupiers with regards to internal living space for five out of 10 of the apartments.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 4: Employment Provision and Economic Development
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 1: Flood Risk
- Policy 9: Retention of Good Quality Existing Employment Sites
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 20: Air Quality

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

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 5 – Delivering a Sufficient Supply of Homes
- Section 11 – Making Effective Use of Land

- Section 12 – Achieving Well-designed Places
- Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

5 Consultations

5.1 **Council’s Environmental Health Officer:** raises no objection subject to a condition requiring implementation of noise mitigation measures.

5.2 **Council’s Waste and Recycling Officer:** raises no objection due to the bins being privately managed.

5.3 **Environment Agency:** no comments provided as standing advice applies due to the site being located within Flood Zone 2.

5.4 **Severn Trent Water Ltd:** advise that in order to connect to existing sewers the applicant should contact Severn Trent Water to discuss a solution which protects the public sewer and the building.

5.5 14 neighbouring properties were consulted and a site notice was displayed. Three objections were received and can be summarised as follows:

- Plans too similar to previous application
- Loss of daylight/ sunlight
- Loss of privacy
- Sense of enclosure
- Imposing due to flat roof
- Parking along Hawthorn Grove is a continued problem
- More parking is required due to other development being undertaken close by
- Parking problems were not given the adequate consideration by the Planning Inspector
- The number of parking spaces should equal the number of apartments
- Concerns with security and privacy due to people accessing the rear of the building
- Census data is out of date and should not be used to dismiss parking problems
- Increase in density of population along Queens Road due to number of applications
- Sense of community is being lost
- Concerned that the developer can appeal to the Secretary of State who only sees the legal side of the application.

6 Assessment

6.1 The main issues are considered to be the principle of the proposed development, if the development is acceptable in flood risk terms, the design and layout, parking, the loss of employment land and the relationship to neighbouring properties.

6.2 Principle

- 6.2.1 Policy 8 of the Broxtowe Aligned Core Strategy (2014) encourages a mix of housing tenures, types and sizes. It is considered that the emphasis of the policy is on promoting housing mix rather than preserving the existing character of the area. Queens Road is characterised by varying styles and sizes of properties including houses, flats and some commercial buildings. This development would add to the housing mix and it is considered that the character of the area would not be harmed.
- 6.2.2 The site is within an existing residential area and provides an opportunity to provide additional housing outside of the Green Belt. There is also a need to boost housing supply which sites such as this can help deliver. The provision of nine apartments on this brownfield site is considered to be a benefit in terms of contributing to the provision of homes in the borough.
- 6.2.3 Whilst it is acknowledged there will be a loss of a small car sales business, it is considered the loss is outweighed by the proposal of residential units which make an efficient use of the land. Whether there is sufficient space for nine apartments and the impact a development of this size will have on neighbouring properties will be discussed below.
- 6.2.4 Concerns were raised in the representation received that there is an increasing amount of applications being submitted for development along Queens Road. Whilst it is acknowledged there are a number of applications that have been considered for development along Queens Road, this is a main road with a wide mix of properties, including commercial. It is considered the approval of this application would add to the housing mix and would not impede a sense of community.
- 6.2.5 To conclude, the site is located within an urban location and weight must be given to the need to boost housing supply. It will also provide an additional nine residential units within an existing settlement in a highly sustainable location, close to Beeston town centre and public transport links. It is considered the proposed apartments will not have an adverse effect on neighbour amenity and the design, massing, scale and appearance are considered to be acceptable (as detailed below). The principle of the development is therefore considered to be acceptable.

6.3 Flood Risk

- 6.3.1 The site is relatively flat and is located within Flood Zone 2 which is land with a medium probability (between 1 in 100 and 1 in 1000) of river flooding. A Flood Risk Assessment (FRA) has been submitted with the application. The Environment Agency were consulted on this application and did not provide comments due to the site being located within Flood Zone 2 and being subject to standing advice.

- 6.3.2 Paragraphs 155 – 158 of the NPPF state that inappropriate development in areas of high risk of flooding should be avoided but where it is necessary, should be undertaken without increasing flood risk elsewhere. All plans should apply a sequential, risk-based approach to the location of development in order to steer new development to areas with the lowest risk of flooding. A Sequential Test has been submitted with the application which concludes that there are no alternative sites available within areas located in zones with a lower probability of flooding.
- 6.3.3 From reviewing the FRA, it is considered that flood risk issues have been satisfactorily addressed. The FRA has addressed the probability of flooding, climate change, flood resilience measures within the design of the building, floor levels in relation to the probability of flooding and off-site and residual risks. The FRA states that new hardstandings are to be constructed using porous paving and the existing site is mostly made of impermeable surfacing so the proposal will not increase run-off.
- 6.3.4 To conclude, within Beeston there are substantial areas which are within Flood Zone 2 but have a high degree of protection against flooding due to the Nottingham Trent Left Bank Flood Alleviation Scheme. Some of these sites are on previously-developed land and some may bring the opportunity to provide housing in areas of substantial need. Sequentially, it is considered the site is acceptable and it is considered a positive that this location minimises additional development in the Green Belt in Broxtowe. Therefore when assessing whether other sites are 'reasonably available', this site can be viewed as a 'sustainability benefit' and the Green Belt must be treated as a major constraint. It is considered the development is acceptable in terms of dealing with the issues of flooding.

6.4 Amenity

- 6.4.1 Concerns have been raised in regards to the impact the building will have on a loss of light, privacy and sense of enclosure.
- 6.4.2 No. 1 Hawthorn Grove is a semi-detached dwelling adjoining the south east of the site. The proposed building will be 1.3m higher than no. 1 and will be relatively in line with the main east (rear) elevation of no. 1 and set back 1.1m from the adjoining boundary. Beyond this, the building reduces to two storeys and is set back 3.4m from the boundary with no. 1. A 2.5m high fence is proposed across the boundary with no. 1 which will largely obscure the ground floor windows from view. Whilst it is acknowledged the building is positioned to the north west of no. 1 and will cause some loss of light to the rear garden, it is considered the separation distance, and relatively comparable height of the building to no. 1 with the reduction to two storeys to the rear will mean an acceptable amount of amenity will be retained and there will not be a detrimental impact on sunlight or daylight. No. 1 has an obscurely glazed second floor window in the north west (side) elevation. It is acknowledged the three storey element of the building will be opposite this window causing a loss of light but it is considered the separation distance of 4.25m between the two storey part of the building and this neighbouring house is sufficient that it would not be detrimental to the light received into this window that would warrant refusal of the application.

- 6.4.3 During the course of the previous application (18/00516/FUL), amendments were made to the scheme in order to improve the relationship with the neighbouring property which are reflected in this proposal. A large portion of the third floor of the building facing the north east was removed in order to reduce the bulk of the building and improve the relationship with no. 1 Hawthorn Grove and no. 145 Queens Road. It is acknowledged that no. 145 has a second floor window in the south west (side) elevation which is the only source of light to a primary room. However, the third floor element is positioned 9.6m from this window and therefore it is considered this relationship is acceptable as light can still be received into this window. Whilst it is acknowledged that no. 145's garden is positioned to the south east of the building, it is considered the main impact of the building will be the two storey element which could be compared to the impact a house may have.
- 6.4.4 In relation to the impact on neighbour amenity, the Inspector stated in the appeal decision for 18/00516/FUL that the first floor window in the north west (side) elevation of no. 1 would not experience a significant loss of outlook as it is obscurely glazed. In relation to the second floor window in the south west (side) elevation of no. 145, the Inspector was satisfied that sufficient amendments had been made to the application in order to allow for an adequate outlook from this bedroom window. In relation to the impact of the building overall on these two neighbouring properties, the Inspector concluded the following *"At the rear, the development would reduce to 2 stories in height and would be set in further from the boundary than the existing single storey building, which would limit any additional loss of light. Overall, I consider that the proposal would not significantly harm the living conditions of the occupiers of either No 145 Queens Road or No 1 Hawthorn Grove."* The Inspector was satisfied that the impact on neighbour amenity was acceptable and the scheme now proposed is largely reflective of the previous scheme. Any refusal based on amenity grounds could therefore incur costs being awarded against the Council (should a costs appeal be submitted if the application is refused).
- 6.4.5 To conclude, it is acknowledged that no. 1 Hawthorn Grove and no. 145 will be the most directly affected by the development. However, it is considered the scheme ensures a satisfactory level of amenity can be retained for these neighbours.
- 6.4.6 It is considered the proposed building is a sufficient distance from the remaining neighbours consulted that there will not be a detrimental impact on their amenity or cause a significant sense of enclosure.
- 6.4.7 With regards to the amenity of the prospective occupiers, each apartment will have a minimum of 37 square metres gross internal floor space which is in line with the Government's Technical Housing Standards. Furthermore, it is considered each flat will have an acceptable outlook.
- 6.4.8 Although no outdoor amenity space is provided, this is commonly accepted with apartments. However, the building is within walking distance to Broadgate Recreation Ground. It is considered the amenity of the future occupants has been considered adequately. The Inspector stated the following in the appeal decision for 18/00516/FUL *"The development does not propose any outdoor*

amenity or garden space. However, the appeal site is only a short walk from Broadgate Recreation Ground, which is a high quality open space. This would provide adequate access to outdoor recreation for future occupiers. Moreover, given the size of the proposed dwellings, they would be unlikely to appeal to a family with children.”

6.4.9 To conclude, it is accepted the difference of a car sales business to an apartment block on this plot of land is relatively significant but it is considered in line with the Inspectors conclusion that the development is acceptable in regards to impact on neighbour amenity.

6.5 Design and Layout

6.5.1 It is considered the proposed building positively addresses the street scene from the frontage. The three storey part of the building creates a focal point for the development without creating an overbearing appearance to the adjoining residential properties. The surrounding area has a mix of buildings alongside the typical residential dwelling. Mecca bingo is a large flat roof building positioned to the south and there is a terrace of flat roof buildings to the north (Subway/KFC/One Stop/Papa Johns). There is a three storey apartment block (Fountains Court) positioned to the north west. The Methodist Church positioned to the south west is a prominent building along Queens Road. Considering the mix of designs, materials and variance in heights and number of flats roofs, it is considered a contemporary, flat roof building would not appear out of character with the surrounding area.

6.5.2 The design and size of the scheme largely reflects that of the previous scheme (18/00516/FUL). The reason for refusal made reference to the building appearing out of character with the area due to its size and scale. The Inspector stated the following in regards to the design and size of the development for 18/00516/FUL *“The development would have a modern design with a three storey flat roof element on the corner. It would be constructed predominantly in brick, which is the main material in the vicinity, with areas of cladding and glazing. Its scale and height would be broadly in keeping with the surrounding properties, and its position next to a main road provides an opportunity for a slightly taller element on the corner. The surrounding area contains a mix of architectural styles and built forms, and there are a number of other flat roof buildings nearby. In this context, I do not consider that the development would appear out of place. In my view, it would be well designed and would not unduly dominate its surroundings.”* Any refusal based on the design, size and scale could therefore incur costs being awarded against the Council (should a costs appeal be submitted if the application is refused).

6.5.3 The building will be constructed from bricks with cladding features but specific details of the materials have not been stated and therefore it is considered necessary to include a condition to request these in advance of construction.

6.5.4 It is considered the recessed windows and cladding on the front and side elevations break up the massing of the building and provide visual interest. The varying height from three to two storeys ensures the building is in keeping with the appearance of the street scene. To conclude, it is considered the proposed

building achieves an acceptable level of design that is not out of keeping with the surrounding area.

6.6 Parking

- 6.6.1 Concerns were raised by neighbours in the previous application (18/00516/FUL) that the development did not include sufficient parking provision which would have led to an increased demand for on-street parking which would be detrimental to the area. Part of the reason for refusal for the previous application stated “...*Insufficient parking has been provided on site which would result in parking problems in the immediate area...*”
- 6.6.2 In respect of parking, the Inspector concluded on the appeal decision for 18/00516/FUL that the site is in an accessible location which would discourage the use of the private car and as the apartments would be likely occupied by 1-2 people, it would not generate a significant parking requirement. The Inspector concluded that the development would not lead to a rise in nuisance or dangerous parking in the area and a sufficient amount of parking had been provided. The Inspector stated the following, “*I conclude that the development would not significantly contribute to on street parking stress. It would therefore accord with the relevant sections of Policy 17 of the Broxtowe Part 2 Local Plan (2019), which requires that new development provides sufficient parking.*” As this application is for one less apartment than the previous scheme with the same amount of parking, any reason for refusal based on insufficient parking could incur costs being awarded against the Council (should a costs appeal be submitted if the application is refused).
- 6.6.3 In relation to assessing the highway impacts of a proposal, paragraph 109 of the National Planning Policy Framework states that development should only be refused on transport grounds where the residual cumulative impacts are severe. Whilst paragraph 105 refers to the setting of local parking standards rather than the determination of planning applications, it provides a list of factors which should be taken into account, including the availability of and opportunities for public transport and the type, mix and use of the development. Policy 10 of the Aligned Core Strategy (2014) states that development should be designed to reduce the dominance of motor vehicles.
- 6.6.4 The site lies within a sustainable location with access to regular bus services along Queens Road and within walking distance of the tram and Beeston town centre. Hawthorn Grove has double yellow lines restricting parking which would deter an increase of parking along this road. The Highways Authority did not raise any objection to the previous application in relation to a lack of parking and this application is for one less apartment. As the apartments are one bedroom each, it is considered likely that car ownership associated with the building will be low. However, it is acknowledged that there is likely to be an increase in parking in the surrounding area but for the reasons set out above it is considered this would not be detrimental to highway safety. Therefore, it is considered that a pragmatic approach needs to be taken in respect of developing this plot of land for residential development, particularly given the Inspector’s comments on parking provision.

6.7 Other issues

- 6.7.1 Concerns were raised within the neighbour consultation response that the Census data from 2011 was too old to be considered. The same supporting information that was provided with the 18/00516/FUL application has been submitted with this application which includes a travel plan statement, parking survey and review of census data. The Inspector acknowledged the data from the 2011 Census and although it is accepted this information was not collated in recent years, it is the most up to date Census information available. Furthermore, this only forms part of the justification of providing one parking space due to private car ownership in the area.
- 6.7.2 As with any application, there is a right to appeal where the decision could either be upheld or overturned by an Inspector.
- 6.7.3 It is considered the site will have adequate security due to the 2.5m high fence which will extend across the south east boundary. Although there will be a modest sized gap between the rear of the building and the pathway to the north east, this will encourage natural surveillance from occupiers of the building entering and exiting this part of the site.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide nine additional homes within an existing urban area and would support short term benefits such as jobs during the construction of the proposed dwellings and would be in accordance with policies contained within the development plan. Whilst it is acknowledged there will be some impact on the amenity of neighbours and on-street parking, this is outweighed by the benefits of the scheme and due to its location within a highly sustainable area.

