



Tuesday, 28 June 2022

Dear Sir/Madam

A meeting of the Planning Committee will be held on Wednesday, 6 July 2022 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 the Monitoring Officer at your earliest convenience.

Yours faithfully

Chief Executive

To Councillors:	D K Watts (Chair)	P J Owen
	M Handley (Vice-Chair)	S Paterson
	D Bagshaw	D D Pringle
	L A Ball BEM	H E Skinner
	S J Carr	E Williamson
	R I Jackson	R D Willimott
	G Marshall	

## A G E N D A

### 1. APOLOGIES

To receive apologies and to be notified of the attendance of substitutes.

### 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 5 - 24)

The Committee is asked to confirm as a correct record the minutes of the meeting held on 8 June 2022.

4. NOTIFICATION OF LOBBYING

5. DEVELOPMENT CONTROL

5.1 22/00142/FUL (Pages 25 - 44)

Construct single storey and two storey rear extensions  
8 Kenton Avenue, Nuthall, Nottinghamshire, NG16 1PX

5.2 22/00211/REG3 (Pages 45 - 66)

Demolition of garages and construct three dwellings  
Selside Court, Chilwell, Nottinghamshire

5.3 21/00350/FUL (Pages 67 - 76)

Erect side/rear extension following demolition of shed and  
outbuilding  
Park View Cottage, Main Street, Strelley, Nottinghamshire

5.4 22/00021/FUL (Pages 77 - 88)

Construct single storey side extension  
143 Moorgreen, Newthorpe, NG16 2FF

5.5 22/00132/FUL (Pages 89 - 98)

Construct single storey extensions to front and rear  
11 Mayfield Drive, Stapleford, Nottingham, NG16 5AE

5.6 22/00179/FUL (Pages 99 - 110)

Construct single storey side and rear extensions  
56 Main Road, Watnall, Nottinghamshire, NG16 1HT

5.7 22/00208/FUL (Pages 111 - 122)

Construct single storey rear extension  
66 Dovecote Lane, Beeston, Nottinghamshire, NG9 1JG

- 5.8      22/00185/FUL (Pages 123 - 138)

Construct two storey extensions to front, side and rear, increase ridge height to form loft conversion with velux roof lights, including new hip roof over front projection and hip roof to existing side extension and external alterations (revised scheme)

29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET

6.      INFORMATION ITEMS

- 6.1      Appeal Summaries (Pages 139 - 142)

- 6.2      Delegated Decisions (Pages 143 - 150)

This page is intentionally left blank



## **PLANNING COMMITTEE**

**WEDNESDAY, 8 JUNE 2022**

Present: Councillor D K Watts, Chair

Councillors: M Handley (Vice-Chair)  
D Bagshaw  
L A Ball BEM  
G Marshall  
P J Owen  
S Paterson  
D D Pringle  
H E Skinner  
E Williamson  
T Hallam (Substitute)  
H G Khaled MBE (Substitute)  
J M Owen (Substitute)

Apologies for absence were received from Councillors S J Carr, R I Jackson and R D Willimott.

### 6 **DECLARATIONS OF INTEREST**

Councillor P J Owen declared a non-pecuniary interest in item 5.1 as he was a Nottinghamshire County Councillor and that organisation was the applicant. Minute number 9.1 refers. He also declared a non-pecuniary interest in item 5.5 as he was acquainted with the applicant. Minute number 9.5 refers.

Councillors D Bagshaw, G Marshall, S Paterson and H E Skinner declared a non-pecuniary interest in item 5.5 as they shared a party affiliation with the applicant. Minute number 9.5 refers.

### 7 **MINUTES**

The minutes of the meeting on 4 May 2022 were confirmed and signed as a correct record.

### 8 **NOTIFICATION OF LOBBYING**

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

9 DEVELOPMENT CONTROL

9.1 20/00845/OUT

Outline application with all matters reserved for 60 assisted living apartments with access from Walker Street

Former site of Lynncroft Primary School, Walker Street, Eastwood  
Nottinghamshire

The application was brought before the Committee as it was a major development.

There were no late items and no public speakers.

It was noted that the number of properties proposed was lower than the allocation in the Local Plan. The Committee discussed the usefulness of assisted living apartments, the desirability of this type of development, it's benefit to the Borough and noted that there were no highways objections to the proposal.

Debate progressed on to concerns about traffic and the lack of public transport in the area.

It was proposed by Councillor D Bagshaw and seconded by Councillor G Marshall that the application be deferred to allow further time for consideration to be given to parking problems on Walker Street. On being put to the meeting the motion fell.

**RESOLVED that planning permission be granted subject to the following conditions and to the prior signing of a Section 106 Agreement.**

1. **Application for the approval of any reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this outline permission.**

**Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

2. **The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.**

**Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

3. **This outline permission relates to the Site Location Plan No. 27465-ARC-XX-XX-DR-A-00004 received by the Local Planning Authority on 03.12.22.**

**Reason: For the avoidance of doubt.**

4. **Before any development is commenced detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:**

- a) the scale, layout and external appearance of the dwellings;
- b) the means of access and parking provision within the site; and
- c) the landscaping treatment of the site.

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

Reason: The application was submitted in outline only and to ensure that the details of the development are acceptable to the Local Planning Authority.

5. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753.

Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area.

Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA

Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.

For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.

Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.

Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development

Reason: To ensure that the development does not increase the risk of flooding to the site or to flood risk off the site, in

accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).

6. No part of the development hereby approved shall commence until details of an investigative survey of the site have been submitted to and approved in writing by the Local Planning Authority. The investigative survey must have regard for ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. Thereafter, no building pursuant to this permission shall be occupied or otherwise be brought into use until:

- (i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and

- (ii) It has been certified to the satisfaction of the Local Planning Authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.

Reason: In the interests of public health and safety, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).

7. No part of the development hereby approved shall commence until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include measures to help reduce any impacts on wildlife and habitats during the development stage. The CEMP shall be carried out in accordance with the approved details.

Reason: In the interests of ensuring that the development does not result in harm to the biodiversity value of the site, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).

8. No part of the development hereby approved shall commence until a Landscape Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include details of ecological enhancements, bird nest boxes, bat boxes, maintenance schedule, and green roofs. The LEMP shall be carried out in accordance with the approved details.

Reason: In the interests of ensuring that a biodiversity gain can be achieved, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).

9. No part of the development hereby approved shall commence until cross sections through the site, including the existing dwellings adjacent, have been submitted to and approved in

writing by the Local Planning Authority.

**Reason:** In the interests of residential amenity 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).

10. No part of the development, including demolition, hereby approved shall be commenced until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:
- a) The parking of vehicles of site operatives and visitors
  - b) Loading and unloading of plant and materials
  - c) Storage of plant and materials used in the construction of the development
  - d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - e) Wheel washing facilities
  - f) Measures to control the emission of dust and dirt during construction
  - g) A scheme for recycling/disposal of waste resulting from demolition and construction works
  - h) A risk assessment in relation to the railway

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

**Reason:** In the interests of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).

11. No above ground works shall commence until details of Electric Vehicle Charging points including quantity and location have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of promoting the use of sustainable modes of transport in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

12. No dwelling hereby approved shall be occupied until the access road and any communal parking / turning areas have been completed and made available for use.

**Reason:** To ensure a satisfactory standard of external appearance and in the interests of highway safety, 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).

13. The detailed drawings and particulars required under condition 4(c) shall include the following details:

- a) trees to be retained and measures for their protection during the course of development;
- b) numbers, types, sizes and positions of proposed trees and shrubs;
- c) proposed boundary treatments;
- d) proposed hard surfacing treatment for all areas;
- e) planting, seeding/turfing of other soft landscape areas; and
- f) details of a management and maintenance scheme including a timetable for implementation of the scheme.

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

Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).

14. The development shall be carried out in accordance with the recommendations contained within the Ecological Impact Assessment dated November 2020, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of ensuring that a biodiversity gain can be achieved, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).

15. The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy dated 05.03.21, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding to the site or to flood risk off the site, in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).

16. The development shall be carried out in accordance with the Travel Plan dated June 2021, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of promoting the use of sustainable modes of transport in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).

- 17. No development shall commence until details for the protection and/or enhancement of the adjacent Eastwood Public Footpath 26 have been submitted to and approved in writing by the Local Planning Authority.**

**Reason:** Insufficient information has been submitted and in the interests of visual amenity and public health and safety, in accordance with Policy 17 and 19 of the Broxtowe Part 2 Local Plan (2019).