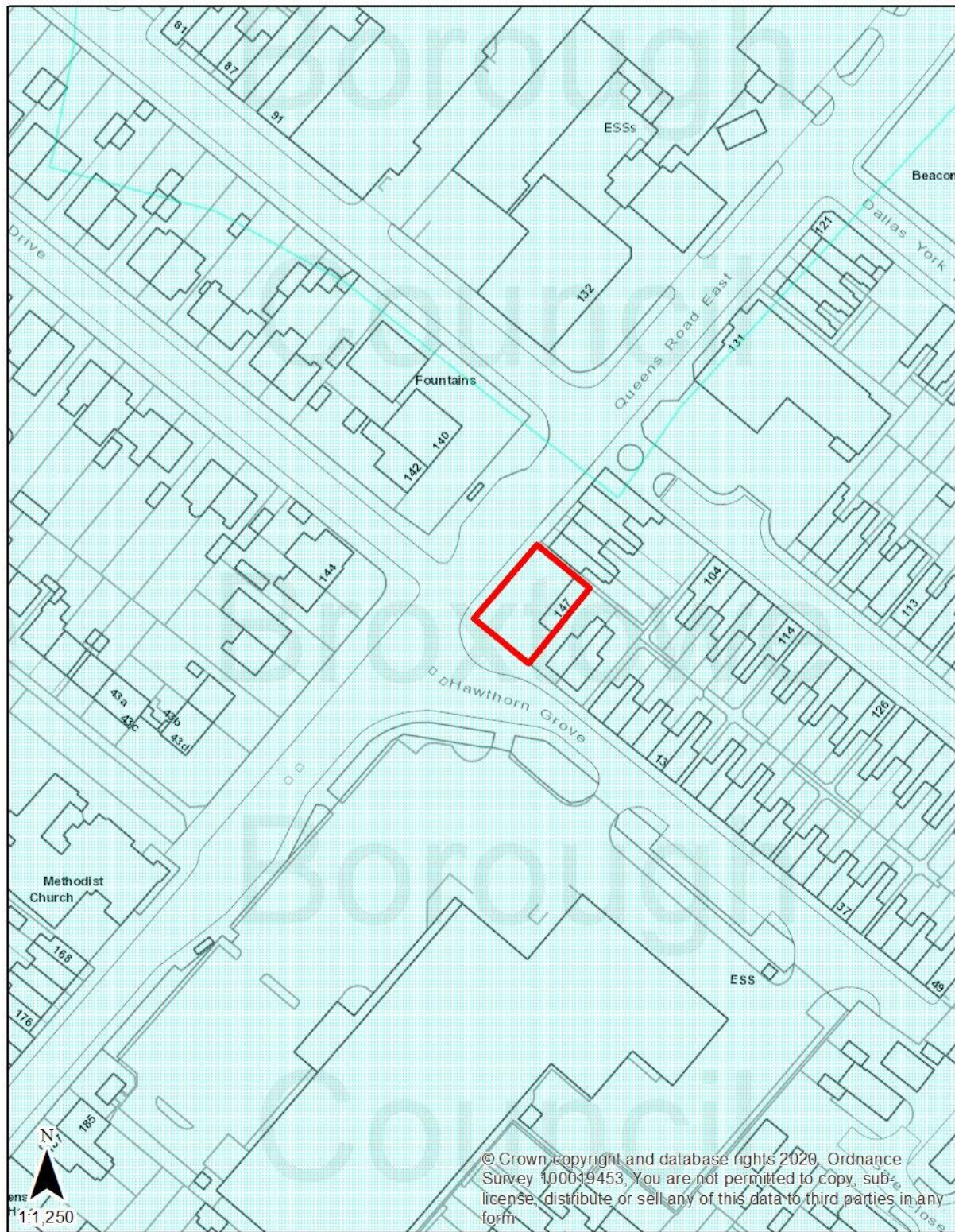
8 Conclusion

- 8.1 To conclude, the Inspector outlined in the appeal decision for 18/00516/FUL that the sole reason for dismissing the appeal was due to the insufficient internal floor space for each flat which would have led to a poor standard of amenity for future occupants. This issue has been addressed within this application with each flat now meeting the minimum space requirement as set out in the Government's Technical Housing Standards. Any refusal based on amenity, parking, design, size or scale of the building could incur costs being awarded against the Council (should a costs appeal be submitted if the application is refused). It is considered the proposed apartments are of an acceptable size, scale and design that there will not be an adverse effect on neighbour amenity and an acceptable standard of amenity for future occupants of the apartments will be provided.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawing numbers: 005 Rev L, 002 Rev U and 004 Rev S received by the Local Planning Authority on 20 December 2019 and 003 Rev O and 006 Rev T received by the Local Planning Authority on 23 January 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.</p> <p><i>Reason: No such details were submitted with the application and in the interests of the appearance of the development and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
4.	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> a. numbers, types, sizes and positions of proposed trees and shrubs b. details of boundary treatments; c. proposed hard surfacing treatment and d. planting, seeding/turfing of other soft landscape areas. <p>The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development 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.</p>

	<p><i>Reason: No such details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>Prior to the first occupation of the apartments hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment prepared by SCC Consulting Engineer dated 18 December 2019. Flood resilient measures and design techniques shall be used as detailed in Section 6 and the finished floor levels shall be set no lower than 27.57m AOD. These mitigation measures shall be maintained and retained for the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>The building hereby approved shall be constructed to include the noise mitigation measures as detailed within section 4 of the noise assessment report ref: 12581.02.v1 dated December 2019. Confirmation of the installation of these measures shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.</p> <p><i>Reason: To protect future occupiers from excessive environmental noise and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
<p>7.</p>	<p>The windows in the north east elevation 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 fixed shut and retained in this form for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>8.</p>	<p>The first floor window in the south east elevation 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) with any opening elements 1.7m above the finished floor level.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>

<p>9.</p>	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 07.30-18.00 Monday to Saturday and at no time on Sundays or Bank Holidays. Exceptionally, specific works or operations may be carried out outside these times, but these must be agreed in writing with the Local Planning Authority 7 days in advance of being undertaken.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>NOTES TO APPLICANT</p>	
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.</p>
<p>2.</p>	<p>The prospective building manager/occupants should register to receive flood warnings.</p>
<p>3.</p>	<p>Wheel washing facilities should be installed on site in order to prevent mud being deposited on the road from construction vehicles.</p>
<p>4.</p>	<p>The applicant is advised to contact the Council's Waste and Recycling Section (0115 917 7777) to discuss waste and refuse collection requirements.</p>
<p>5.</p>	<p>The applicant is advised to contact Severn Trent Water on tel: 0800 707 6600 prior to development commencing.</p>



Legend

-  Site
-  Flood Zone 2

Photographs



View of site facing east



View of north west boundary and side elevation of no. 1 Hawthorn Grove on right and side elevation of no. 145 on left



View of south west site boundary with side elevation of no. 145 Queens Road in centre and no. 1 Hawthorn Grove on right



Pathway beyond north east site boundary (side elevation of no. 145 to the left)

Photographs

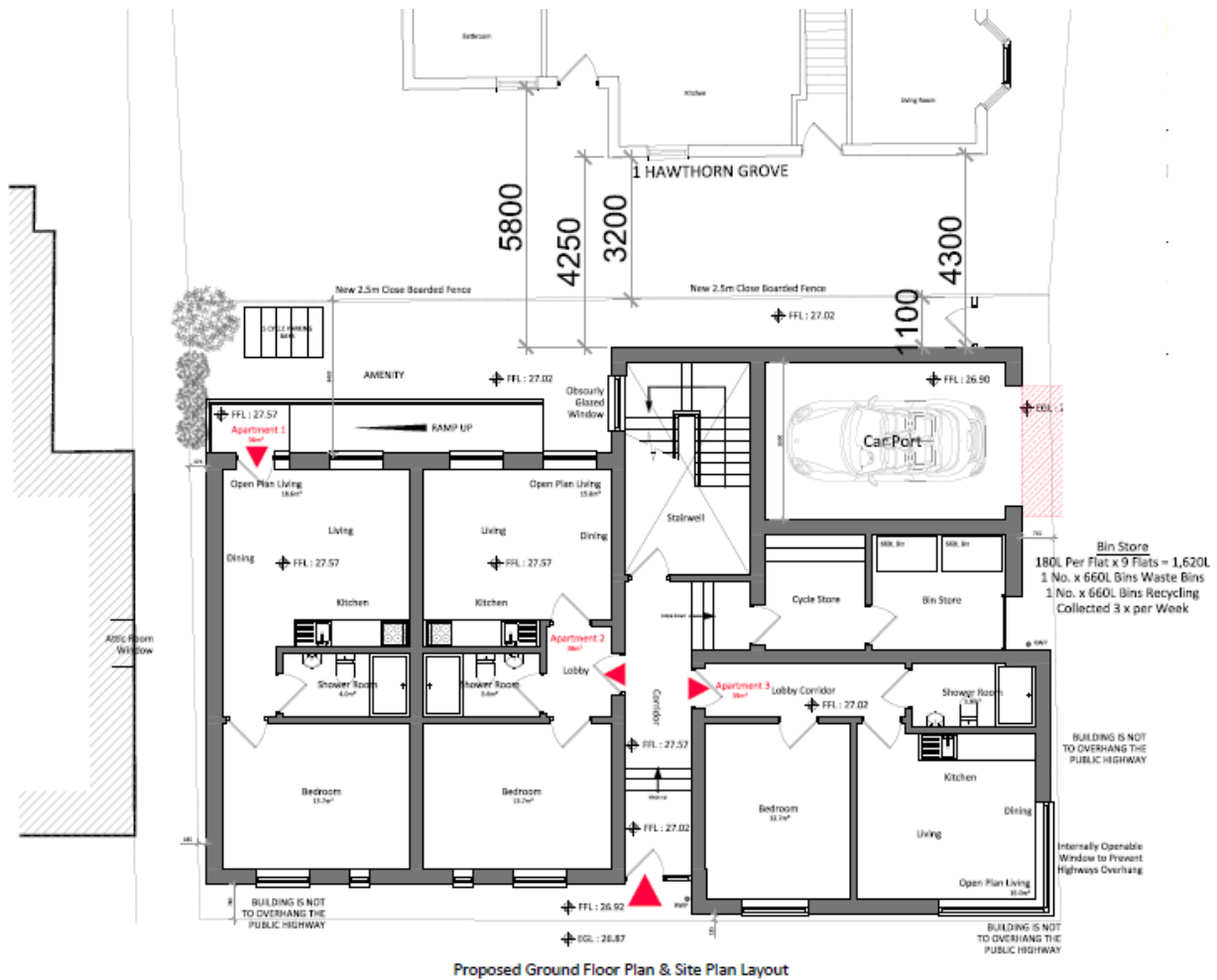


View of site from rear garden of no. 3 Hawthorn Grove



Hawthorn Grove facing southeast

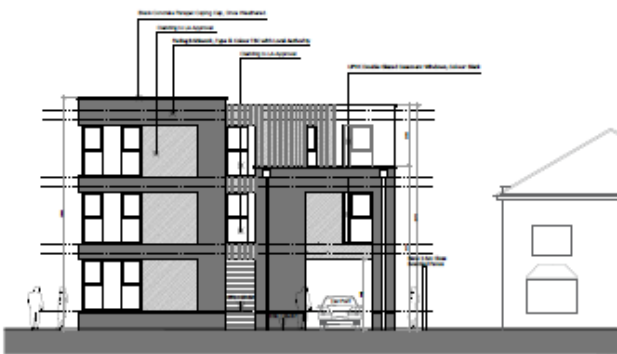
Plans (not to scale)



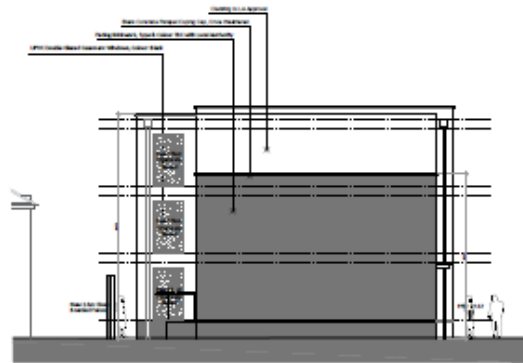
Plans (not to scale)



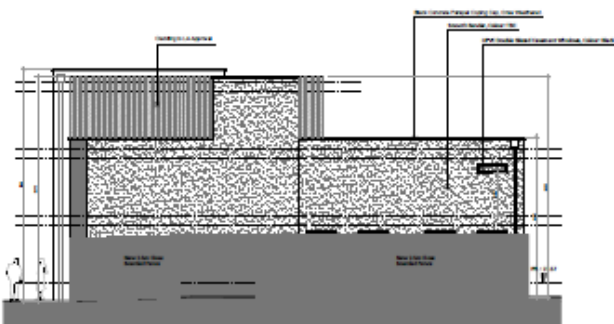
Proposed Front Street Scene Elevation (Queens Road)



Proposed Side Street Scene Elevation (Hawthorn Grove)



Proposed Side Elevation



Proposed Rear Elevation



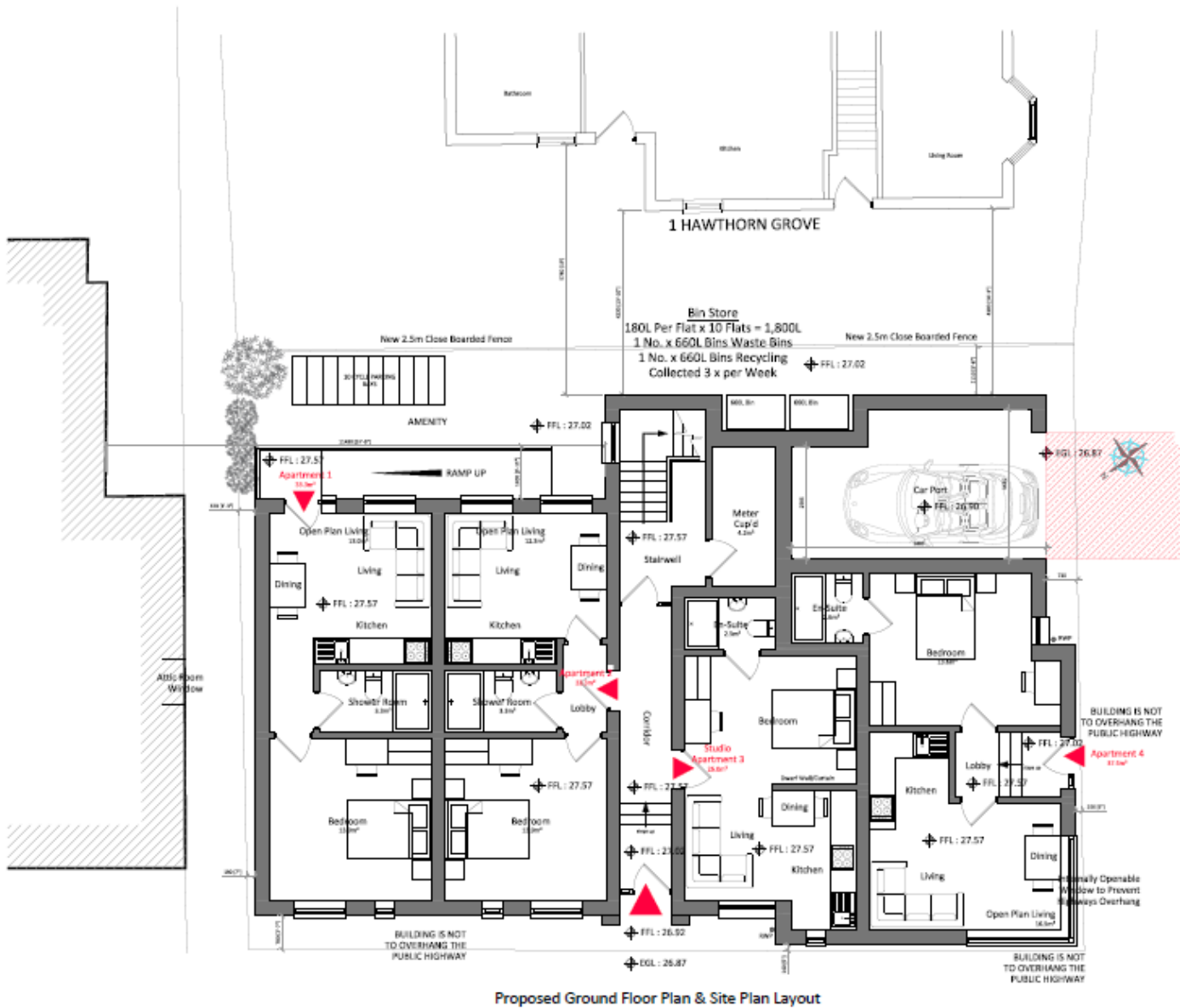
Proposed Site Block Plan 1:500



Proposed Site Location Plan 1:1250

Plans (not to scale)

Previous refused application 18/00516/FUL – 10 apartments



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Report of the Chief Executive

APPLICATION NUMBER:	19/00619/FUL
LOCATION:	Temple Lake House, 53A Kimberley Road, Nuthall, Nottinghamshire, NG16 1DA
PROPOSAL:	Construct pump house and sluice gate

1 Executive Summary

- 1.1 This application was first brought to Planning Committee on 15 January 2020. The Committee moved to defer the application to give the applicant the opportunity to amend the design of the pump house following concerns raised by members of the Committee about its impact on the amenity of the neighbouring properties to the north of the site.
- 1.2 The application is for the construction of a single storey outbuilding to be used as a pump house, as well as a sluice gate between the lake and the pond on the north side of the lake. The requirement for the pumps and sluice gate follow an inspection of the Lake in April 2019 which highlighted the need for pumping equipment to be kept on site. The Environment Agency wrote to the applicant in November 2019, highlighting the need for the pumps and sluice gate and requesting an update on the progress.
- 1.3 The application site is located within the Green Belt and is the proposed development is not appropriate development as defined by Paragraphs 145 and 146 of the NPPF. However, the need for the pump house has been clearly demonstrated to manage the flow of water from the lake to reduce the potential for flooding downstream is considered to be very special circumstances that outweigh the harm to the Green Belt.
- 1.4 The applicant has amended the proposal, reducing the height of the proposed pump house by 0.53m, giving it a maximum height of 3.63m. The proposed dual pitched roof has been retained.
- 1.5 It is considered that the reduction in the height of the proposed pump house is sufficient to ensure that the development will not result in an unacceptable impact on the amenity of any neighbouring properties. It is noted that planning permission has been granted for a new dwelling to the rear of No. 9 Edward Road, and it is considered that taking into account the height of the proposed pump house that it is set sufficiently away from this proposed dwelling to ensure the impact on the residents will not be unacceptable.
- 1.6 The application site is set within the Nuthall Conservation Area. It is considered that the design of the pump house with a dual pitched roof and the proposed use of slate tiles and reclaimed coursed Bulwell stone will not be detrimental to the character or appearance of the Conservation Area.
- 1.7 Overall, it is considered that the amended proposal is acceptable and therefore it is recommended that planning permission be granted in accordance with the resolution.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the drawing numbered 1902(s)01 F (1:1250), 1902(s)06 B (1:50, 1:200), 1902(s)02 E (1:200), 1902(s)05 e (1:100), 1902(s)03 d (1:200), 1902(s)07 (1:100); received by the Local Planning Authority on 14 October, 6 December 2019 and 28 January 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
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.	The development involves building works and given the proximity of residential properties to the site the applicant is reminded to ensure contractors limit noisy work to between 08.00 and 18.00 hours Monday to Friday, 08.00- 13.00 hours on Saturday and no noisy works on Sundays. There should be no bonfires at any time.