#### **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. Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.**
- 3. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.**
- 4. The Local Planning Authority ask to be re-consulted with any changes to the submitted and approved details of any FRA or Drainage Strategy which has been provided. Any deviation from the principles agreed in the approved documents may lead to an objection to the discharge of conditions. We will provide you with bespoke comments within 21 days of receiving a formal consultation.**
- 5. 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](http://www.gov.uk/government/organisations/the-coal-authority)**

Demolition of garages and construct two semi-detached dwellings  
Gayrigg Court, Chilwell, Nottinghamshire

This application was brought to the Committee for consideration as the Council is the landowner and applicant.

There were a number of late items, including changes to conditions, a Geo-Environmental Assessment report and additional representation from local residents regarding disabled car parking facilities, access to vehicles and electric vehicle charging.

Peter Goodrick, the applicant and Councillor C M Tideswell, Ward Member, addressed the Committee prior to the general debate.

The Committee considered that the proposed development with particular regard to the effective use of space in an area where family homes were needed. However, there was concern that trees would be lost because of the proposed development. It was agreed that an addition should be made to the planting scheme condition to ensure that any trees removed as a result of the development should be replaced. A condition was also added to ensure that the development should contribute to environmental net gain.

**RESOLVED that planning permission be approved 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.**

**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.**

2. **The development hereby permitted shall be carried out in accordance with drawings Proposed house types elevations and floor plans 2766 (08) B03 Rev B, Proposed site plan 2766 (08) B01 Rev B and Proposed block plan 2766 (08) B02 Rev A received 4 March 2022 and solar panel details received 21 April 2022. The Design and Access Statement, pre development arboricultural report, ecological assessment received 4 March 2022 and Delta Simons, Geo-Environmental Assessment, ref. 21-0672.01, dated September 2021 received 24 May 2021.**

**Reason: For the avoidance of doubt.**

3. **a) No building to be erected pursuant to this permission shall be occupied or brought into use until:**
  - i. **All the necessary remedial measures for the building have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the Local Planning Authority; and**



ii. It has been certified to the satisfaction of the Local Planning Authority, through the submission of a verification report that the necessary remedial measures for the building have been implemented in full.

The development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development

Reason: commencing to ensure the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe Aligned Core Strategy (2014).

4. 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.

Reason: 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).

5. No above ground works shall take place until a landscaping scheme showing biodiversity net gain has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:

- a. numbers, types, sizes and positions of proposed trees and shrubs;
- b. details of boundary treatments;
- c. planting, seeding/turfing of other soft landscape areas and
- d. timetable for implementation.

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.

6. The first floor window in the north elevation and south elevations shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the lifetime of the development.

Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).

7. No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or bank holidays.

Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

8. No development within the full planning permission phase hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:

The means of access for construction traffic;  
Parking provision for site operatives and visitors;  
The loading and unloading of plant and materials;  
The storage of plant and materials used in construction/demolition of the development;  
A scheme for the recycling/disposal of waste resulting from construction/demolition works;  
Details of dust and noise suppression to be used during the construction phase and;  
A report identifying any asbestos and documenting its safe removal

The approved statement shall be adhered to throughout the construction period.

Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

9. No part of the development hereby permitted shall be brought into use until the parking bays/ areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2766(08) B01 Rev B. The parking bays/ areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no enlargement improvement or alterations to the dwelling, roof additions or other alterations (falling within Class A, B and Class C) shall be undertaken.

Reason: 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 deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority
3. As this permission relates to the creation of a new units, please contact the Council's Street Naming and Numbering team: [3015snn@broxtowe.gov.uk](mailto:3015snn@broxtowe.gov.uk) to ensure an addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
4. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
5. Developer to purchase the first time provision of bins. Notice served in due course.
  2. Each property would be allocated the following:
    - 1 x 240 litre bin for residual waste
    - 1 x 240 litre bin for recycling waste
    - 1 x 37 litre bag for glass
  3. Bins need to be presented at the edge of adopted highway for emptying.
  4. The size of a 240 litre bins is 1074mm (h) x 580mm (w) x 734mm (d)
6. The development makes it necessary to construct and reinstate vehicular crossings over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at: <http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

9.3 22/00210/REG3

Demolition of garages and construct two semi-detached dwellings and two apartments with associated parking, landscaping and amenity space  
Felton Close, Chilwell, Nottingham

This application was brought before Committee as the Council is the applicant and the landowner.

There were late items pertaining to changes to conditions and further representations from residents.

Peter Goodrick, the applicant, made representation to Committee prior to the general debate.

The debate focused on the need for social housing in the borough and the effective use of brown fill sites. It was agreed that there should be an additional condition for environmental net gain and specific wording in the condition about the planting scheme to ensure the replacement of all trees lost in the process of the development.

**RESOLVED that planning permission be granted subject to the following reasons.**

1. **The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**

**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.**

2. **The development hereby permitted shall be carried out in accordance with drawings proposed block plan 2766 (08) C02 Rev D received 12 May 2022, proposed elevations and floor plans for the apartments 2766 (08) C04 Rev B, proposed elevations and floor plans for the semi-detached dwellings 2766 (08) C03 Rev B, Ecology survey and pre development arboricultural report received 4 March 2022 and Solar panel details received 21 April 2022, Ecology survey and pre development arboricultural report received 4 March 2022 and Delta Simons, Geo-Environmental Assessment, ref. 21-0672.01, dated Sept 2021 received 25 May 2022.**

**Reason: For the avoidance of doubt.**

3. (a) **No building to be erected pursuant to this permission shall be occupied or brought into use until:**
  - i. **All the necessary remedial measures for the building have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the**

**Local Planning Authority; and**

**ii. It has been certified to the satisfaction of the Local Planning Authority, through the submission of a verification report that the necessary remedial measures for the building have been implemented in full.**

**The development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development**

**Reason: commencing to ensure the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe Aligned Core Strategy (2014).**

- 4. 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.**

**Reason: 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).**

- 5. No above ground works shall take place until a landscaping scheme showing biodiversity net gain has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:**

- a. numbers, types, sizes and positions of proposed trees and shrubs;**
- b. details of boundary treatments;**
- c. planting, seeding/turfing of other soft landscape areas and**
- d. timetable for implementation.**

**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.**

**Reason: No such details were submitted with the application, to ensure the development presents a satisfactory standard of external appearance to the area, to ensure a sufficient standard of neighbour amenity 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).**

- 6. The first floor window in the 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 retained in this form for the lifetime of the development.

Reason: In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).

7. No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

8. No development within the full planning permission phase hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:

The means of access for construction traffic;  
Parking provision for site operatives and visitors;  
The loading and unloading of plant and materials;  
The storage of plant and materials used in construction/demolition of the development;  
A scheme for the recycling/disposal of waste resulting from construction/demolition works;  
Details of dust and noise suppression to be used during the construction phase and;  
A report identifying any asbestos and documenting its safe removal

The approved statement shall be adhered to throughout the construction period.

Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).

9. No part of the development hereby permitted shall be brought into use until the parking bays/ areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2766(08) B01 Rev B. The parking bays/ areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).

- 10. Occupation of the herby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.**

**Reason:** In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).

- 11. The parking bays shall not be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.**

**Reason:** In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).

- 12. The demolition of the garages and construction of the dwellings and apartments, shall be carried out in accordance with the mitigation measures as detailed in sections 5.17, 5.18 and 5.21 of the Ecological Assessment dated 29.06.21 unless otherwise approved in writing by the Local Planning Authority.**

**To ensure that any protected species which may be present on site are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 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 deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against**

the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority

3. As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.
4. Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
5. Developer to purchase the first time provision of bins. Notice served in due course.
  2. Each property would be allocated the following:
    - 1 x 240 litre bin for residual waste
    - 1 x 240 litre bin for recycling waste
    - 1 x 37 litre bag for glass
  3. Bins need to be presented at the edge of adopted highway for emptying.
  4. The size of a 240 litre bins is 1074mm (h) x 580mm (w) x 734mm (d)
6. The development makes it necessary to construct and reinstate vehicular crossings over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:  
<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

#### 9.4 22/00101/FUL

Convert existing ground floor garages and alterations to 2 no. first floor apartments to create 2 no. (4 bedroomed) C4 Apartments  
42 - 48 Henry Road, Beeston, Nottinghamshire, NG9 2BE

This application was called before Committee by Councillor L A Lally and Councillor P Lally.

There was a late item comprised of a Highways Authority comment withdrawing their objection to the scheme following the receipt of amended plans, and amendments to conditions 2 and 4.



Justine Andrew, objecting, Councillor L A Lally, Ward Member, and Councillor P Lally, Ward Member, made representation to the Committee prior to the general debate.

The Committee considered the proposed development with debate concerning the lack of parking in the area which would be exacerbated by the and the poor quality of the design, in particular the changing of garage spaces into living spaces.

Councillor L A Ball BEM proposed that the item be deferred, but on hearing the debate progress, formally withdrew her proposal.

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

### **Reasons**

1. The proposed and potential further intensification of residential use within Class C4, the decrease in off-street parking and location near a turning head at the end of a long residential cul-de-sac would result in a concentration of houses in multiple occupation, a loss of relatively greater-needed housing, and a harmful impact on the character of the area and on safe and convenient access, contrary to the draft Houses in Multiple Occupation Supplementary Planning Document (2022), Policies 8 and 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Section 12 of the NPPF (2021).
2. The proximity of nearby buildings to the proposed new windows would result in an insufficient outlook for future occupiers contrary to Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Section 12 of the NPPF (2021).

#### 9.5 22/00142/FUL

Construct single storey and two storey rear extensions  
8 Kenton Avenue, Nuthall, Nottinghamshire, NG16 1PX

This item was brought before Committee by Councillor P J Owen.

There were no late items to be considered.

Sheikh Assad, objecting, made representation to the Committee prior to the general debate.

There was a debate about the size and scale of the proposal and how this would impact on neighbour amenity. It was considered that a site visit would be necessary to determine whether the proposed development would be overbearing.

It was proposed by Councillor P J Owen and seconded by Councillor T Hallam that this application be deferred.

**RESOLVED that Planning Permission be deferred.**

### Reasons

To allow for a site visit so that the Committee could properly assess the concerns of neighbours regarding overdevelopment, massing and impact on amenity.

#### 9.6 22/00030/FUL

Construct two detached dwellings  
Lockup Garages, Chetwynd Road, Toton, Nottinghamshire

The application was brought before Committee by Councillor R I Jackson.

There were no late items pertaining to the application.

Malcolm Bachelor, objecting, addressed the Committee prior to the general debate.

Debate focussed on concerns about the proximity of the property on plot 2 to existing homes. The size and scale of the proposed bungalows was also of concern because of the impact on neighbour amenity. It was noted that the Committee was comfortable with the principle of developing the site, but that the design of the scheme was not acceptable.

It was proposed by Councillor P J Owen and seconded by Councillor D D Pringle that this item be deferred to allow the applicant to make changes to the proposed development that would lessen the impact on neighbour amenity.

**RESOLVED that Planning Permission be deferred.**

### Reasons

To allow the developer to address concerns about the design of the proposed development, specifically the layout of the site with plot two too close to existing properties. There was also concern regarding the size of the proposed houses.

#### 9.7 22/00240/FUL

Retention of single storey and two storey rear extension. Amendments to include extended roof to incorporate roof overhang, render of side gable to match front of dwelling, construction of pitched roof to first floor extension incorporating existing rear dormer and hip to gable extension.

53 Enfield Street, Beeston, Nottinghamshire, NG9 1DL

This application was called to Committee by Councillor G Marshall.

There were no late items and no public speakers.

Consideration was given to the appearance and scale of the development. It was noted that although the applicant had sought planning permission, the development was not then built to the agreed specifications. The design of the dormer window was

of particular concern because of its impact on the street scene and the character of the area.

**RESOLVED** that planning permission be refused for the following reasons and that enforcement action be authorised.

1. The proposed development, by virtue of the design, the bulk of the dormer, the change of the roof from hip to gable and its widening, would be a dominant addition that fails to respect the proportions and design of the existing dwelling. It is considered that the extension would be overly prominent in the street scene to the detriment of the character and appearance of the building and the surrounding area. The proposed development would therefore be contrary to Policy 10 of the Aligned Core Strategy (2014), Policy 17 of the Broxtowe Part 2 Local Plan (2019).

#### **NOTES TO APPLICANT**

1. The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

## 10 INFORMATION ITEMS

### 10.1 DELEGATED DECISIONS

The delegated decisions were noted.

This page is intentionally left blank

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00142/FUL</b>
<b>LOCATION:</b>	<b>8 Kenton Avenue, Nuthall, Nottinghamshire, NG16 1PX</b>
<b>PROPOSAL:</b>	<b>Construct single storey and two storey rear extensions</b>

### 1. Purpose of Report

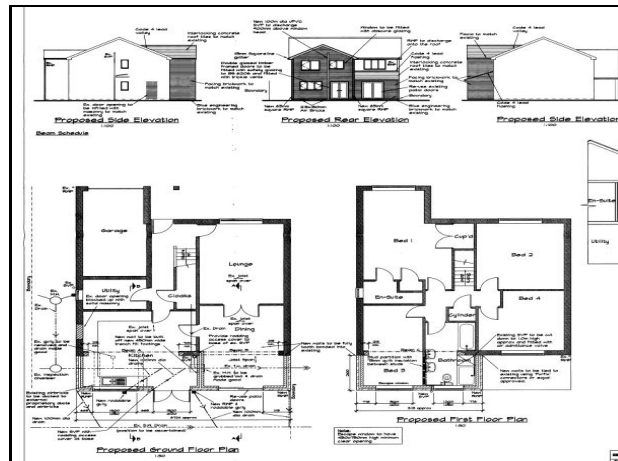
Councillor P J Owen has requested this application be determined by Committee.

### 2. Recommendation

**The Committee is asked to resolve that planning permission be granted with the conditions set out in the appendix.**

### 3. Detail

- 3.1 The application was first brought before Planning Committee 08 June 2022 with a recommendation for approval. The original report is attached at appendix 2. Members resolved to defer making a decision on the application in order that a site visit could be made.
- 3.2 This application seeks consent to construct a single/two storey rear extension creating a kitchen/dining area at ground floor and a larger bedroom along with a bathroom at first floor level. There is currently a conservatory to the rear which will be removed as part of the proposal.
- 3.3 To the front of the property there is currently a porch which is open to the front and side. The plans indicate the bricking up of the side of the porch and the provision of a door to the front which do not require planning permission.
- 3.4 The application site consists of a two storey detached dwelling with a driveway/garden area to the front and a garden to the rear. The dwelling is located on a cul de sac with similar dwelling within the street scene and to the rear on Croxley Gardens.
- 3.5 Planning permission was previously granted under reference number 05/00506/FUL to construct a two storey extension to the rear of the property (see below). However, this was never implemented and the planning permission has now expired.



- 3.6 It is considered that main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity.

## APPENDIX 1

1 Details of the application

- 1.1 This application seeks consent to construct a single/two storey rear extension creating a kitchen/dining area at ground floor and a larger bedroom along with a bathroom at first floor level. There is currently a conservatory to the rear which will be removed as part of the proposal.

2 Site and Surroundings

- 2.1 The application site consists of a two storey detached dwelling with a driveway/garden area to the front and a garden to the rear. The dwelling is located on a cul de sac with similar dwelling within the street scene and to the rear on Croxley Gardens. The application site is located within a predominantly residential area.

3 Relevant Planning History

- 3.1 Outline planning permission was granted under reference number 86/00298/OUT for the construction of a residential development on the land.
- 3.2 Planning permission was granted under reference number 87/00480/FUL to construct 105 houses and garages.
- 3.3 Planning permission was granted under reference number 05/00605/FUL to construct a two storey extension to the rear of the property. This was never implemented and the planning permission has now expired.

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

4.2 **Part 2 Local Plan 2021**

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

- Policy 17: Place-making, Design and Amenity

5 Consultations

- 5.1 Four neighbouring properties were consulted during the processing of the planning application, with four letters having been received objecting on the grounds of:
- Overlooking/loss of privacy;
  - Loss of light/overshadowing;
  - Noise and disturbance;

- Parking/unloading of building materials;
- Design.

## 6 Assessment

- 6.1 The main issues for consideration relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity

### 6.2 **Design and Visual Amenity**

- 6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

- 6.2.2 The proposed extensions consist of a single storey extension to the rear creating a kitchen/dining, measuring the full width of the rear elevation and extending out by 4m. The ground floor will be served by a window to the kitchen and bi folding doors to the dining area. The extension will have a flat roof with an overall height of 2.717m with a roof light. At first floor level an extension is proposed which will increase the floor space of an existing bedroom and bathroom. The first floor extension will be built up to the end elevation of the main dwelling extending across by 5.855m and out from the rear elevation by 2.2m. The extension will be served by a pitched roof set at a height of 6.9m, which will be set lower than the roof of the main dwelling and limiting views from within the street scene of Kenton Avenue. Information provided on the submitted application form and plans indicates the use of matching materials for the external elevations and roof of the extension, which given its location is considered acceptable.