Report of the Chief Executive

APPENDIX

APPLICATION NUMBER:	19/00619/FUL
LOCATION:	Temple Lake House, 53A Kimberley Road, Nuthall, NG16 1DA
PROPOSAL:	Construct pump house and sluice gate

The application has been reported to the Planning Committee as it is inappropriate development within the Green Belt.

1 Executive Summary

- 1.1 This application seeks permission to construct a single storey outbuilding to be used as a pump house and a sluice gate between the lake and the pond on the north side of the lake.
- 1.2 The application site is located within the Green Belt and it is considered that the proposed development is not appropriate development as defined by paragraphs 145 and 146 of the National Planning Policy Framework. However, it is considered that the need for the pump house and sluice gate has been demonstrated within the supporting documents. An inspection of the lake was undertaken in April 2019 and the report concluded that two pumps were required to pump the reservoir in an emergency to reduce the potential for flooding downstream. Under The Reservoir Act 1975, the recommendations must be acted upon within a set period, in this case within 12 months of the report. It is considered that this constitutes very special circumstances that outweigh the harm to the Green Belt.
- 1.3 The Environment Agency raises no objection to the proposed works.
- 1.4 The proposed development is within the Nuthall Conservation Area. Due to the design and position of the development, it is considered that the proposal would not be detrimental to the character or appearance of the Conservation Area.
- 1.5 Due to the positioning of the pump house and sluice gate, it is considered that the proposal will not have a harmful impact on the amenity of any neighbouring residents.
- 1.6 Overall, it is considered very special circumstances have been demonstrated. It is therefore recommended that planning permission be granted in accordance with the resolution contained in the appendix.

APPENDIX 1

1 Details of the Application

- 1.1 This application seeks permission to construct a single storey outbuilding to be used as a pump house and a sluice gate between the lake and the pond on the north side of the lake.
- 1.2 The proposed pump house will be situated adjacent to the north west boundary of the site, to the west of the dwelling and north west of the lake. The pump house would measure 5m by 6m, with a dual pitched roof with a maximum height of 4.16m. It will be constructed using reclaimed stone and slate roof tiles.
- 1.3 The sluice gate will be located on the south side of the bridge between the pond and the lake. The sluice gate will be prefabricated with a width of 1.2m and height of 1.975m, with the top being approximately in line with the top of the bridge.
- 1.4 The proposal has been amended since its original submission with the size of the pump house being significantly reduced upon request (the original proposal was for a building measuring 6m x 12m with a height of 5.3m). A re-consultation on the amended scheme has been carried out.

2 Site and surroundings

- 2.1 The application site is located to the south of Kimberley Road with access points off Kimberley Road and Edward Road. The proposed pump house will be adjacent to the north west boundary of the site, with the garden of 9 Edward Road beyond. There is a stone wall along the boundary. The main dwelling is positioned on the northern part of the site. The lake is to the south with the A610 beyond. To the east there is Home Farm and the M1 motorway is beyond this. There are various residential properties to the north.
- 2.2 The application site is set within the Nottinghamshire Green Belt and within the Nuthall Conservation Area. The Grade II listed bridge lies to the south-west of the site, with the Grade II listed farm buildings to the east. Adjacent to these is the summerhouse which is Grade II* listed.
- 2.3 There are various trees within the site which, whilst not subject to Tree Preservation Orders, are protected due to being situated within the Conservation Area.
- 2.4 The lake which would be serviced by the proposed pump house and sluice gate is classified as a reservoir under the Reservoirs Act 1975.

3 Relevant Planning History

- 3.1 In 2003, planning permission 03/00293/FUL was granted for the demolition of the existing building at Temple Lake and the construction of a new dwelling with garage.

3.2 In 2006, a revised scheme under planning application 06/00231/FUL was submitted as during the construction of the dwelling, a number of amendments had taken place which had not been approved by the Council. The planning application was refused permission by Planning Committee, a decision which was subsequently overturned on appeal whereby planning permission was granted for the application in March 2008.

3.3 In 2019, planning permission 18/00695/FUL was granted on appeal for a detached masonry double garage. This is situated to the north side of the dwelling at Temple Lake House.

3.4 Whilst outside the application site, it should also be noted that planning permission (18/00026/FUL) was granted in 2018 for a single dwelling which is to the rear of 9 Edward Road and close to the boundary with the application site.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 **Part 2 Local Plan (2019)**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity
- Policy 23: Proposals affecting designated and non-designated heritage assets

4.3 **Nuthall Neighbourhood Plan**

4.3.1 The Nuthall Neighbourhood Plan was made in December 2018 following a 'yes' vote at the referendum.

- Policy 5 (Design and the Historic Environment)

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt Land

5 Consultations

5.1 **Council's Conservation Adviser:** The design and size of the pump building reflects the proposed use and the siting would be a secluded location adjacent to landscaping. It is not considered that the proposed pump house or sluice would be detrimental to the character or appearance of the conservation area. The siting of the pump house would be on the edge of the site and rather secluded due to the mature landscaping. Furthermore, given the siting of the proposals, the nature of the proposals and the separation distances, the setting of the listed buildings would not be harmed. The sluice would be a limited scale structure and one often found by such water bodies. From a conservation perspective no objection is raised.

5.2 **Council's Environmental Health Officer:** No objection subject to a note to applicant reminding the applicant to limit noisy work to between 08.00 and 18.00 hours Monday to Friday, 08.00- 13.00 hours on Saturday and no noisy works on Sundays.

5.3 **Council's Tree Officer:** No objection as the proposal has been designed to allow the passage of air and water to the root systems.

5.4 **Environment Agency:** No objection. It is best practice to raise the floor of the building above the reservoir full level and to keep all meters and electricity supply controls above 600mm to enable the pumps to still operate in a flood situation.

5.5 **Nuthall Parish Council:** No objection.

5.6 22 properties either adjoining or opposite the site were consulted and a site notice was displayed. 5 responses were received, 2 of which raise objections and 2 of which support the proposal. The other response requested further information which was provided. The reasons for objections can be summarised as follows:

- Damage to trees
- No regular flooding in the area
- Noise generation
- Loss of amenity to neighbouring properties
- Design is too large

5.7 The reasons for support can be summarised as follows:

- Proposal will regularise the flow of water from the lake and enable it to be managed during heavy rainfall.
- It will benefit properties downstream.

6 Assessment

6.1 The main issues for consideration are whether or not the proposal is in accordance with local and national Green Belt policy, the design and appearance of the proposal and whether it would harm the Conservation Area or the setting of any listed buildings, the impact on neighbouring amenity and the impact on the trees.

6.2 Green Belt

- 6.2.1 Policy 8 of the Broxtowe Part 2 Local Plan states that planning applications for development in the Green Belt will be determined in accordance with the NPPF. Paragraph 143 of the NPPF states that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 states that very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal is clearly outweighed by other considerations. Paragraphs 145 and 146 set out a list of exemptions to inappropriate development. It is considered that a pump house and the sluice gate would not fit into any of these categories. Therefore, very special circumstances must be demonstrated which clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm.
- 6.2.2 The application is accompanied by a supporting statement, highlighting that the applicant has a duty to maintain the reservoir in good condition and to ensure that overflow arrangements are adequate and measures are in place to control the flow preventing flooding. According to the statement, the lake had over-topped in the past causing flooding to the gardens of houses downstream. Under Section 10 of the Reservoir Act 1975, the reservoir must be inspected on a regular basis. The latest inspection by a qualified civil engineer in April 2019 highlighted the need for pumping equipment on site. The applicant has provided a copy of the report identifying the need for the pump house and sluice gate with the application. The report set a deadline of April 2020 for the works to be undertaken. A further letter was sent by the Environment Agency to the applicant in November 2019 reminding the applicant of the need to carry out the required works and requesting an update on progress.
- 6.2.3 Following the submission of amended plans which significantly reduced the size of the pump house, this building is now considered to be of a suitable size to house the pumps and allow for any required maintenance. The pump house will be positioned close to the boundary of the site, and amongst mature trees, minimising its impact on the openness of the Green Belt. The sluice would be a limited scale structure.
- 6.2.4 Taking into account the requirements set out within the engineer's report and the correspondence with the Environment Agency, it is considered that the need for the pumps and sluice gate to reduce the risk of flooding, along with an outbuilding to house the pumps, represents very special circumstances which must be given significant weight. It is considered that the position of the pump house in close proximity to the boundary of the site and amongst mature trees, along with the size of the building restricts the harm to the openness to the Green Belt to such an extent that the benefits of the proposal, as justified by the very special circumstances demonstrated, outweigh the harm of the development to the Green Belt by reason of its inappropriateness. Whether any other harm will occur will be addressed below.

6.3 Design and Heritage

- 6.3.1 The pump building would be sited to the south west of the dwelling known as Temple Lake House with the new sluice gate located to the south (between the pond and the lake). The building would be constructed of reclaimed Bulwell stone under a slate roof with grey louvres and timber doors.
- 6.3.2 The design and size reflects the proposed use and the siting would be a secluded location adjacent to extensive landscaping. The pump house will not be clearly visible from the public realm and therefore will not have a significant impact on the street scene. It is considered that it will be of a size that is clearly subservient to the host dwelling and therefore is not considered to be out of keeping with the character of the existing dwelling or with the wider site. The sluice gate would have only a very limited visual impact due to the type and scale of this development.
- 6.3.3 Policy 23 of the Part 2 Local Plan states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance. Policy 5 of the Nuthall Neighbourhood Plan states that developments affecting heritage assets should preserve or ideally enhance the heritage asset in line with its significance. The grounds form part of the former Nuthall Temple and although the host dwelling has been lost, the original lake remains. The Grade II listed bridge lies to the south-west of the site with the listed farm buildings to the east (Grade II). Adjacent to these is the summerhouse which is Grade II* listed. The whole site is within the Nuthall Conservation Area.
- 6.3.4 It is not considered that the proposed pump house or sluice would be detrimental to the character or appearance of the conservation area. The siting of the pump house would be on the edge of the site and rather secluded due to the mature landscaping. Furthermore, given the siting of the proposals, the nature of the proposals and the separation distances, the setting of the listed buildings would not be harmed. The sluice would be a limited scale structure and one often found by such water bodies. It is therefore considered that the proposal will not be harmful to the Conservation area, or to the grade II* listed bridge.
- 6.3.5 Overall, it is considered that a satisfactory standard of design has been achieved that will not be harmful to the street scene or detrimental to the character of the Conservation Area.

6.4 Amenity

- 6.4.1 The proposed pump house will be 3.62m from the north west boundary of the site which adjoins 9 Edward Road. This property backs on to the boundary and has a reasonably long rear garden, setting the dwelling back from the proposed pump house. Taking into account the size of the proposed pump house and the separation distance to number 9, it is considered that the proposed development will not result in an unacceptable loss of light or sense of enclosure for the residents at number 9.

- 6.4.2 In 2018, planning permission 18/00026/FUL was granted for the construction of a single storey dwelling in the rear garden of 9 Edward Road. The proposal must therefore be considered in relation to any impact it may have on the future occupiers of such a dwelling. The proposed dwelling will be positioned close to the access road from Edward Road to Temple Lake House. The proposed pump house would therefore be towards the rear of the garden of the new dwelling and away from its rear elevation. Taking this into account, along with the distance of approximately 3.62m between the proposed pump house and boundary, it is considered that the proposal will not result in an unacceptable sense of enclosure or loss of light for the future occupiers of this dwelling.
- 6.4.3 The proposed pump house will not be for residential occupation, and there are no openings proposed on the north west side elevation. It is therefore considered that the proposal will not result in a loss of privacy for the residents of number 9, or the future occupiers of the new dwelling to the rear of number 9.
- 6.4.4 There are no directly neighbouring properties to the south west, south or east of the site that would be affected by the proposal.
- 6.4.5 The Environmental Health Officer has been consulted on the proposal and has not raised any objections with respect to noise generation by the proposal. The proposed building will be constructed using substantial materials, which in combination with its distance from any neighbouring dwellings is considered sufficient to ensure it will not result in an unacceptable level of noise pollution. It is also noted that the pump will only operate on an infrequent basis to prevent flooding.
- 6.4.6 The proposed sluice gate is a relatively minor form of development. It is set well into the site and will not be clearly visible from any neighbouring properties. It is therefore considered that it will not result in a loss of amenity for any neighbouring properties.
- 6.4.7 Overall, it is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring residents.

6.5 Trees

- 6.5.1 The proposed pump house is set amongst a group of trees. Whilst these trees are not TPOs or part of a group TPO, they are protected by the conservation area status of their location.
- 6.5.2 The Council's Tree Officer has raised no objection as the development has been designed to allow the passage of air and water to the root systems of the trees. It is not a residential building which could result in pressure for the trees to be cut back to allow light into it. It is therefore considered that the proposal will not have a harmful impact on the trees.

7 Planning Balance

- 7.1 The benefits of the proposal are that the pumps within the pump house, along with the sluice gate will manage the flow of water from the lake, reducing the

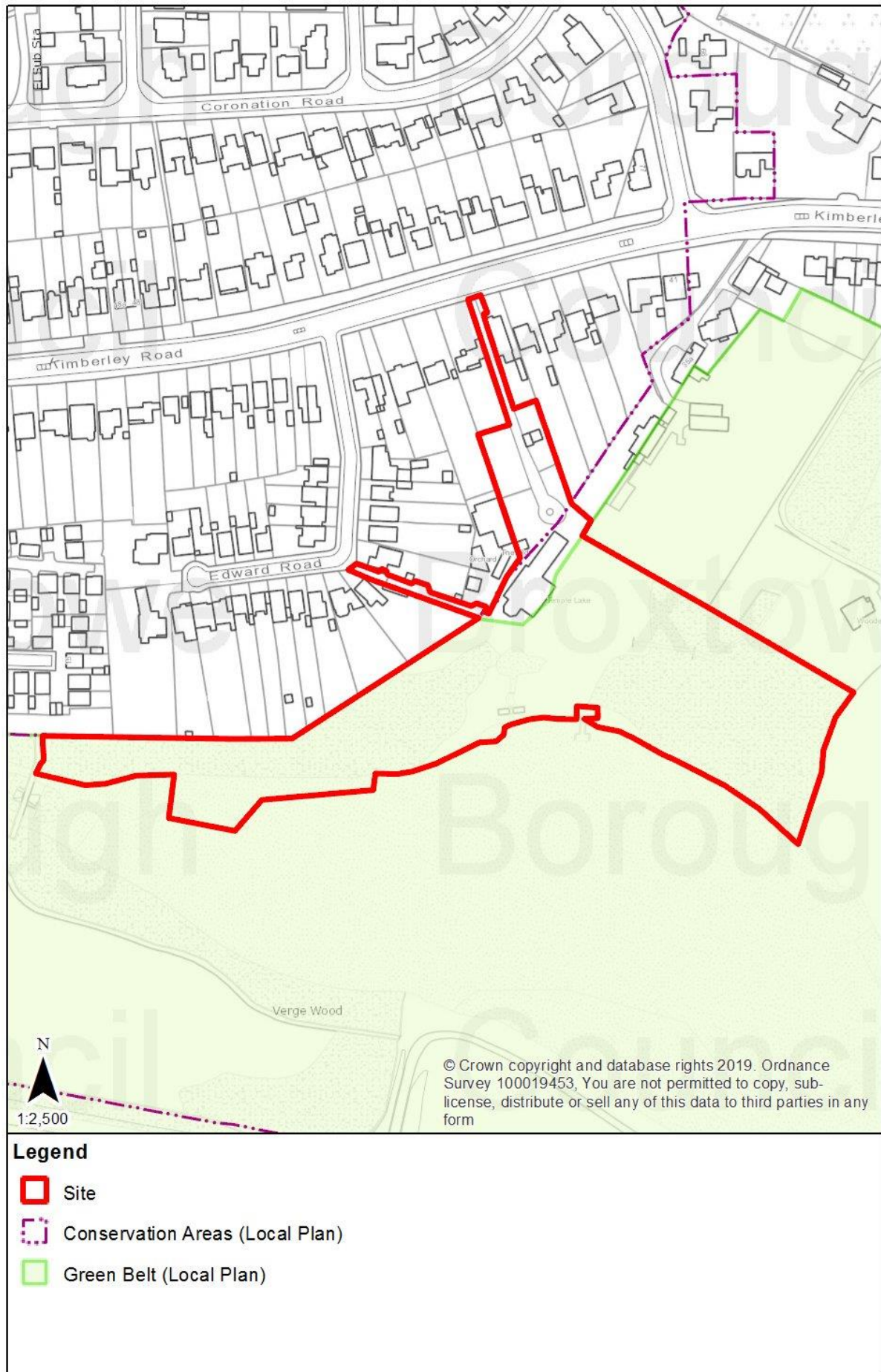
potential of flooding for, the gardens of residential dwellings downstream. It is considered that there is clear justification to support the need for the development within the application. It is considered that the pump house has a design that is in keeping with the host dwelling and is not harmful to the character of the Conservation Area.

7.2 Whilst the proposal is inappropriate development in the Green Belt, it is considered that very special circumstances have been demonstrated that outweigh the harm to the Green Belt. It is considered that no other harm has been identified which would justify reaching a different conclusion.

8 Conclusion

8.1 Overall, it is considered that very special circumstances have been demonstrated that outweigh the harm to the Green Belt by reason of inappropriateness. It is therefore considered that the scheme is acceptable and planning permission should be granted.

<u>Recommendation</u>	
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. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the drawing numbered 1902(s)01 F (1:1250), 1902(s)06 B (1:50, 1:200), 1902(s)02 E (1:200), 1902(s)05 e (1:100), 1902(s)03 d (1:200), 1902(s)07 (1:100); received by the Local Planning Authority on 14 October and 6 December 2019. <i>Reason: For the avoidance of doubt.</i>
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.



Photographs



Proposed pump house site
(looking east towards host dwelling)



Proposed pump house site (looking
north west towards host dwelling)



Proposed pump house site
(looking south)

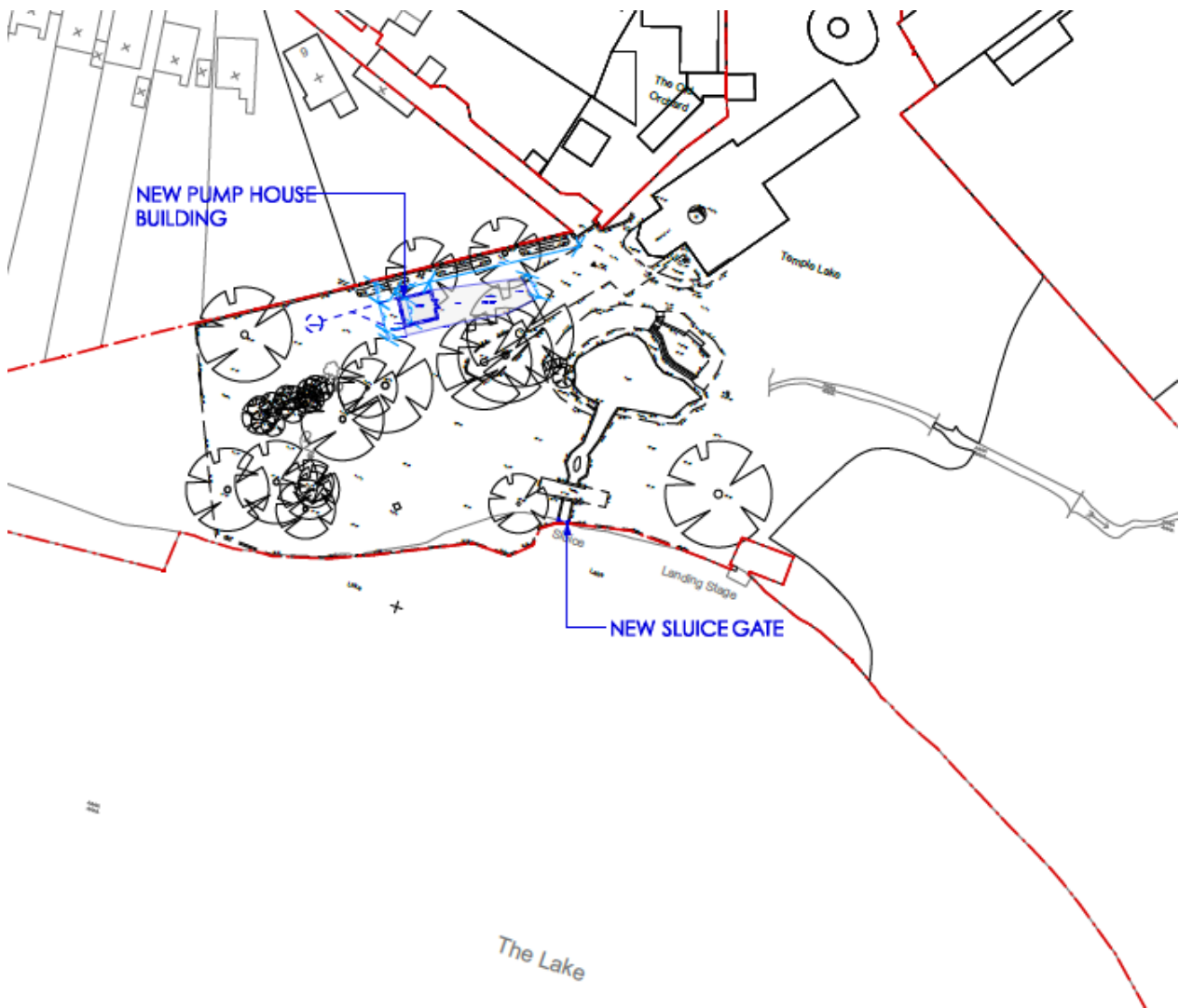


Location of proposed sluice gate

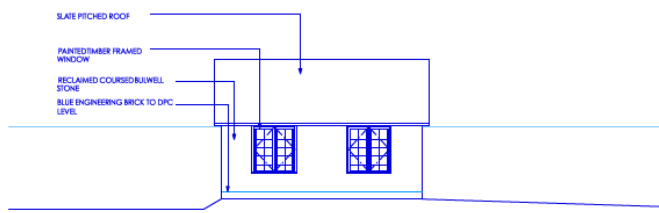


Host dwelling.

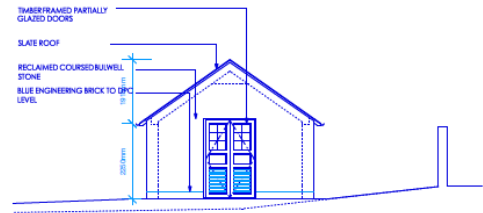
Plans (not to scale)



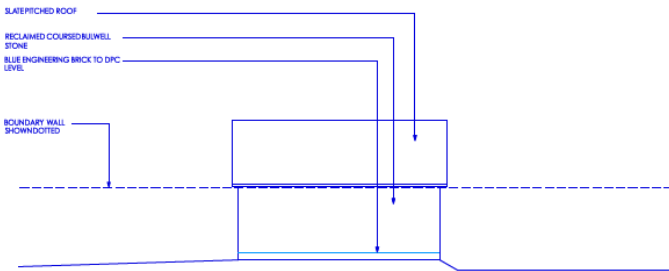
Site Plan



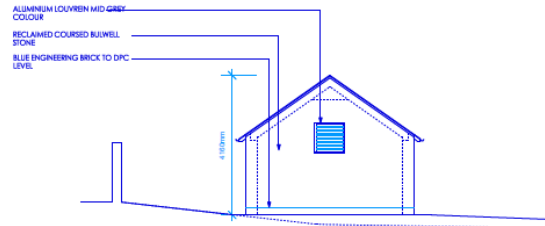
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION

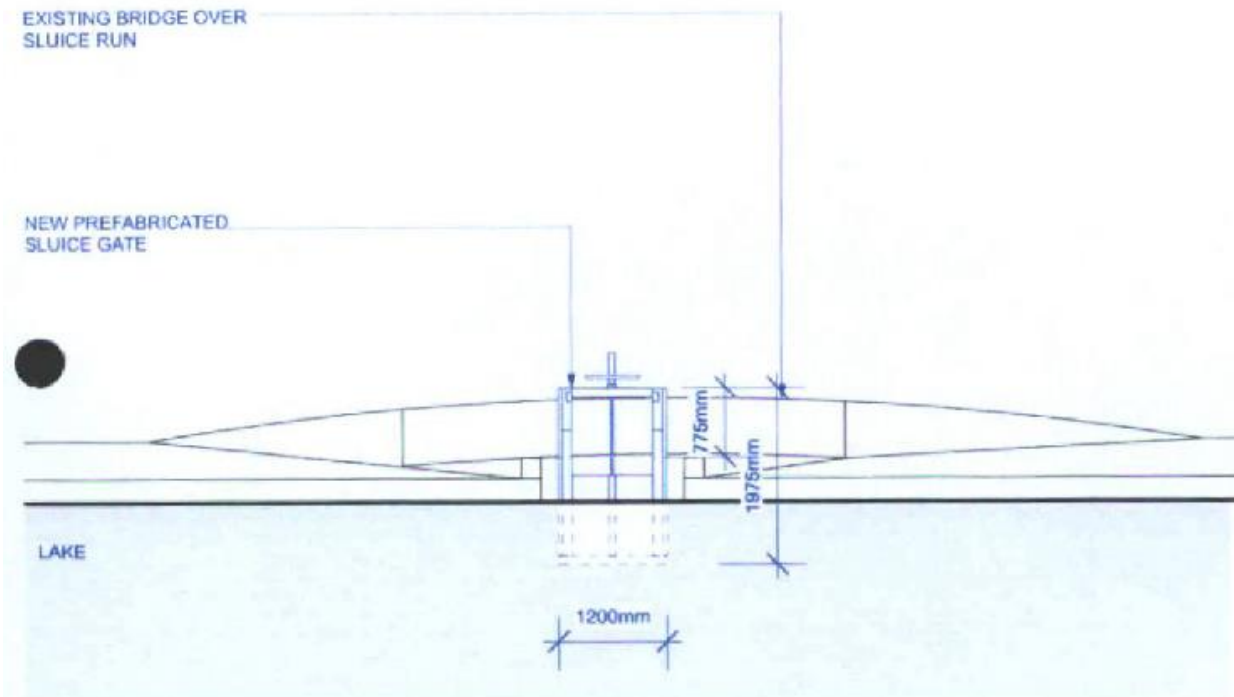


NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

Pump House Elevation Plans



Sluice Gate Elevation Plan

Report of the Chief Executive

APPLICATION NUMBER:	19/00738/FUL
LOCATION:	21 Hilltop Rise, Newthorpe, Nottinghamshire, NG16 2GD
PROPOSAL:	Construct two storey rear extension

This application has been called to Planning Committee by Cllr M Handley.

1 Executive Summary

- 1.1 This application seeks permission to construct a two storey rear extension. The plans originally submitted have been amended following the initial consultation period to reduce any potential impact from the scheme on neighbouring properties.
- 1.2 The proposed extension is not considered to be harmful to the character of the host dwelling or out of keeping with the character of the surrounding area.
- 1.3 It is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.
- 1.4 The size of the garage will be reduced, although as this is an internal change it does not require planning permission. The existing two off road parking spaces to the front of the dwelling will be retained and therefore it is considered that parking and highway safety will not be adversely affected by the proposal.
- 1.5 Overall, the scheme is considered to be acceptable and it is therefore recommended that planning permission be granted in accordance with the resolution contained in the appendix.

1 Details of the Application

- 1.1 This application seeks permission to construct a two storey rear extension. Following the initial public consultation the proposed extension has been amended by the applicant to bring the north west side elevation of the proposed extension in from the boundary with No. 19 Hilltop Rise by a further metre, reducing the overall width of the extension.

2 Site and surroundings

- 2.1 The application property is a two storey detached residential dwelling, located in a residential area. The rear garden is bordered by timber fences circa 1.6 – 1.7m high, with residential dwellings adjoining each boundary. The application property is set down from the neighbouring property, No.19 Hilltop Rise, by approximately 1m, with the application site being mostly flat. There are two off road parking spaces to the front of the dwelling that remain unaffected by the proposal.

3 Relevant Planning History

- 3.1 No relevant planning history.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, design and amenity

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

- 5.1 Six properties either adjoining or opposite the site were consulted. Four responses have been received, all of which raise objections. The reasons for objection can be summarised as follows:

- Loss of daylight for neighbouring property.
- Sense of enclosure for neighbouring properties.
- Design not in keeping with the surrounding area.
- Reduction in size of garage results in the loss of an off street parking space and increases potential for on street parking issues.
- Loss of privacy for neighbouring properties.
- Noise as a result of building works.
- The size of building would not be able to be recovered financially due to the ceiling property value on the street.

6 Assessment

6.1 The main issues for consideration are the design and appearance of the proposed extension and the impact on neighbouring amenity.

6.2 **Principle**

6.2.1 The application site is not covered by any site specific planning policy and therefore the principle of development is considered acceptable subject to the design and appearance of the proposed extension and the impact on neighbouring amenity.

6.3 **Design and Appearance**

6.3.1 The application property is a large two storey detached dwelling and therefore it is considered that the proposal will not be a disproportionate addition. The proposed extension has been set in from each side elevation of the host dwelling and a step down in the roof line has also been incorporated, giving the proposed extension a clearly subservient appearance. The extension will have a hipped roof which also helps to reduce its prominence in relation to the host dwelling. It is therefore considered that the proposal will be in keeping with the character of the host dwelling.

6.3.2 The proposed extension will be contained to the rear of the dwelling and therefore will not be visually within the street scene. The proposed rear projection of the extension is not considered disproportionate to the size of the host dwelling, and it is considered that the size of the plot within which the application property sits is capable of withstanding the scale of development proposed without resulting in a cramped effect that would be out of keeping with the character of the host dwelling.