- 6.2.3 The proposal is not considered to have any significant detrimental impact upon the character of the street scene or visual amenity of the area.

### 6.3 **Amenity**

- 6.3.1 Objections have been received from neighbouring properties in respect of overlooking/loss of privacy, loss of light/overshadowing, noise and disturbance and parking/unloading of building materials.

- 6.3.1 Directly to the north of the application site there is an existing two storey detached dwelling number 6 Kenton Avenue. The host dwelling is set behind the rear of the neighbouring property by approximately 2m, with the land levels serving number 6 set approximately 200mm higher than those within the application site. To the rear of number 6 there is an existing conservatory along with a 2m high close boarded timber fence along the boundary. The proposed ground floor extension will extend out from the rear of the dwelling by 4m and will be served by a flat roof with a height of 2.717m. Above the proposed ground floor extension a first floor extension is also proposed which will be in line with the end side elevation nearest to number 6. However, the extension will only extend out from the rear elevation of the dwelling



by 2.2m and will be served by a pitched roof which will be set lower than the roof of the main dwelling. Furthermore, the first floor extension will not protrude any further behind the rear elevation of number 6, with the submitted block plan indicated this part of the proposal to be in line with the rear elevation of number 6. In addition, there are no windows proposed in the side elevation of either the ground or first floor extensions, with the only window within the side elevation of number 6 being an obscurely glazed first floor landing window. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 6 Kenton Avenue.

6.3.2 To the south of the application site there is an existing two storey detached dwelling number 10 Kenton Avenue. To the rear of the host dwelling there is currently a conservatory extension built up to the boundary which consists of a 2m high close boarded timber fence. The proposed ground floor extension will extend out from the rear elevation by 4m, will be set in from the boundary by 215mm and served by a flat roof with an overall height of 2.717m. The proposed first floor extension will be set in from the boundary by 2.65m. To the rear of number 8 there is a double integral garage which is set forward of the rear elevation of number 10. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 10 Kenton Avenue.

6.3.3 Directly to the rear of the application site there are two immediate neighbouring properties numbers 4 and 5 Croxley Gardens. The proposed ground floor extension will be sited 8.12m stepping in to 6.5m from the rear boundary which consists of a 2m high close boarded timber fence, with the first floor section being set in a further 2.2m. The gardens serving the properties to the rear are served with rear gardens with depths of 10m. To the rear of the proposed ground floor extension a window is proposed and bi folding doors serving a kitchen/dining area. It should be noted that the properties to the rear are set at a higher level than the application site. In addition, whilst a first floor extension is proposed, this will only be extending out by 2.2m to the rear and will allow for a larger floor space to serve an existing bedroom and bathroom. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 10 Kenton Avenue.

6.3.4 Whilst concerns have been raised in respect of noise/disturbance during construction and the parking/unloading of building materials, should noise/disturbance become an issue this can be dealt with by separate legislation by the Environmental Health department. Furthermore, the property is served by a large driveway for which building materials could be stored and there are no traffic regulation orders in the form of double yellow lines which would restrict vehicle parking within Kenton Avenue.

## **7 Planning Balance**

7.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would be of an acceptable scale and design, would not have a significant impact on neighbour amenity and would be in accordance with the policies contained within the development plan.

8. Data Protection Compliance Implications

- 8.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

9. Background Papers

- 9.1 There were no background papers.

10. **Conclusion**

- 10.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

**Recommendation**

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

1.	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><i><b>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.</b></i></p>
2.	<p><b>The development hereby permitted shall be carried out in accordance with the Site Location Plan 1: 1250 and Proposed Floor Plans received by the Local Planning Authority on 16 February 2022, Proposed Elevations received by the Local Planning Authority on 31 March 2022 and Proposed Block Plan and Roof Plan received by the Local Planning Authority on 27 April 2022.</b></p> <p><i><b>Reason: For the avoidance of doubt.</b></i></p>
3.	<p><b>The extension shall be constructed using bricks, tiles, windows and doors of a type, texture and colour so as to match those of the existing building.</b></p> <p><i><b>Reason: To ensure the development presents a satisfactory standard of external appearance, 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).</b></i></p>
	<p><b>NOTES TO APPLICANT</b></p>

1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week agreed determination timescale.
2.	<p>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.</p> <p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>

PLAN FROM BROXTOWE MAPS



**Legend**

Site Outline



**Photographs**

Front elevation and immediate neighbouring properties



Boundary with number 6 Kenton Avenue



Boundary with number 10 Kenton Avenue



Numbers 4 and 5 Croxley Gardens to rear

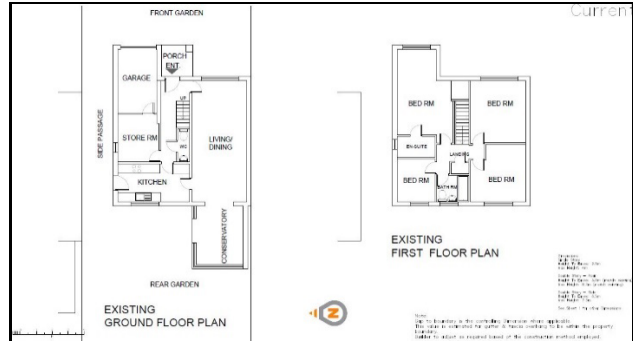
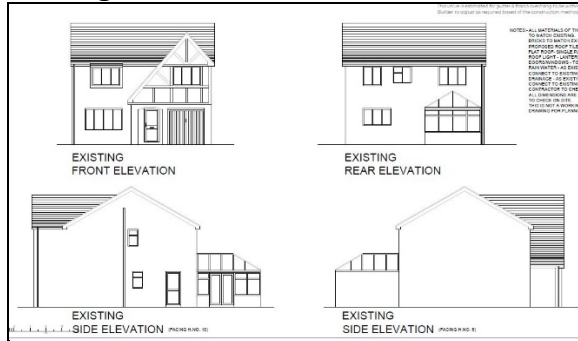


Existing rear elevation

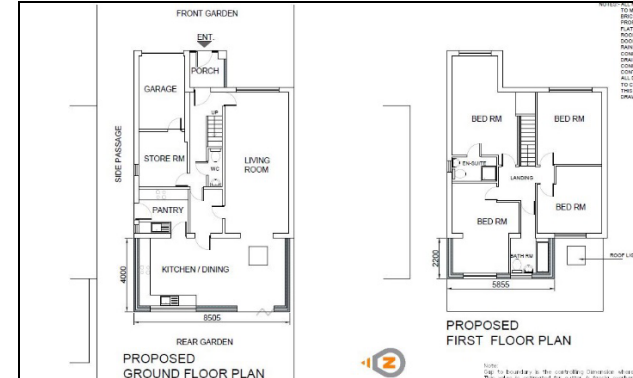
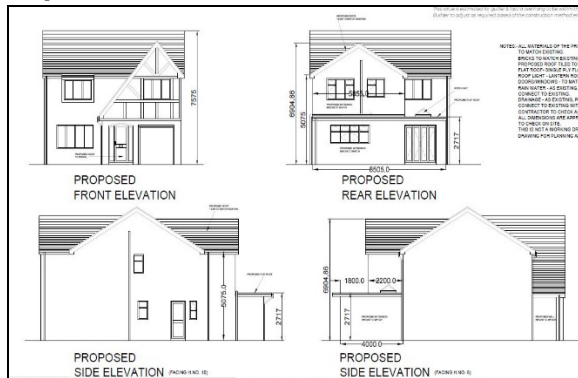