6.3.3 No details regarding materials have been identified on the plans submitted. However, the details within the application form state that the extension will be constructed using bricks and tiles to match the host dwelling. It is therefore considered appropriate to condition that the extension is constructed using bricks and tiles to match the host dwelling.

6.3.4 Overall, it is considered that a satisfactory standard of design has been achieved.

6.4 Amenity

- 6.4.1 The proposed extension will be approximately 2m from the north west boundary of the site, adjoining No. 19 Hilltop Rise. The existing rear elevations of No. 19 and the application property are stepped, with the rear elevation of No. 19 currently projecting beyond the application property. The rear elevation of the proposed extension will project beyond the rear of No. 19 by approximately 3m. No. 19 is at a higher level than the application property and there will be a separation distance of approximately 3m between the side elevation of No. 19 and the proposed extension. The roof of the proposed extension is set down from the ridge of the host dwelling, and has been hipped to minimise any potential impact on the neighbouring property. Taking these factors into account it is considered that the proposed extension will not result in an unacceptable sense of enclosure or loss of light for the residents of No. 19. Furthermore, No. 19 is positioned to the north west of the application property meaning the proposed extension is unlikely to impact on direct sunlight to the rear of No. 19 in the afternoon, when the sun moves round to the front of the properties.
- 6.4.2 No. 19 has a first floor window on the side elevation facing towards the application property. Whilst this window may result in some loss of light as a result of the proposed extension, the window is reliant on light from outside of the boundary of its property. Furthermore, the window is currently positioned directly opposite the side elevation of the application property, with light to the window already restricted as a result of this positioning. It is therefore considered that any further loss of light as a result of the proposed extension will not significantly affect the overall amount of light into this opening.
- 6.4.3 The proposed extension will be approximately 4.05m from the south east boundary of the site. The neighbouring dwellings to the south east are positioned perpendicular to the host dwelling and back on to the side boundary, resulting in a separation distance of approximately 14m from the side elevation of the proposed extension and the rear elevation of the neighbouring properties. This is considered a sufficient distance to ensure the proposal will not result in an unacceptable sense of enclosure or loss of light to the residents of the neighbouring properties to the south east.
- 6.4.4 The proposed extension will be approximately 9.2m from the rear boundary of the application site. The dwellings to the rear include a mix of single storey dwellings and dormer bungalows. The principal rear elevation of No. 15 Fairdale Drive is approximately 21m from the proposed extension, with No. 11 Fairdale Drive being approximately 23m from the proposed extension. These are considered sufficient separation distances to ensure the proposal will not result in an unacceptable sense of enclosure or loss of light for either of these dwellings. It is also considered that these distances are acceptable to ensure the proposed extension will not result in an unacceptable loss of privacy as a result of overlooking from the proposed extension.
- 6.4.5 The proposed extension will have a first floor window in the south east side elevation, facing towards No. 23 and 25 Hilltop Rise, with an additional first floor window proposed in the existing side elevation. Due to the proximity of these windows to the boundary, which adjoins the rear gardens of No. 23 and 25, it is

considered appropriate to condition that these windows are obscurely glazed and non-opening to 1.7m above the floor level. Subject to this condition it is considered that the proposal will not result in an unacceptable loss of privacy for the residents at No. 23 and 25 Hilltop Rise.

- 6.4.6 A secondary window is also proposed in the existing north west side elevation at first floor level to serve an existing bedroom. Due to the existing window in the side elevation of No. 19 facing towards the application property this may result in a loss of privacy for the residents of the neighbouring property. It is therefore considered appropriate to condition that this window is obscurely glazed and non-opening to 1.7m above the floor level.
- 6.4.7 It should be noted that in accordance with the Town and Country (General Permitted Development) Order 2015, the windows proposed in the existing side elevations at first floor level could be inserted without planning permission, subject to them being obscurely glazed and non-opening to 1.7m above floor level. The applicant could therefore insert these proposed windows, regardless of the outcome of this planning application. Taking this into account it is considered that these proposed windows are acceptable, subject to the recommended condition as set out in the previous paragraphs.
- 6.4.8 Overall it is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring residents.

6.5 Parking

- 6.5.1 Drawing number JW2/11/19 shows that the proposal will include internal alterations resulting in a reduction in the length of the garage to 2.9m, which would not be sufficient space to park a vehicle. The internal alterations to reduce the size of the garage could be carried out without planning permission as there are no historic conditions requiring the garage to be retained to a certain size and to only be used for the storage of vehicles. Furthermore, the application property has space for two vehicles to be parked to the front of the dwelling and it is considered that the provision of 2 off-street parking spaces within a residential area with no on-street parking restrictions is sufficient. It is therefore considered that the proposal will not have an unacceptable impact on parking or highway safety.

6.6 Objections

- 6.6.1 Objections beyond those which have already been covered in this report include concerns about noise as a result of building works and the potential of the extension resulting in the dwelling having a value that could not be recovered due to the ceiling property value on the street. Neither of these are planning matters and therefore do not form part of the consideration for this application. However, a note to applicant will be included on the decision notice reminding the applicant that noisy works should be limited to between 08.00 – 18.00 Monday – Friday, 09.00 – 13.00 Saturdays and not at all on Sundays or bank holidays.

7 Planning Balance

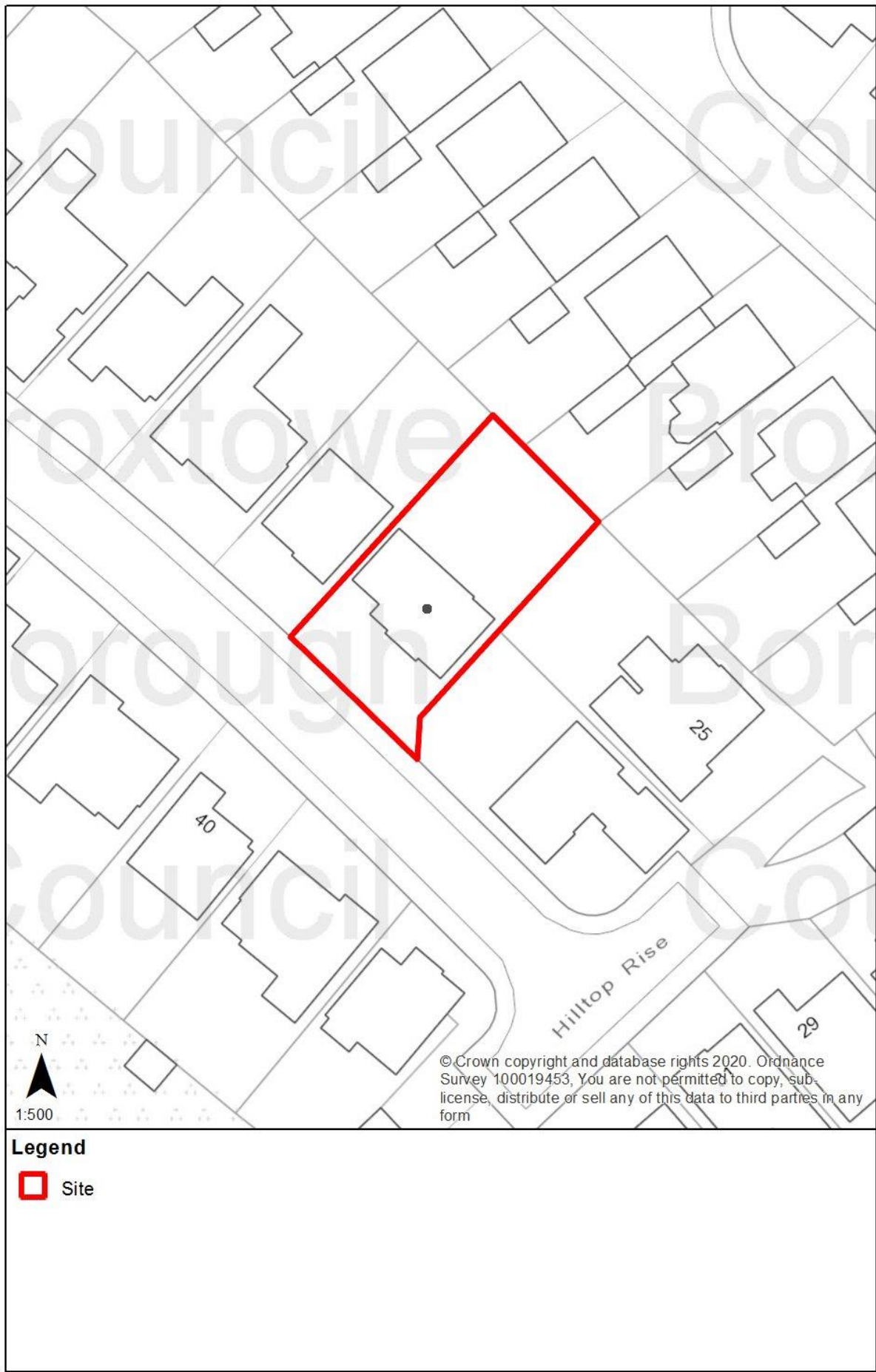
7.1 The proposal will provide additional living space for the applicant and their family. The design is considered to be in keeping with the host dwelling and not harmful to the street scene or out of keeping with the character of the surrounding area. Whilst concerns have been raised that it will result in a loss of amenity for neighbouring properties it is considered that acceptable measures have been taken to reduce any potential impact resulting in a scheme that will not result in the unacceptable loss of amenity for any neighbouring properties. On balance it is therefore considered that the proposal is acceptable.

8 Conclusion

8.1 Overall it is considered that the proposal is acceptable and that planning permission should be granted.

<u>Recommendation</u>	
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. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250) and drawings numbered JW4/11/19 (1:100), JW2/11/19 (1:50), JW3/11/19 (1:50); received by the Local Planning Authority on 15 November and 5 December 2019. <i>Reason: For the avoidance of doubt.</i>
3.	The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building. <i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
4.	The windows at first floor level on the existing side elevations and the south east side elevation of the extension hereby approved shall be obscurely glazed to Pilkington Level 4 or 5 and non-opening to 1.7m above the floor level and retained as such for the lifetime of the development. <i>Reason: In the interest of protecting the privacy of neighbouring</i>

	<i>properties and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i>
	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.	The development involves building works and given the proximity of residential properties to the site the applicant is reminded to ensure contractors limit noisy work to between 08.00 and 18.00 hours Monday to Friday, 08.00- 13.00 hours on Saturday and no noisy works on Sundays. There should be no bonfires at any time.



Photographs



Rear elevation.



Relationship with No. 19 Hilltop Rise.



Relationship with No. 23 and 25 Hilltop Rise.

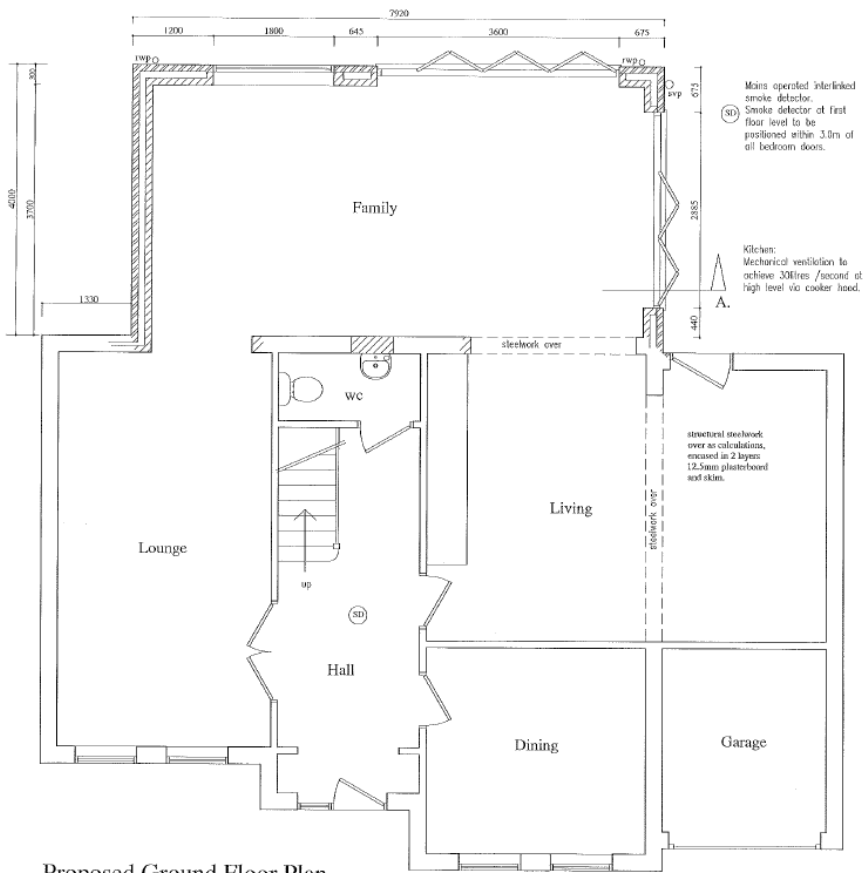


Rear boundary.

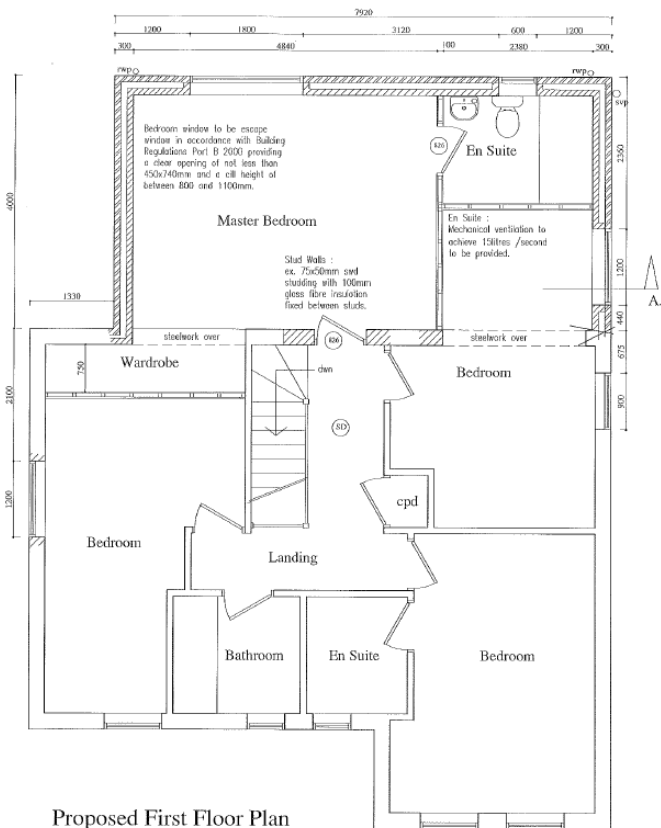


Front elevation.

Plans (not to scale)



Proposed Ground Floor Plan



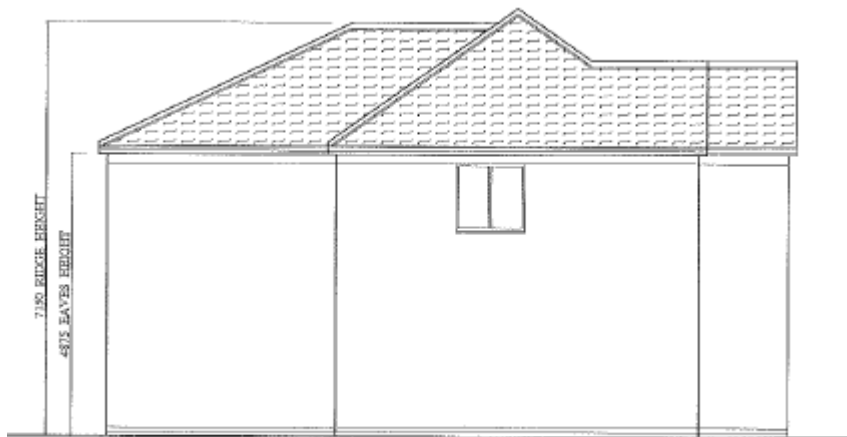
Proposed First Floor Plan



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

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Report of the Chief Executive

APPLICATION NUMBER:	19/00700/FUL
LOCATION:	3 Canterbury Close, Nuthall, Nottinghamshire, NG16 1PU
PROPOSAL:	Construct a two storey side/first floor rear extensions, front porch including garage conversion (revised scheme)

This application has been called in to Planning Committee by Councillor P J Owen.