## Plans (not to scale)

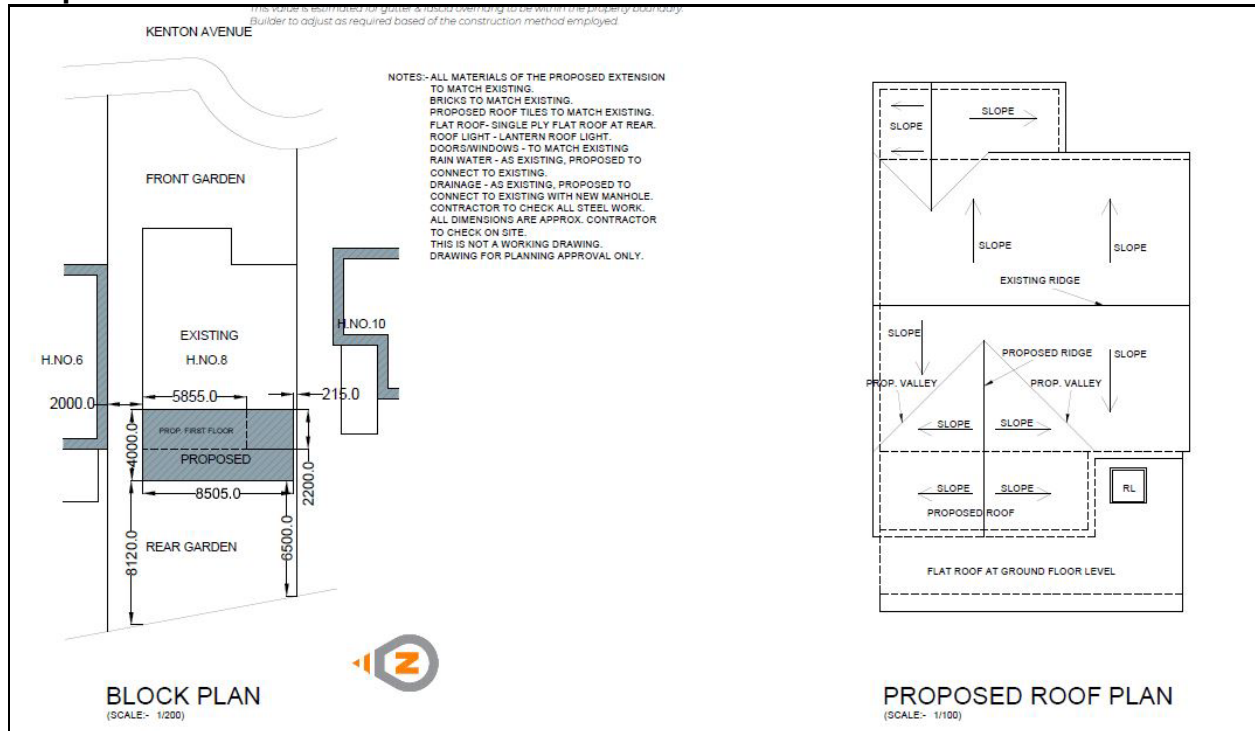
### Existing Elevations and Floor Plans



### Proposed Elevations and Floor Plans



### Proposed Block Plan



## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00142/FUL</b>
<b>LOCATION:</b>	<b>8 Kenton Avenue, Nuthall, Nottinghamshire, NG16 1PX</b>
<b>PROPOSAL:</b>	<b>Construct single storey and two storey rear extensions</b>

1. Purpose of Report

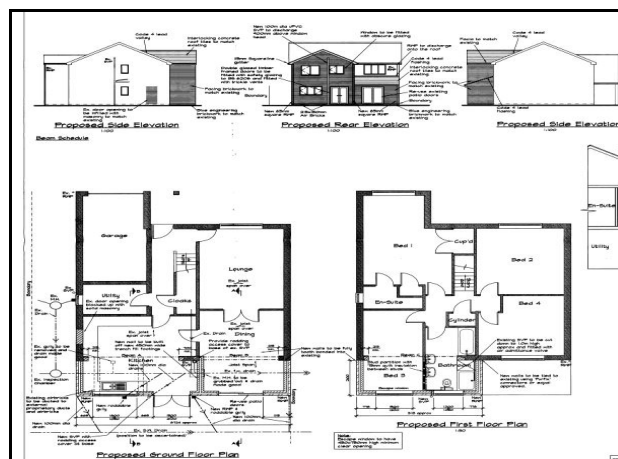
Councillor P J Owen has requested this application be determined by Committee.

2. Recommendation

**The Committee is asked to resolve that planning permission be granted for with the conditions set out in the appendix.**

3. Detail

- 3.1 This application seeks consent to construct a single/two storey rear extension creating a kitchen/dining area at ground floor and a larger bedroom along with a bathroom at first floor level. There is currently a conservatory to the rear which will be removed as part of the proposal.
- 3.2 To the front of the property there is currently a porch which is open to the front and side. The plans indicate the bricking up of the side of the porch and the provision of a door to the front which do not require planning permission.
- 3.3 The application site consists of a two storey detached dwelling with a driveway/garden area to the front and a garden to the rear. The dwelling is located on a cul de sac with similar dwelling within the street scene and to the rear on Croxley Gardens.
- 3.4 Planning permission was previously granted under reference number 05/00506/FUL to construct a two storey extension to the rear of the property (see below). However, this was never implemented and the planning permission has now expired.



- 3.5 It is considered that main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity.
- 3.6 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would be in accordance with the policies contained within the development plan and have no significant impact on neighbour amenity. There are no significant negative impacts.
- 4. Data Protection Compliance Implications
  - 4.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.
- 5. Background Papers
  - 5.1 There were no background papers.



## APPENDIX

1 Details of the application

- 1.1 This application seeks consent to construct a single/two storey rear extension creating a kitchen/dining area at ground floor and a larger bedroom along with a bathroom at first floor level. There is currently a conservatory to the rear which will be removed as part of the proposal.

2 Site and Surroundings

- 2.1 The application site consists of a two storey detached dwelling with a driveway/garden area to the front and a garden to the rear. The dwelling is located on a cul de sac with similar dwelling within the street scene and to the rear on Croxley Gardens. The application site is located within a predominantly residential area.

3 Relevant Planning History

- 3.1 Outline planning permission was granted under reference number 86/00298/OUT for the construction of a residential development on the land.
- 3.2 Planning permission was granted under reference number 87/00480/FUL to construct 105 houses and garages.
- 3.3 Planning permission was granted under reference number 05/00605/FUL to construct a two storey extension to the rear of the property. This was never implemented and the planning permission has now expired.

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 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

5 Consultations

- 5.1 4 neighbouring properties were consulted during the processing of the planning application, with 4 letters having been received objecting on the grounds of:

- Overlooking/loss of privacy;
- Loss of light/overshadowing;
- Noise and disturbance;
- Parking/unloading of building materials;

- Design.

## 6 Assessment

- 6.1 The main issues for consideration relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity

### 6.2 **Design and Visual Amenity**

- 6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

- 6.2.2 The proposed extensions consist of a single storey extension to the rear creating a kitchen/dining area, measuring the full width of the rear elevation and extending out by 4m. The ground floor will be served by a window to the kitchen and bi folding doors to the dining area, in the rear elevation. The extension will have a flat roof with an overall height of 2.717m with a roof light. At first floor level an extension is proposed which will increase the floor space of an existing bedroom and bathroom. The first floor extension will be built up to the end elevation of the main dwelling extending across by 5.855m and out from the rear elevation by 2.2m. The extension will be served by a pitched roof set at a height of 6.9m, which will be set lower than the roof of the main dwelling and limiting views from within the street scene of Kenton Avenue. Information provided on the submitted application form and plans indicates the use of matching materials for the external elevations and roof of the extension, which given its location is considered acceptable.

- 6.2.3 The proposal is not considered to have any significant detrimental impact upon the character of the street scene or visual amenity of the area.

### 6.3 **Amenity**

- 6.3.1 Objections have been received from neighbouring properties in respect of overlooking/loss of privacy, loss of light/overshadowing, noise and disturbance and parking/unloading of building materials.

- 6.3.2 Directly to the north of the application site there is an existing two storey detached dwelling, number 6 Kenton Avenue. The host dwelling is set behind the rear of the neighbouring property by approximately 2m, with the land levels serving number 6 set approximately 200mm higher than those within the application site. To the rear of number 6 there is an existing conservatory along with a 2m high close boarded timber fence along the boundary. The proposed ground floor extension will extend out from the rear of the dwelling by 4m and will be served by a flat roof with a height of 2.717m. Above the proposed ground floor extension a first floor extension is also proposed which will be in line with the end side elevation nearest to number 6. However, the extension will only extend out from the rear elevation of the dwelling by 2.2m and will be served by a pitched roof which will be set lower than the roof

of the main dwelling. Furthermore, the first floor extension will not protrude any further behind the rear elevation of number 6, with the submitted block plan indicated this part of the proposal to be in line with the rear elevation of number 6. In addition, there are no windows proposed in the side elevation of either the ground or first floor extensions, with the only window within the side elevation of number 6 being an obscurely glazed first floor landing window. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 6 Kenton Avenue.

6.3.3 To the south of the application site there is an existing two storey detached dwelling, number 10 Kenton Avenue. To the rear of the host dwelling there is currently a conservatory extension of 4m in length, built up to the boundary which consists of a 2m high close boarded timber fence. The proposed ground floor extension will extend out from the rear elevation by 4m, will be set in from the boundary by 215mm and served by a flat roof with an overall height of 2.717m. The proposed first floor extension will be set in from the boundary by 2.65m. To the rear of number 8 there is a double integral garage which is set forward of the rear elevation of number 10. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 10 Kenton Avenue.

6.3.4 Directly to the rear of the application site there are two immediate neighbouring properties, numbers 4 and 5 Croxley Gardens. The proposed ground floor extension will be sited 8.12m stepping in to 6.5m from the rear boundary which consists of a 2m high close boarded timber fence, with the first floor section being set in a further 2.2m. The gardens serving the properties to the rear are served with rear gardens with depths of 10m. To the rear of the proposed ground floor extension a window is proposed and bi folding doors serving a kitchen/dining area. It should be noted that the properties to the rear are set at a higher level than the application site. In addition, whilst a first floor extension is proposed, this will only be extending out by 2.2m to the rear and will allow for a larger floor space to serve an existing bedroom and bathroom. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 10 Kenton Avenue.

6.3.5 Whilst concerns have been raised in respect of noise/disturbance during construction and the parking/unloading of building materials, should noise/disturbance become an issue this can be dealt with by separate legislation by the Environmental Health department. Furthermore, the property is served by a large driveway for which building materials could be stored and there are no traffic regulation orders in the form of double yellow lines which would restrict vehicle parking within Kenton Avenue.

## **7 Planning Balance**

7.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would be of an acceptable scale and design, would not have a significant impact on neighbour amenity and would be in accordance with the policies contained within the development plan.

## 8 Conclusion

- 8.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be Granted subject to the following conditions:</b>	
<b>1.</b>	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></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>
<b>2.</b>	<p><b>The development hereby permitted shall be carried out in accordance with the Site Location Plan 1: 1250 and Proposed Floor Plans received by the Local Planning Authority on 17 February 2022, Proposed Elevations received by the Local Planning Authority on 31 March 2022 and Proposed Block Plan and Roof Plan received by the Local Planning Authority on 27 April 2022.</b></p> <p><i>Reason: For the avoidance of doubt.</i></p>
<b>3.</b>	<p><b>The extension shall be constructed using bricks, tiles, windows and doors of a type, texture and colour so as to match those of the existing building.</b></p> <p><i>Reason: To ensure the development presents a satisfactory standard of external appearance, 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>
<b>NOTES TO APPLICANT</b>	
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week agreed determination timescale.</b>
<b>2.</b>	<b>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal</b>

	<p>mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>
--	--



**Legend**

Site Outline



**Photographs**

Front elevation and immediate neighbouring properties



Boundary with number 6 Kenton Avenue



Boundary with number 10 Kenton Avenue



Numbers 4 and 5 Croxley Gardens to rear

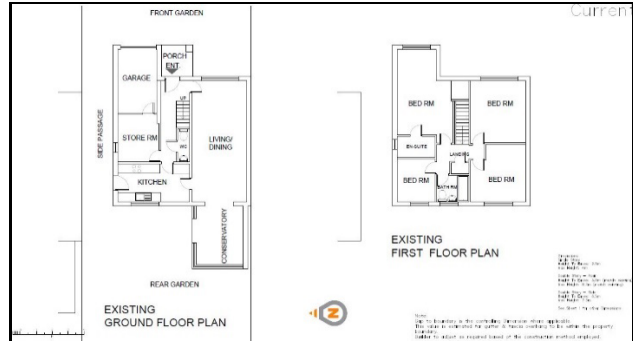
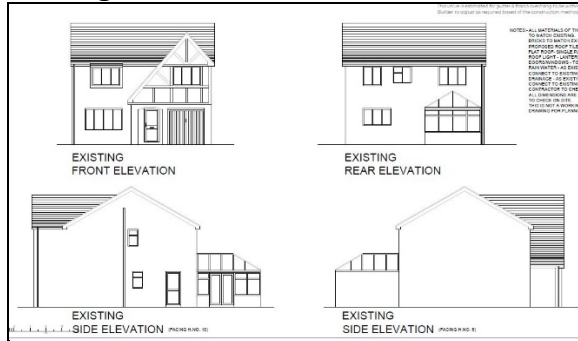


Existing rear elevation

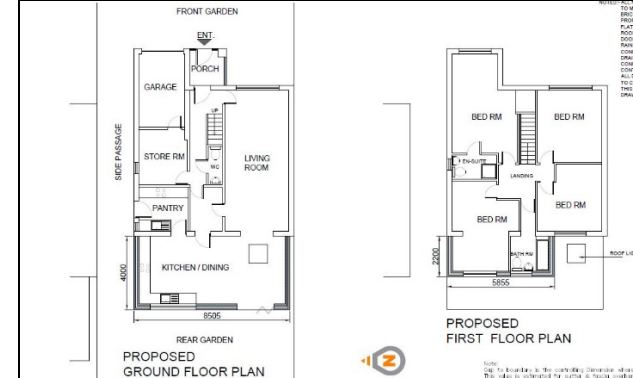
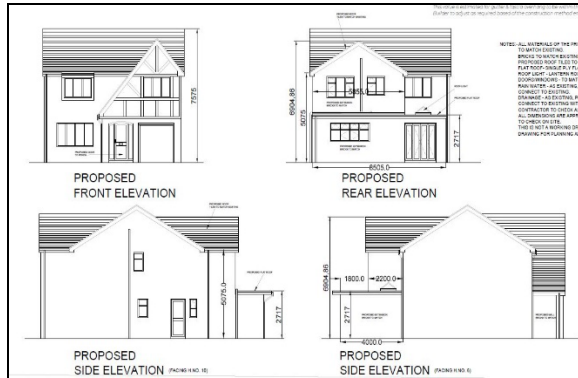


## Plans (not to scale)

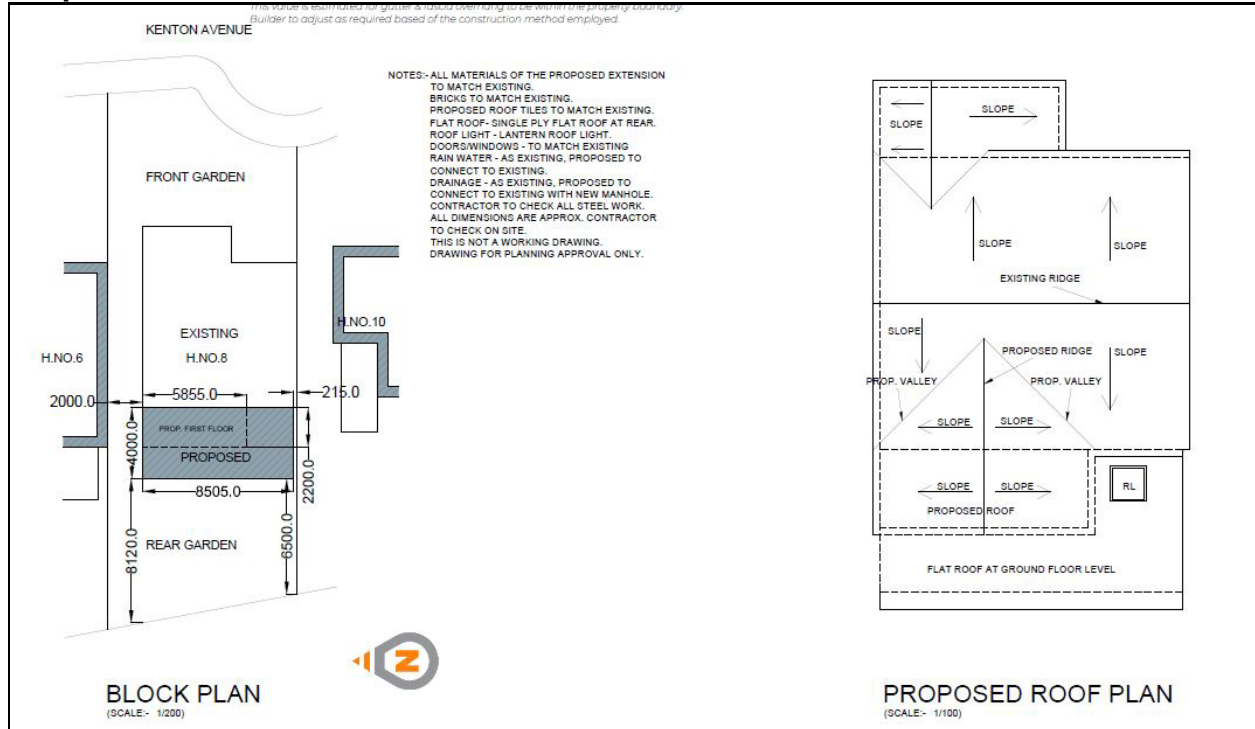
### Existing Elevations and Floor Plans



### Proposed Elevations and Floor Plans



### Proposed Block Plan





## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00211/REG3</b>
<b>LOCATION:</b>	<b>Selside Court, Chilwell, Nottinghamshire</b>
<b>PROPOSAL:</b>	<b>Demolition of garages and construct three dwellings</b>

### 1. Purpose of Report

This application is brought before Planning Committee as the Council is the landowner and applicant.