1 Executive Summary

- 1.1 This application seeks permission to construct a two storey rear extension, first floor side extension and single storey front extension to form a porch. The proposal also includes the conversion of the garage to a study.
- 1.2 In 2018, planning permission was granted for the first floor side extension, front porch and garage conversion. These extensions can therefore be lawfully constructed. This revised scheme proposes to add a two storey rear extension, which has not already been granted permission.
- 1.3 The proposed extensions are not considered to be harmful to the character and appearance of the host dwelling. They are not considered to be out of keeping with the character of the area or harmful to the street scene.
- 1.4 Due to the position of the application property in relation to the neighbouring dwellings it is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.
- 1.5 There are two off road parking spaces to the front of the application property, both of which will be retained unaltered. Whilst the garage conversion would result in the loss of further potential parking spaces, this conversion could be done without any further planning permission and therefore is considered acceptable. The two car parking spaces to the front of the dwelling are considered sufficient for the application property.
- 1.6 Overall, the scheme is considered to be acceptable and it is therefore recommended that planning permission be granted in accordance with the resolution contained in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct a two storey rear extension, first floor side extension and single storey front extension to form a porch. The proposal also includes the conversion of the garage to a study.
- 1.2 Planning permission 18/00502/FUL was granted in 2018 for a two storey side extension and single storey front extension and the conversion of the garage. The proposed extension follows the same design as the previous permission for the two storey side extension and single storey front extension, with the proposed two storey rear extension being added as part of this application.

2 Site and surroundings

- 2.1 The application property is a two storey detached dwelling set in a cul-de-sac location in Nuthall. The dwelling has neighbouring residential properties to each side, and backs on to the medical centre. No. 4 Canterbury Close to the north of the application is perpendicular to the application property, facing towards its side elevation. There is a driveway to the front of the dwelling providing off road parking for two vehicles.

3 Relevant Planning History

- 3.1 Planning permission (ref: 12/00377/ROC) was granted in 2012 for the removal of the condition attached to permission ref 95/00124/FUL that required the garage to be kept for the accommodation of private vehicles only and not converted. In determining this application the officer assessed that there was sufficient space directly in front of the garage for 2 no car parking spaces.
- 3.2 In May 2018, planning application 18/00021/FUL was refused permission for a two storey side extension and porch. This application proposed a two storey side extension to project from the main dwelling to the side elevation of the garage, a projection of 7.1m. This application was refused permission on the grounds that its size and scale would be a dominant addition that failed to respect the proportions and design of the existing dwelling. The development was also deemed to be overly dominant in the street scene to the detriment of the character and appearance of the surrounding area. It was also considered to negatively impact the amenity of No. 4 by virtue of its overbearing impact and impact on loss of light.
- 3.3 Later in 2018, an amended planning application was submitted to overcome the reasons for refusal. Planning permission, 18/00502/FUL was granted in September 2018 for a two storey side extension and single storey front extension to form a porch and to convert the garage to form a living space. The two storey side extension had been significantly reduced from that which was previously refused and it was considered that these amendments were sufficient to overcome the previous reasons for refusal.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, design and amenity

4.3 Nuthall Neighbourhood Plan

- Policy 5: Design and the historic environment

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

5.1 Nuthall Parish Council have objected to the proposal on the grounds that it will result in an over intensification, inadequate parking for residents and visitors causing disruption for neighbouring properties.

5.2 Five properties either adjoining or opposite the site were consulted and one objection has been raised. The reasons for objection can be summarised as follows:

- Loss of light
- Restriction of access due to parking of vehicles on the road.
- Loss of garage will result in excessive on road parking.
- Increase in occupancy will result in more vehicles on the road.

6 Assessment

6.1 The main issues for consideration are the design and appearance of the proposed extensions, the impact on neighbouring amenity and the impact on access and highway safety.

6.2 **Principle**

6.2.1 The application property is not covered by any site specific planning policies and therefore the principle of development is considered acceptable subject to the design and appearance of the proposal and the impact on neighbouring amenity.

6.3 Design

- 6.3.1 The proposed two storey side extension is of a size and scale that is in keeping with the original dwelling. The original dwelling has a stepped front elevation, and the proposed extension is set back a further 1.3m from the existing set back at first floor level. The ridge of the extension will also be set down, giving the proposed extension a clearly subservient appearance. The first floor extension is set in from the edge of the front of the site by approximately 5m and therefore does not result in an overly dominant appearance in the street scene.
- 6.3.2 The neighbouring dwelling to the north is positioned perpendicular to the application property and therefore the proposed two storey side extension will not result in a cramped or terraced effect that would be out of keeping with the character of the surrounding area. It is not considered that the extension is of such a size that it will have a harmful impact on the street scene.
- 6.3.3 The proposed two storey rear extension will project out in line with the existing single storey rear extension and will have a width of 3.5m. The extension will be set down significantly from the roof line of the host dwelling and will have a hipped roof, giving it a clearly subservient appearance. The extension will be contained to the rear of the dwelling and will therefore not have a harmful impact on the street scene. Whilst it will be visible from the public realm to the rear of the site, it will have a relatively limited width and will be set in from the rear boundary of the site. It is therefore considered that the proposed extension will not result in the over intensive development of the site, or a cramped effect that would be out of keeping with the character of the area.
- 6.3.4 The proposed front porch is a relatively minor addition to the dwelling in terms of its size and scale. The existing dwelling has a gable over the front door, as do a number of dwellings in the surrounding area. The proposed porch will also have a gable roof, although this will be wider at 3.4m, compared to the existing gable at 2.5m. Whilst the wider gable will be more prominent, it remains subservient to the host dwelling and will be sufficiently set back from the highway to ensure it will not result in an overly prominent appearance that is harmful to the street scene.
- 6.3.5 Overall it is considered that an acceptable standard of design has been achieved.

6.4 Amenity

- 6.4.1 The proposed two storey side extension will be approximately 5m from the adjoining boundary to the north with No. 4 Canterbury Close. The proposed projection at 2.8m from the existing side extension is not considered to be overly oppressive and whilst it may result in some loss of light to the front of No. 4 it is not considered that the impact will be overly different to that currently experienced as a result of the principal dwelling. The limited impact being on the front of the property is less of a concern than it would be if it was on the rear garden, where more emphasis would be placed on the importance of the provision of sunlight.

- 6.4.2 The vegetation to the front of No. 4 as it stands is relatively high and is likely to have some impact on light to the front of the property meaning any further impact as a result of 2.8m first floor side extension is likely to be limited. Taking into account the distance of approximately 11.4m from the proposed first floor side elevation to the front elevation of No. 4, it is considered that this extension will not have an unacceptable impact on the amenity of the residents at No. 4.
- 6.4.3 The proposed two storey rear extension will be largely shielded from the view of the residents at No. 4 as it will be set in from the side of the dwelling and the roof will be lower than that of the proposed side extension. The orientation of No. 4 is such that the proposed rear extension will be outside of the direct line of sight from the front elevation and therefore it is considered that it will not result in an unacceptable loss of amenity for the residents of the neighbouring property.
- 6.4.4 The proposed two storey rear extension will be in close proximity to the rear boundary of the site, adjoining the car park of Assarts Farm Medical Centre. The rear elevation would be approximately 20m from the main building of the medical centre and is therefore not considered to have any impact on the amenity of this property. It is also approximately 11m from the rear boundary of 6 Upminster Drive, which has a commercial use. Taking into account the commercial use to the rear of the site, as opposed to a residential use, it is considered that the proposed extension is a sufficient distance from the rear boundary to ensure that there will be no loss of amenity to either the adjoining landowner or the occupier of the dwelling as a result of this extension.
- 6.4.5 The two storey side extension is contained entirely to the north side of the application property and is therefore not considered to have any impact on the amenity of No. 2 which is to the south of the dwelling. The proposed two storey rear extension will be approximately 9.6m from the boundary with No. 2. It is considered that this is a sufficient distance relative to the size of the proposed extension to ensure it will not result in an unacceptable loss of light or sense of enclosure for the residents of the neighbouring property. Should any windows be installed above ground floor level in the side facing elevation this may result in a loss of privacy for the residents of No. 2, and therefore it is considered appropriate to remove permitted development rights that would allow the applicants to do this.
- 6.4.6 The proposed front porch will be approximately 3.7m from the boundary adjoining No. 2 to the south. It will project marginally beyond the principal elevation of No. 2, and considering the distance it will be from the boundary is not considered to have an unacceptable impact on the amenity of the residents of the neighbouring property.
- 6.4.7 The proposed porch will be approximately 10.4m from the boundary to the north, which considering the scale of the development is considered an acceptable distance to ensure it will not have an unacceptable impact on neighbouring amenity.
- 6.4.8 Objections have been raised over concerns that the conversion of the garage to a study is to accommodate the running of a business from home. Should the applicant be aiming to run a business from home that significantly impacted on

the residential nature of the area by virtue of a large increase in comings and goings and/or deliveries to the property then such operations would require planning permission for a change of use, allowing a formal determination to be made at that time. As the applicant has at no point in this application stated that they will be running a business from home a refusal on this basis would not be sustained.

6.5 Access and Highway Safety

6.5.1 Objections have been raised that the loss of the garage could result in an increase in on street parking that will have an impact on highways safety. The Highways Authority commented on a previous application (18/00021/FUL) that due to the loss of the garage the proposed extension should be 'moved back' as the driveway at 4.5m in length is not sufficient to allow for 2 no parking spaces which have a minimum requirement of 5m. Whilst the space to the front of the existing garage may fall slightly short of the current 'standing advice' this has space has not altered since the property was first approved as part of the planning permission for the Mornington Crescent estate. The drive has been used for the parking of cars associated with the property and will be continued to be used in an unaltered form. The photos within the report clearly show that 2 vehicles can be parked clear of the highway.

6.5.2 The approval of planning application reference 18/00502/FUL includes the proposal to convert the garage and therefore means that this space can lawfully be turned into a living space without planning permission. Therefore a refusal on the basis that the loss of the garage for parking would have an adverse effect on highway safety is unlikely to be sustained on appeal.

6.5.3 The proposed application will result in an increase from 4 to 6 bedrooms in the dwelling. Whilst this increases the occupancy potential for the dwelling it is considered that 2 off-street parking spaces within a residential area with no on street parking restrictions is sufficient.

7 Planning Balance

7.1 The proposed extensions are considered to be of an acceptable design and are not considered to have a harmful impact on neighbouring amenity or highway safety. Whilst a number of concerns have been raised regarding the potential impact on on street parking of the proposal, the dwelling will have two off road parking spaces which is sufficient for a dwelling of this type. On balance it is therefore considered that the proposal is acceptable.

8 Conclusion

8.1 Overall it is considered that the proposal is acceptable and that planning permission should be granted.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250), Block Plan (1:200), Roof Plan (1:100), Proposed Elevation Plan (1:100), Proposed Ground Floor Plan (1:50), Proposed First Floor Plan (1:50); received by the Local Planning Authority on 12 November 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The extensions shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
4.	<p>No openings above ground floor level shall be installed in either of the side elevations of the two storey rear extension hereby approved without the written consent of the Local Planning Authority.</p> <p><i>Reason: In the interest of protecting the privacy of neighbouring properties and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
	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.



Legend

 Site

Photographs



Front elevation.



Side elevation, taken from No. 4 Canterbury Close.



Rear elevation.



Rear elevation.

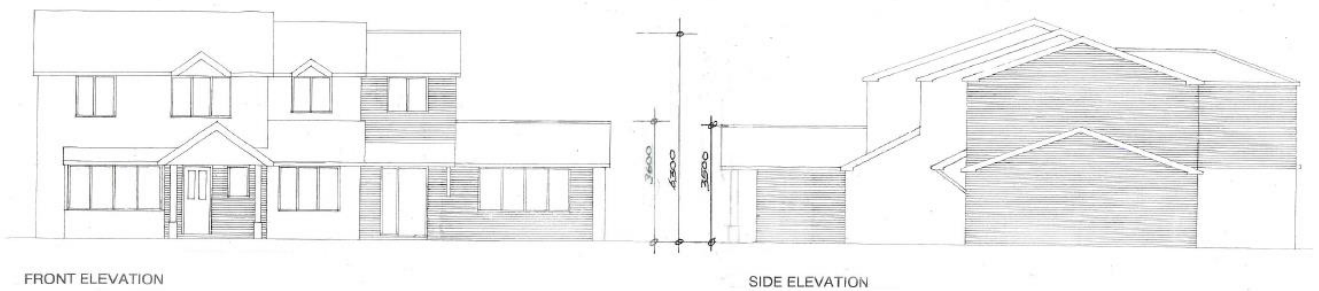


Rear elevation.

Plans (not to scale)