### 2. Recommendation

**The Committee is asked to resolve that planning permission be granted subject to conditions outline in the appendix.**

### 3. Detail

- 3.1 The application seeks full planning permission for the demolition of 17 garages, in two blocks, the construction of a row of three terrace dwellings and the creation of 24 vehicular parking spaces and additional landscaping. The application has been amended to move the dwellings further south away from the rear boundary with 61-65 Selside Court, a consultation has been undertaken following the amended block plan and street scene and any comments from the public will be reported in the late background paper.
- 3.2 A Design and Access Statement, pre development arboricultural report, car park study, ecology survey and geo-environmental assessment have been submitted with the application.
- 3.3 Around the site lies two storey terrace dwellings with large private amenity space to each rear. To the north east of the site lies a block of flats, three storey high and an area of grass. The north of the site lies a block of eight garages and to the south west lies a block of nine garages with parking around the edges of the domestic curtilages of the dwellings within Selside Court. There are no grassed areas or trees within the site only tarmac and concrete.
- 3.4 The main issue relates to whether the principal of a row of terrace dwellings and replacement parking with landscaping is acceptable and if the development is acceptable in terms of parking issues, design and impact on neighbour amenity and enhancement of ecology around the site.
- 3.5 The benefits of the proposal would be three additional family homes within a sustainable, urban location with access to a well-served public transport route giving access to shops, schools, public open spaces which would be in accordance with policies contained within the development plan that is given significant weight. The proposed row of terrace dwellings would contribute to the local economy by providing jobs during the construction process. There would

be a change in the parking layout but this is considered to be outweighed by the benefits of the scheme.

**APPENDIX****1 Details of the Application**

- 1.1 The application seeks to construct a row of terrace dwellings, two x two bedroom dwellings and one three-bedroom dwelling, each having a kitchen, lounge/dining room, ground floor WC, and family bathroom. Each dwelling will have access to private amenity space located to the rear elevation, which would be enclosed by a 1.8m close board fence. On the southern roof plane of each dwelling there would be a bank of solar panels.
- 1.2 The row of dwellings will be constructed out of buff brick and fibre cement tiles, with detailing to the fenestrations. Forward of the principal elevation of each dwelling is a small area providing off road vehicular parking and landscaping, including a tree.
- 1.3 Two sets of terraced garage, total of 17 garages will be demolished to facilitate the construction of the dwellings and create formal parking for 24 vehicles to serve both the proposed dwellings and the existing dwellings within Selside Court.

**2 Site and Surroundings**

- 2.1 The site is located in a residential area with two sets of garages which are rented by property owners in the surrounding area. There are no designated parking spaces for residents and as a result vehicles are parked alongside the boundary treatments in front of dwellings.
- 2.2 The land rises north to south and east to west with pedestrian pathways around the edges of the site. There is little green area or trees within the site but further north is a small grassed area. There is a significant amount of high close board fencing with pedestrian gates giving access to the vehicular parking within the site.
- 2.3 To the north of the site lies the tram network and to the east lies Inham Nook recreation ground with a bowls green, tennis courts, football pitches and children's' playground.

**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 1: Climate Change

- Policy 2: Spatial Strategy
- Policy 8: Housing Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces
- Policy 17: Biodiversity

#### **4.2 Part 2 Local Plan 2019**

- Policy 15: Housing size, mix and choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous substances and ground conditions
- Policy 31: Biodiversity Assets

#### **4.3 National Planning Policy Framework (NPPF) 2021:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes
- Section 9- Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places.
- Section 15 – Conserving and enhancing the natural environment

### **5. Consultations**

- 5.1 **Nottinghamshire County Council Highways:** has assessed the application and is satisfied with the scheme subject to standing advice conditions and informatives.
- 5.2 **Environmental Health Officer Pollution:** has assessed the application and has not raised any objections but has requested conditions be applied for contaminated land due to the land being used as garages. As the proposed development site is close to existing residential developments and therefore occupiers may be adversely impacted by excessive construction noise a condition should be added to any decision notice regarding hours of works. As the garages are proposed to be demolished to facilitate the semi-detached dwellings and parking a construction/demolition method statement shall be submitted to and agreed in writing and adhered to throughout the construction period. An informative should be added to the decision notice to ensure no burning of commercial waste.
- 5.2.1 During determination of the application a Geo-Environmental Assessment was submitted, dated Sept 2021. The additional information was assessed and the Environmental Health Officer agreed with the recommendations within the report and requested the condition relating to land contamination be replaced to ensure work is carried out in accordance with the Geo-Environmental Assessment.

- 5.3 **Parks and Environment Officer – Bins:** has assessed the application and has not raised any objections subject to the developer purchasing the first time provision of bins.
- 5.4 **Nottingham Wildlife Trust:** has reviewed all the information submitted and can confirm the ecology survey and report has been undertaken according to good practice guidelines. The Wildlife Trust states that given the lack of natural habitats on site the biodiversity net gain requirements should be straightforward and easily achievable. The use of native street trees and small areas of flowering lawn will assist with this. The Wildlife Trust, support the recommendations made within the ecology survey.
- 5.5 **Tree Officer** – has assessed the application and has no comments to make.
- 5.6 **The Toton and Chilwell Neighbourhood Forum** – has made representation on the application. They have stated that the proposal does not comply with the draft Neighbourhood Plan for Regulation 16.
- 5.7 33 properties were consulted and a site notice displayed. A letter of support was received and a total of four objections were received to the first set of plans and two to the amended plans. The comments can be summarised as follows:
- Loss of privacy to the existing and proposed tenants;
  - Sense of enclosure;
  - Loss of garages will result in anti-social behaviour and the garages are required;
  - Dust and noise during demolition and construction;
  - Car park being made smaller will cause parking problems as not enough space;
  - Drug dealing;
  - Disturbance to night workers, specifically NHS workers;
  - Reduced daylight in summer months;
  - Sunlight removed from the existing dwellings and given to the new dwellings;
  - Issues with design, appearance and layout and;
  - Understand the need for housing but there is little space.
- 5.8 Any further representations received to the amended plans will be reported in late papers.
6. **Assessment**
- 6.1 The main issues for consideration are whether the proposed development is acceptable in design and layout, has sufficient parking, has an acceptable relationship with neighbouring properties and would provide an adequate standard of amenity for future occupants.

## 6.2 Principal

- 6.2.1 The site is within an existing residential area and provides an opportunity to provide additional housing outside of Green Belt. There is also a need to boost housing supply which sites such as this can help deliver. The provision of a pair of three dwellings on a brown field site is considered to be a benefit in terms of contributing to the provision of homes within the borough.
- 6.2.2 Whilst it is acknowledged there will be a loss of 17 garages, it is considered the loss is outweighed by the proposal of residential units that make an efficient use of the land. Whether there is adequate space to accommodate a three terrace dwellings, replacement parking and the impact a development of this size will have on neighbouring properties, the character of the area and parking provision will be discussed below.
- 6.2.3 To conclude, the site is located within an urban location and weight must be given to the need to boost housing supply. It will provide a row of three family homes in the form of two x two bedroom dwellings and a three-bedroom dwelling, within an existing settlement in a sustainable location with public transport links providing access to the wider area. It is considered the proposed dwellings and replacement parking will not have an adverse effect on neighbour amenity and the design, massing, scale and appearance are considered to be acceptable. The principal of the development is therefore considered to be acceptable.

## 6.3 Design and visual amenity

- 6.3.1 Policy 10 of the ACS section 2 states that developments will be assessed in terms of d) massing, scale and proportion and e) materials and style. Policy 17 of the Part 2 Local Plan part 4 a) states that development should be of a size and design that makes a positive contribution to the appearance of the area.
- 6.3.2 The site currently two rows of terrace garages located on the north and south west of the site, that are in a poor state of repair and which have a negative impact on the appearance of the area. There is two set of concrete bollards creating an area for turning within the site for residents.
- 6.3.3 The demolition of the garages and construction of three family dwellings, the creation of 24 parking spaces along with area of landscaping will change the appearance of the area as it currently mainly concrete and tarmac, but the proposal would not have any detrimental impact on the openness of Selside Court. The amended position of the row of dwellings has been moved further south, away from the boundaries with 61-65 Selside Court and the layout of the parking and landscaping will still allow views across the site when entering from the north. Areas of soft landscaping would be provided to soften the parking areas and provide an improved visual amenity for the residents.
- 6.3.4 Consideration has been given to the fenestration details for the dwellings and the type of materials to assimilate the development in to the area, the choice of buff brick and concrete tiles along with vertical cladding reflects the materials in the wider area. The height to the eaves and ridge reflects the dwellings within

close proximity to the site and the different levels enables the dwellings to have a scale and proportion similar to the adjacent dwellings.