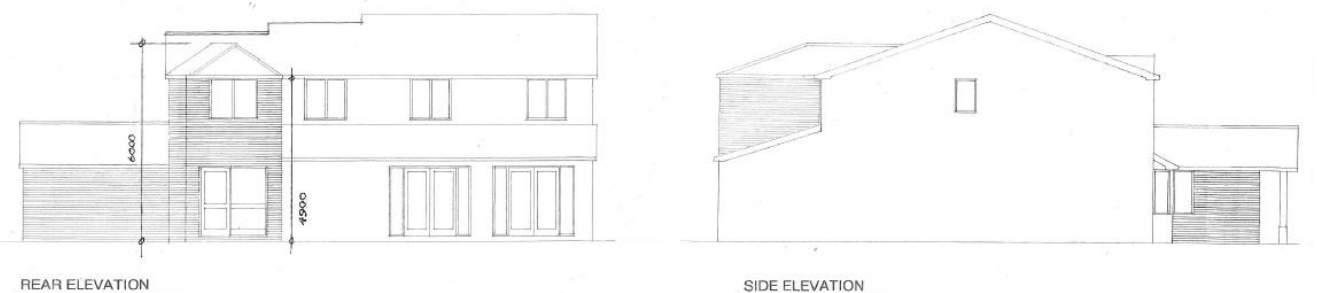


Block Plan



FRONT ELEVATION

SIDE ELEVATION

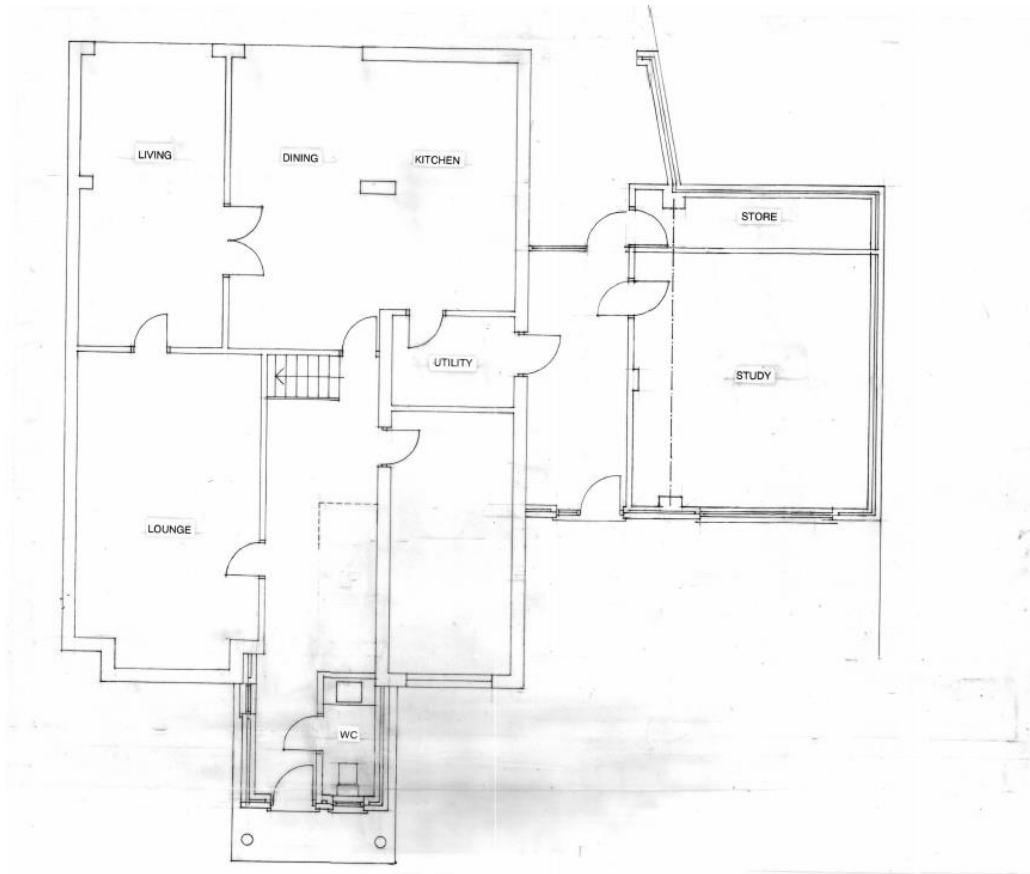


REAR ELEVATION

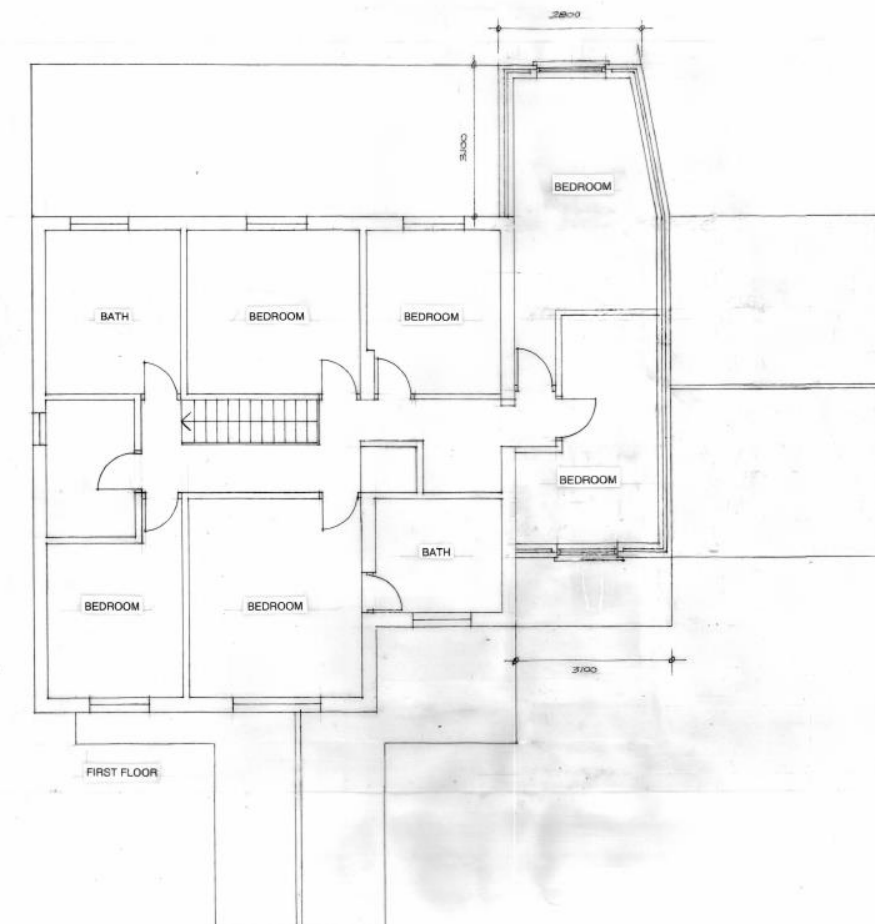
SIDE ELEVATION

Elevation Plans

Proposed
Ground Floor
Plan



Proposed First Floor
Plan



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Report of the Chief Executive

APPLICATION NUMBER:	19/00775/FUL
LOCATION:	34 Moorbridge Lane Stapleford Nottinghamshire NG9 8GU
PROPOSAL:	Dropped kerb

Councillor R MacRae has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for a dropped kerb.
- 1.2 The dropped kerb would provide access for a semi-detached house.
- 1.3 Neighbouring properties have dropped kerbs, with open front boundaries and driveways.
- 1.4 Nottinghamshire County Council as Highways Authority raise no objections to the proposed works.
- 1.5 The benefits of the proposal are that it would provide safe and convenient access for the householder, reduce kerb side deterioration (improving the visual amenity of the area) and help protect nearby roadside trees (by reducing parking immediately beside these trees).
- 1.6 Overall, the proposal is considered to be acceptable and it is therefore recommended that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 A dropped kerb, 2.4m wide is proposed to be constructed to the roadside in front of the property. Parts of the grass verge either side of the proposed dropped kerb would be retained. Permission is required because Moorbridge Lane is a classified road.

2 Site and Surroundings

- 2.1 The application property is a 1930's semi-detached house. To the front boundary and no. 36 there is a 1m high hedge (including a gate to the front) and to no. 32 there is a 1m high fence (with concrete posts) and a relatively large front garden. Beyond the front hedge is a pavement and then a 2m wide verge, formerly grass which has been lost due to use of the verge for parking. The wide grassed verge is a feature to the north east and south west of the site with highway trees within some of the grassed areas.
- 2.2 Off road parking provision is evident for the majority of properties along Moorbridge Lane. Both neighbouring properties have dropped kerbs, no. 23 (13/00272/FUL) and no. 36 (96/00161/FUL) which have received planning permission.
- 2.3 The applicant intends to create a surfaced driveway once they have permission for the dropped kerb (likely to be permitted development).

3 Relevant Planning History

- 3.1 There is no relevant planning history for the application property.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, design and amenity

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

- Section 9 – Promoting Sustainable Transport

5 Consultation

- 5.1 **Nottinghamshire County Council Highways:** Note that there appears to be a green communication box in front of the hedge which may need relocating and have no objections to the proposal, subject to inclusion of conditions relating to the construction of the dropped vehicular footway crossing and surfacing of the driveway in a hard-bound material.
- 5.2 **Stapleford Town Council:** Observations – state that it is not mentioned whether the grass verge will be hard-surfaced and if so, who will be responsible for the maintenance of this area.
- 5.3 **Cadent Gas Ltd:** Advised that there is operational gas apparatus within the site boundary.
- 5.4 Six neighbouring properties have been consulted, with one response received in support of the development proposal.

6 Assessment

- 6.1 The main issues for consideration are the impact on neighbour amenity, the appearance of the property, the street scene and highway safety.
- 6.2 It is considered the proposed dropped kerb would not have any significant impact on neighbouring amenity or the streetscape due to the numerous dropped kerbs on the road.
- 6.3 The front verge is already used for parking and it is considered that the proposal would make access easier and safer, with more formal parking provision for the applicant.
- 6.4 The dwelling is situated in a row of semi-detached dwellings on a straight road and set back from the highway by 6m. There is a relatively low level hedge on the front boundary with a front garden with a depth of 7.5m. Taking all these factors into consideration, it is considered the proposed vehicular access would not cause harm to pedestrian or highway safety.
- 6.5 In relation to the comments from Stapleford Town Council, the dropped kerb would be constructed by a Nottinghamshire County Council approved contractor using materials that comply with their specifications. Some verge would be retained either side of the dropped kerb and this verge, together with the dropped kerb, would be maintained by the County Council (as highway authority).
- 6.6 Paragraph 108 of the NPPF (2019) states that decisions should take into account whether safe and suitable access to the site can be achieved for all users. The site is along a straight section of road so the visibility is considered acceptable. In addition, there have been no objections regarding safety from the County Council as Highways Authority and therefore it is considered the proposed dropped kerb would provide safe and suitable access to the proposed driveway of the property.

7 Planning Balance

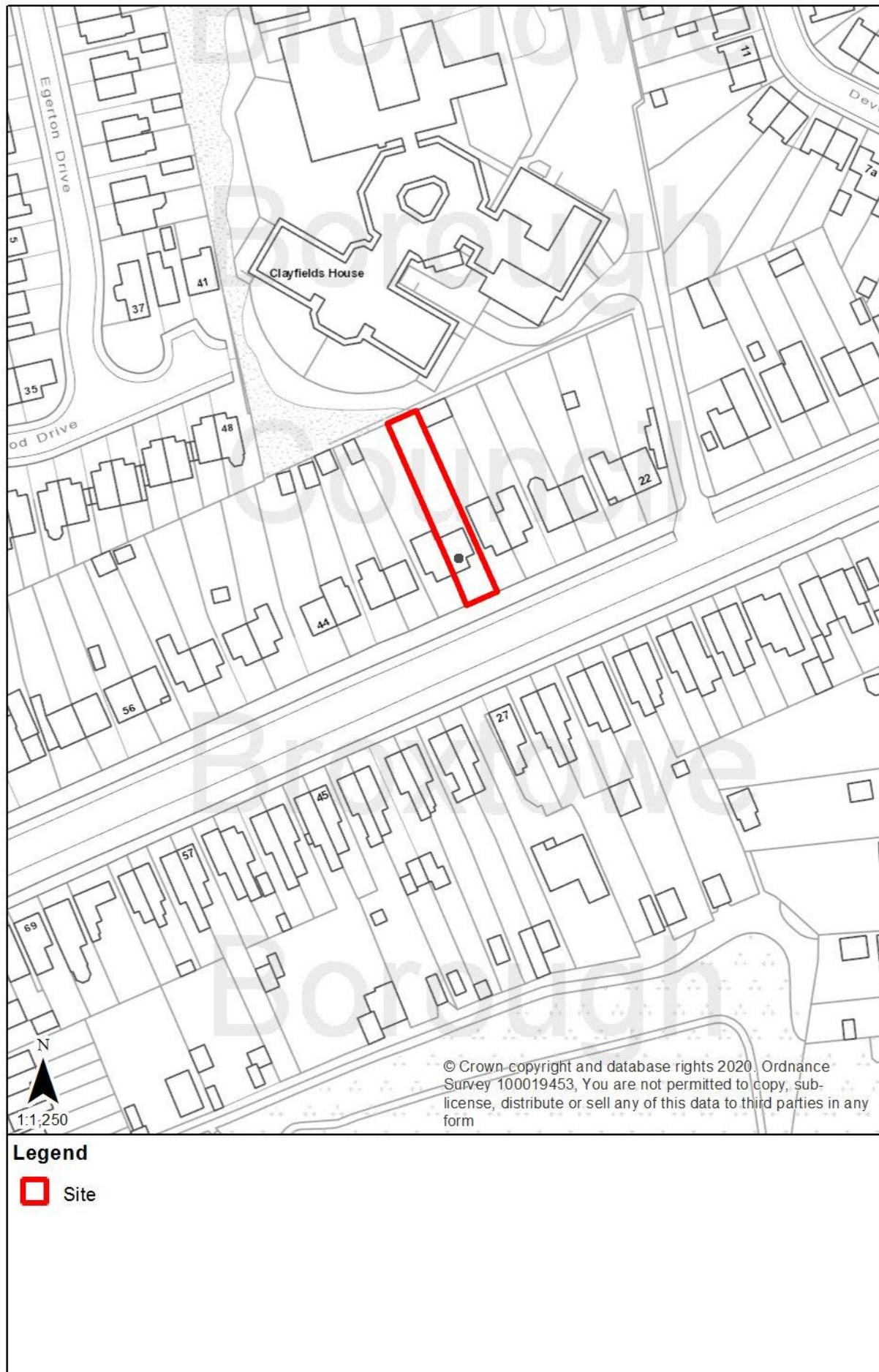
7.1 The benefit of the dropped kerb is that it will provide safe and convenient access for the residents of the property. The negative impact of the proposal is that it will result in an increase in vehicles crossing the highway to access the front of the property. On balance it is considered that the benefit of the dropped kerb outweighs this negative.

8 Conclusion

8.1 It is concluded that the dropped kerb is not considered to harm the appearance of the property or street scene or increase the risk to highway safety in the area and, it is therefore compliant with Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Broxtowe Part 2 Local Plan 2019.

<u>Recommendation</u>	
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. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the Site Location plan and the Block plan received by the Local Planning Authority on 18 December 2019. <i>Reason: For the avoidance of doubt.</i>
3.	The dropped kerb shall be constructed in accordance with the Highway Authority specification. Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4.	The dropped kerb shall not be brought into use until all the drive /parking areas have been surfaced in a hard-bound material for a minimum of 5.5 metres behind the highway boundary. The surfaced drive /parking areas shall then be maintained in such hard-bound material for the life of the development. Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) and in the interests of highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and 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.	The proposal makes it necessary to construct a vehicular and verge crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are therefore required to contact the County Council's Customer Services on telephone 0330 500 80 80 to arrange for these works to be carried out.
3.	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
4	There is operational gas apparatus within the application site boundary. You are required to contact Cadent's Plant Protection Team for advice. Email: plantprotection@cadentgas.com Tel: 0800 688 588



Photographs



Front (south east) elevation.

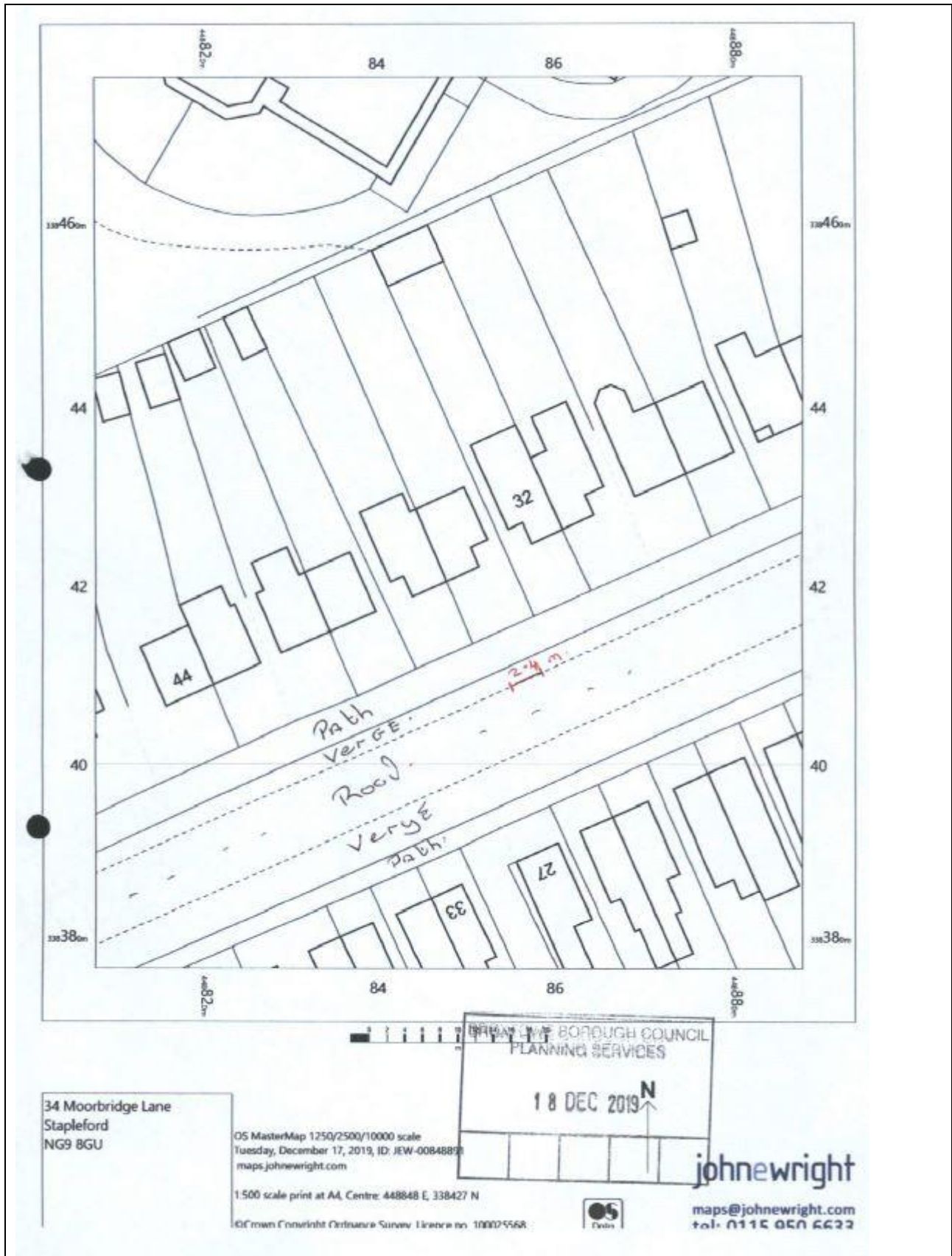


Current highway treatment in front of site and street scene facing south west.



Current highway treatment in front of site and street scene facing north east.

Plans (not to scale)



Report of the Chief Executive

UPDATE REPORT ON APPEAL STATISTICS IN RELATION TO THE CRITERIA FOR DESIGNATION OF LOCAL PLANNING AUTHORITIES.

1. Background

This matter was initially reported to members in January 2017 and an update was provided in September 2019. Members of the committee at the September meeting requested a full two-year summary of appeal decisions with any major applications highlighted. This is included in the appendix.

As reported to the 4 September 2019 meeting appeal overturns of five major applications in the preceding two years is almost certain to result in the Council being designated as 'underperforming' and therefore placed into 'special measures'. If this were to occur, it would have serious reputational and financial implications which were summarised previously and are not repeated here. At the time of drafting this report there have been no appeals allowed for major planning applications in the preceding two years. There are no major applications on this committee agenda.

Recommendation

The Committee is asked to NOTE the report.

Background papers

Nil

APPENDIX

Appeal Decisions

Decision Type	Allowed	Dismissed	Split Decision	Total
Refusals by Officers under delegated powers	3	14	1	18
Refusals by Committee contrary to officer recommendation	9	6	0	15
Total Appeal Decisions	12	20	1	33

There has been one major appeal decision since October 2017 and the appeal was dismissed.

BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DEALT WITH FROM
28 DECEMBER 2019 TO 24 JANUARY 2020**

CONTENTS

Planning applications dealt with under Delegated Powers

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

BROXTOWE BOROUGH COUNCIL
DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT

**PLANNING APPLICATIONS DETERMINED BY
DEVELOPMENT CONTROL**

ATTENBOROUGH & CHILWELL EAST WARD

Applicant : Mr & Mrs Abbott 19/00637/FUL
Site Address : 2 Tennyson Drive Attenborough Nottinghamshire NG9 6BD
Proposal : **Raise the roof including front dormers to extend first floor, external alterations and construct entry gate**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Cook 19/00703/FUL
Site Address : 16 Clumber Avenue Chilwell Nottinghamshire NG9 4BJ
Proposal : **Construct two storey side and single storey front and rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Dean Skrabania Attenborough Lawn Tennis Club 19/00710/CLUP
Site Address : Attenborough Lawn Tennis Club Shady Lane Attenborough Nottingham NG9 6AW
Proposal : **Certificate of lawful development to install eight mobile lighting units**
Decision : **Approval - CLU**

AWSWORTH, COSSALL & TROWELL WARD

Applicant : Mr Peter Robinson 19/00622/FUL
Site Address : 11 Station Road Awsworth Nottinghamshire NG16 2QZ
Proposal : **Construct dwelling and two storey rear extension to existing dwelling**
Decision : **Conditional Permission**

Applicant : Mr Drinkall 19/00740/FUL
Site Address : 103 Awsworth Lane Cossall Nottinghamshire NG16 2SA
Proposal : **Construct two storey side extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Nichols 19/00743/FUL
Site Address : 49 Attewell Road Awsworth NG16 2SY
Proposal : **Construct two storey side extension and single storey rear extension (revised scheme)**
Decision : **Refusal**

BEESTON CENTRAL WARD

Applicant : Mr S Baldwin Top365 19/00386/MMA
Site Address : 54 Middle Street Beeston Nottinghamshire NG9 2AR
Proposal : **Minor Material Amendment to planning ref: 16/00711/FUL to retain alterations to windows and dormer**
Decision : **Conditional Permission**

Applicant : Selective Travel Limited 19/00596/FUL
Site Address : 76 High Road Beeston Nottinghamshire NG9 2LF
Proposal : **Install new shop front**
Decision : **Conditional Permission**

Applicant : Mr Roy Hamlin 19/00618/FUL
Site Address : 82 Broadgate Beeston Nottinghamshire NG9 2FW
Proposal : **Construct detached garage**
Decision : **Conditional Permission**

Applicant	:	Mr Louis French My Fitness Local Limited	19/00620/FUL
Site Address	:	J S M Engineering Ltd Unit 7 Humber Works Humber Road Beeston Nottinghamshire	
Proposal	:	Retain change of use from industrial (Class B2) to gymnasium (Class D2)	
Decision	:	Conditional Permission	
Applicant	:	Nguyen	19/00724/FUL
Site Address	:	82 High Road Beeston Nottinghamshire NG9 2LF	
Proposal	:	Retain change of use from a cafe (Class A3) to a nail and beauty salon	
Decision	:	Conditional Permission	
Applicant	:	Mr James Roberts JDR Holdings Ltd	19/00764/CLUP
Site Address	:	23 Evelyn Street Beeston Nottinghamshire NG9 2EU	
Proposal	:	Certificate of proposed development for change of use from dwelling (Class C3) to 6 person HMO (Class C4)	
Decision	:	Approval - CLU	
Applicant	:	Xu Xuemin	19/00786/CLUP
Site Address	:	32 Albert Road Beeston Nottingham NG9 2GU	
Proposal	:	Certificate of lawful development to construct a single storey rear extension and installation of new first floor window in the side elevation	
Decision	:	Approval - CLU	
BEESTON NORTH WARD			
Applicant	:	Mr Abdul Choudhry	19/00531/FUL
Site Address	:	184 Derby Road Beeston Nottingham NG9 3AN	
Proposal	:	Construct two storey front and side and single/two storey rear extensions, external alterations and roof extension and construct detached garage	
Decision	:	Conditional Permission	
Applicant	:	Mr & Mrs W Lo	19/00679/FUL
Site Address	:	3 Crowborough Avenue Beeston Nottinghamshire NG8 2RN	
Proposal	:	Construct first floor side extension, replacement front porch, single storey rear extension, convert garage to living accommodation and external alterations including render and weatherboarding	
Decision	:	Conditional Permission	
Applicant	:	Mr Mohammed Aslam	19/00694/FUL
Site Address	:	2 & 4 Walleth Avenue Beeston Nottinghamshire NG9 2QR	
Proposal	:	Construct one pair of semi-detached dwellings in rear garden (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr R Cartman	19/00721/FUL
Site Address	:	23 Heather Rise Beeston Nottinghamshire NG9 3AG	
Proposal	:	Construct single storey side and rear extensions	
Decision	:	Conditional Permission	
Applicant	:	Kelli Hearst	19/00752/FUL
Site Address	:	9 Middleton Crescent Beeston Nottinghamshire NG9 2TH	
Proposal	:	Construct single storey rear and side extensions, two storey front and rear extensions and front dormer and rendering to existing dwelling (revised scheme)	
Decision	:	Conditional Permission	
Applicant	:	Mr T Broadley	19/00782/PNH
Site Address	:	3 Heard Crescent Beeston Nottinghamshire NG9 2HS	
Proposal	:	Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 6 metres, with a maximum height of 3.8 metres, and an eaves height of 2.8 metres	
Decision	:	PNH Approval Not Required	
BEESTON RYLANDS WARD			

Applicant : Mr M Keetley 19/00688/FUL
Site Address : 25 Beech Avenue Beeston Nottinghamshire NG9 1QH
Proposal : **Construct single storey side/rear extension and rear patio/steps**
Decision : **Conditional Permission**

Applicant : Mr Ben Lopiano Freshcut Foods 19/00718/FUL
Site Address : Units 14-16 Lilac Grove Beeston NG9 1PF
Proposal : **Construct extension to provide frozen storage facility and provision of refrigeration plant**
Decision : **Conditional Permission**

BEESTON WEST WARD

Applicant : Mrs Jenna Green 19/00733/FUL
Site Address : Pollard Court Albion Street Beeston NG9 2PA
Proposal : **Replace existing timber windows and doors with UPVC windows and doors**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Egan 19/00762/FUL
Site Address : 20 Hope Street Beeston Nottinghamshire NG9 1DR
Proposal : **Construct first floor rear extension**
Decision : **Conditional Permission**

BRAMCOTE WARD

Applicant : Mr & Mrs Kevin and Carla Davis 19/00556/FUL
Site Address : 10 Grasmere Road Beeston Nottinghamshire NG9 3AQ
Proposal : **Construct two storey side and rear and single storey rear extensions**
Decision : **Conditional Permission**

Applicant : Mr Richard Maling North Sands Developments Limited 19/00663/MMA
Site Address : Land West Of 27 Beeston Fields Drive Beeston Nottinghamshire
Proposal : **Minor material amendment to planning ref: 18/00484/REM to reduce site area in relation to plot 2, ground floor rear extensions and external alterations including one additional ground floor window to plot 1**
Decision : **Conditional Permission**

Applicant : Mr Karl Walker 19/00690/FUL
Site Address : 20 Thornhill Close Bramcote Nottinghamshire NG9 3FS
Proposal : **Construct two storey side and rear extension, single storey rear extension and front canopy**
Decision : **Conditional Permission**

Applicant : Miss Dawn Van Berkel 19/00705/FUL
Site Address : 5 Denewood Avenue Bramcote Nottinghamshire NG9 3EU
Proposal : **Construct first floor side extension over existing garage, single storey rear extensions and infill front porch**
Decision : **Conditional Permission**

Applicant : A. Webster & M. Cao 19/00707/FUL
Site Address : 309 Wollaton Road Beeston Nottingham NG9 2TE
Proposal : **Construct two storey side extension and loft conversion/extension including new front and rear dormers**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Elder 19/00741/FUL
Site Address : 106 Balmoral Drive Bramcote Nottinghamshire NG9 3FT
Proposal : **Construct single storey rear extension and front porch**
Decision : **Conditional Permission**

Applicant : Executors of Winifred-Briggs estate 19/00761/ROC
Site Address : Chantry House Coventry Lane Bramcote Nottinghamshire NG9 3GJ
Proposal : **Removal of agricultural occupancy condition of planning reference 8/2/975 (dated 31.08.1951)**
Decision : **Conditional Permission**

BRINSLEY WARD

Applicant : Ms D Weller 19/00711/FUL
Site Address : 16 Whitehead Drive Brinsley Nottinghamshire NG16 5AW
Proposal : **Construct first floor side extension, raise the roof height and install solar panels**
Decision : **Conditional Permission**

Applicant : Mr Craig Holmes 19/00750/FUL
Site Address : 14 Kings Drive Brinsley Nottinghamshire NG16 5DG
Proposal : **Construct carport**
Decision : **Conditional Permission**

CHILWELL WEST WARD

Applicant : Mr Michael Ranson 19/00687/FUL
Site Address : 87 Greenland Crescent Chilwell Nottinghamshire NG9 5LD
Proposal : **Erect fence and retain raised beds**
Decision : **Conditional Permission**

EASTWOOD HALL WARD

EASTWOOD HILLTOP WARD

Applicant : Mr W Skinner and Ms K Bell 19/00716/FUL
Site Address : 6 The Nurseries Eastwood Nottinghamshire NG16 3EL
Proposal : **Retain boundary fence**
Decision : **Conditional Permission**

Applicant : Mr & Mrs A McNeil 19/00734/FUL
Site Address : 40 Dovecote Road Eastwood Nottinghamshire NG16 3EZ
Proposal : **Construct two storey side, single storey rear and front porch extensions**
Decision : **Conditional Permission**

Applicant : Mr Stephen Coleman 19/00748/FUL
Site Address : 123 Walker Street Eastwood Nottinghamshire NG16 3FP
Proposal : **Construct single storey front and rear extensions**
Decision : **Conditional Permission**

EASTWOOD ST MARY'S WARD

Applicant : Mr Ian Grice 19/00715/FUL
Site Address : Land To The Side Of 68 Nottingham Road Eastwood Nottinghamshire NG16 3NQ
Proposal : **Construct cafe (Class A3)**
Decision : **Refusal**

Applicant : Mr N Perry 19/00727/FUL
Site Address : 22 Queens Road North Eastwood Nottinghamshire NG16 3LA
Proposal : **Retain concrete block wall**
Decision : **Conditional Permission**

GREASLEY WARD

Applicant : N/A Marks and Spencer Plc 19/00735/FUL
Site Address : 5 Giltbrook Retail Park Ikea Way Giltbrook NG16 2RP
Proposal : **Install 3 doors to front elevation, alterations to the loading bay door and canopy and installation of fire escape doors on rear elevation**
Decision : **Conditional Permission**

Applicant : N/A Marks and Spencer Plc 19/00736/ADV
Site Address : 5 Giltbrook Retail Park Ikea Way Giltbrook NG16 2RP
Proposal : **Install 3 illuminated signs and 4 non illuminated signs**
Decision : **Conditional Permission**

Applicant : MacGregor-Barbour Marks and Spencer Plc 19/00739/ADV
Site Address : 5 Giltbrook Retail Park Ikea Way Giltbrook Nottinghamshire NG16 2RP
Proposal : **Display 20 vinyls affixed internally and externally on 5 trolley bays in the car park**
Decision : **Conditional Permission**

KIMBERLEY WARD

Applicant : Mr P Foreman 19/00773/PNH
Site Address : 20 Clive Crescent Kimberley Nottinghamshire NG16 2QB
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 3.7 metres, with a maximum height of 3.2 metres, and an eaves height of 2.4 metres**
Decision : **PNH Approval Not Required**

NUTHALL EAST & STRELLEY WARD

Applicant : Mr N Amjad 19/00722/FUL
Site Address : 2 Highfield Road Nuthall Nottinghamshire NG16 1BS
Proposal : **Retain boundary fence**
Decision : **Conditional Permission**

Applicant : Mr Nick Cheetham 19/00746/FUL
Site Address : 69 Nottingham Road Nuthall Nottinghamshire NG16 1DN
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

STAPLEFORD SOUTH EAST WARD

Applicant : Mr Dave Goring 19/00698/OUT
Site Address : Land Adjacent To 1 Copeland Avenue Stapleford Nottinghamshire NG9 8DQ
Proposal : **Outline application to construct two storey detached dwelling with all matters reserved**
Decision : **Refusal**

Applicant : Mr A Meco 19/00701/FUL
Site Address : 57 Pinfold Lane Stapleford Nottinghamshire NG9 8DL
Proposal : **Construct single/two storey rear extension**
Decision : **Conditional Permission**

Applicant : Mr A Singh 19/00717/FUL
Site Address : 19 West Avenue Stapleford Nottinghamshire NG9 8DY
Proposal : **Construct single/ two storey side/ rear extension and front porch extension**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Macrae 19/00723/FUL
Site Address : 2 Parker Gardens Stapleford Nottinghamshire NG9 8QG
Proposal : **Construct single storey rear extension**
Decision : **Conditional Permission**

Applicant : Mrs Buss 19/00792/FUL
Site Address : 25 Hickings Lane Stapleford Nottinghamshire NG9 8PB
Proposal : **Construct two storey side extension, single storey side/rear (infill) extension and front canopy roof**
Decision : **Conditional Permission**

TOTON & CHILWELL MEADOWS WARD

Applicant : Mrs K Robinson-Davies 19/00766/FUL
Site Address : 23 Norfolk Avenue Toton Nottinghamshire NG9 6GP
Proposal : **Construct two storey side extension**
Decision : **Conditional Permission**

WATNALL & NUTHALL WEST WARD

Applicant : Mrs S Saxton 19/00719/FUL
Site Address : 40 Holly Road Watnall Nottinghamshire NG16 1HP
Proposal : **Retain change of use to Tattoo Studio**
Decision : **Conditional Permission**

Applicant : Mr & Mrs Moore 19/00757/PNH
Site Address : 15 Atkinson Gardens Nuthall Nottinghamshire NG16 1LN
Proposal : **Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 2.9 metres, with a maximum height of 3.5 metres, and an eaves height of 2.7 metres**
Decision : **PNH Approval Not Required**

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