- 6.3.5 The area forward of the principal elevations and in view when approaching the site, will be soft landscaped along with off road parking to soften the public and private boundaries and improve the visual amenity of the area.
- 6.3.6 Concerns have been raised about the development creating a sense of enclosure, due to the position of the proposed dwellings and the existing dwellings within Selside Court. The amended plan has moved the position of the closest dwelling away from the boundary with 61-65 Selside Court, there is approximately 17m from the habitable room windows of 63 Selside Court and the side elevation of the proposed side elevation. A plan has been provided showing the street scene and the outlook from the dwellings on Selside Court.
- 6.3.7 To conclude, it is considered the dwellings and the replacement parking reflects an acceptable level of design that will tie in with the appearance of the surrounding properties. Consideration has been given to the position of the development and enabling the development to make a positive contribution to the area through the choice of materials and landscaping.

#### **6.4 Amenity**

- 6.4.1 6.4.1 Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.4.2 To the north of the site lies 61-65 Selside Court, two storey terrace dwellings with a porch to the rear elevation and 1.8m close board fencing surrounding the south facing gardens. The amended plan has addressed the concerns regarding the potential of loss of light and overbearing to these dwellings and their private amenity area due to the difference in levels between the existing dwellings and the proposed dwellings. There are no windows proposed on the side elevations towards these dwellings and so there would not be any overlooking. It is considered that there would be no significant impact in terms of loss of light, overlooking or overbearing for the occupiers of these properties.
- 6.4.3 Given the position of the dwellings there would not be any an impact on the residential amenity of dwellings located to the east, west and south of the site due to the position of the dwellings and the significant distance.
- 6.4.4 The replacement parking and landscaping has been positioned to ensure the openness of Selside Court is retained and enhanced with landscaping and this element of the proposal would not have any impact on the residential amenity of the dwellings within close proximity.
- 6.4.5 To conclude, the position of the dwellings and replacement parking has adequate separation distances, no windows on side elevations and ensures a neighbourly relationship can be achieved and to secure an acceptable level of amenity can be retained for the dwellings around the site. It is also

acknowledged the future occupants will have an acceptable level of amenity, with a satisfactory level of internal space and access to natural light and an outlook.

## 6.5 Parking

- 6.5.1 In relation to assess the highway impacts of the proposal paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.5.2 The proposal seeks to demolish a total of 17 garage, two block of garages one located to the north of the site and one to the south west, and amend the existing parking arrangement to create 24 parking spaces with landscaping.
- 6.5.3 A car parking survey was carried out over a 24-hour period from 19:00 on Thursday 30 January 2022 until 19:00 Friday 31 January 2020. It was determined that there is sufficient capacity on Selside Court to accommodate 60 parked cars, excluding the garages and parking areas to be replaced by the proposal. The number of cars parked on Selside Court, excluding garages, was 25 and given the maximum parking capacity of 60 cars this equates to a parking stress of 42% and so therefore there is capacity for a further 35 vehicles to be parked on Selside Court. During the 24 hour period no garages were visited, but it is therefore not possible to determine from the survey finding how many cars are parked in the garages. It is considered there is sufficient evidence demonstrate that the parking can accommodate the development and compensate for the loss of garages.
- 6.5.4 The concerns raised regarding the parking being reduced and as a result would cause parking problems has been addressed by the parking survey. It is considered that there will not be a significant impact on highway safety or on street parking and there would be no changes to the pedestrian footpaths around the edges of the site.
- 6.5.5 It is acknowledged there will be construction vehicles associated with the site, however it is considered that there is adequate space on and around the site not to cause a nuisance. Notwithstanding this, a condition requiring the submission of details of a Construction Method Statement would further ensure that the development would keep disruption to a minimum. The details to be agreed prior to commencement of the works.
- 6.5.6 To conclude, it is considered that sufficient parking would be provided to accommodate the row of three terrace dwellings and replacement parking for the existing dwellings. It is considered the parking survey has provided sufficient evidence to demonstrate that the area within the site can support the additional parking following the demolition of the garages and construction of the row of terrace dwellings, subject to conditions.



## 6.6 Environmental Health

- 6.6.1 Policy 19 of the Part 2 Local Plan states development of land potentially affected by contamination will not be permitted unless and until a site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council. Paragraph 184 of the NPPF states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner.
- 6.6.2 The Councils Environmental Health Officer has stated the proposed development is located on land that may be contaminated due to its historic use as garages, therefore before commencement on site an investigative survey of the site shall be carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.
- 6.6.3 As the proposed development site is close to existing residential developments and therefore occupiers may be adversely impacted by excessive construction noise a condition should be added to any decision notice regarding hours of works. There shall not be any construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday and 08:00-13:00 Saturdays and no time on Sunday or Bank Holidays.
- 6.6.4 As the garages are proposed to be demolished to facilitate the three dwellings and parking a construction/demolition method statement shall be submitted to and agreed in writing and adhered to throughout the construction period.
- 6.6.5 The conditions regarding hours of work and relating to the Construction Method Statement would secure the residential amenity and safety of residents and the general public.
- 6.6.6 The Councils Parks and Environment Officer for bins has assessed the application and has not raised any objections subject to the developer purchasing the first time provision of bins. As each property has a secure rear garden, the bins can be safely stored off the public highway, and the bins can easily be collected by the refuse team.

## 6.7 Ecology

- 6.7.1 Para 180 of the NPPF is also applicable, that states when determining planning applications, Local Planning Authorities should apply the following principle, amongst others, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

- 6.7.2 Policy 31 of the Local Plan Part 2 states that all development proposals should seek to deliver a net gain in biodiversity and geodiversity and contribute to the Borough ecology network. Permission will not be granted for development which would cause significant harm to site and habitats of nature conservation or geological value, together with species that are protected or under threat.
- 6.7.3 Nottingham Wildlife Trust has assessed the application and fully support the ecology recommendations within ecology survey and is content that this can be secured by a suitably worded condition.
- 6.7.4 It is considered there will not be any impact on the ecology of the site and the surrounding area and given the lack of natural habitats on site it is considered there will be a biodiversity net gain.

## 6.8 Other Issues

- 6.8.1 The comments raised regarding anti-social behaviour following the demolition of garages has been noted.

## 7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide three family homes within an existing urban area and would support short term benefits such as jobs during the demolition and construction of the proposed dwellings and creation of the off road parking spaces and would be in accordance with policies contained within the development plan. There would not be any significant impact on the amenity of neighbours.

## 8. Data Protection Compliance Implications

- 8.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

## 9. Background papers

- 9.1 There were no background papers.

## 10 Conclusion

- 10.1 To conclude, it is considered the proposed dwellings are an acceptable size, scale and layout that there will not be an adverse effect on neighbour amenity and it will provide an acceptable standard of amenity for future occupants of the dwellings. The level of replacement parking is acceptable to meet the requirements of the existing and proposed dwellings and the scheme is considered to be acceptable and should be approved.

<b><u>Recommendation</u></b>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following reasons.	
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 drawings proposed elevations and floor plan 2766(08)A03 Rev A and site location plan 2766(02)A01 Rev A received 4 March 2022, proposed block plan 2766(08)A02 Rev B, proposed street elevations 2766(08)A04 Rev C, proposed block plan 2766(08)A01 Rev B received 2 June 2022, Ecology survey and pre development arboricultural report received 4 March 2022 and Solar panel details received 21 April 2022. Ecology survey and pre development arboricultural report received 4 March 2022 and Geo-Environmental Assessment received 24 May 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>(a) No building to be erected pursuant to this permission shall be occupied or brought into use until:</p> <ul style="list-style-type: none"> <li>i. All the necessary remedial measures for the building have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the Local Planning Authority; and</li> <li>ii. It has been certified to the satisfaction of the Local Planning Authority, through the submission of a verification report that the necessary remedial measures for the building have been implemented in full.</li> </ul> <p>The development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development</p> <p><i>Reason: commencing to ensure the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe Aligned Core Strategy (2014).</i></p>

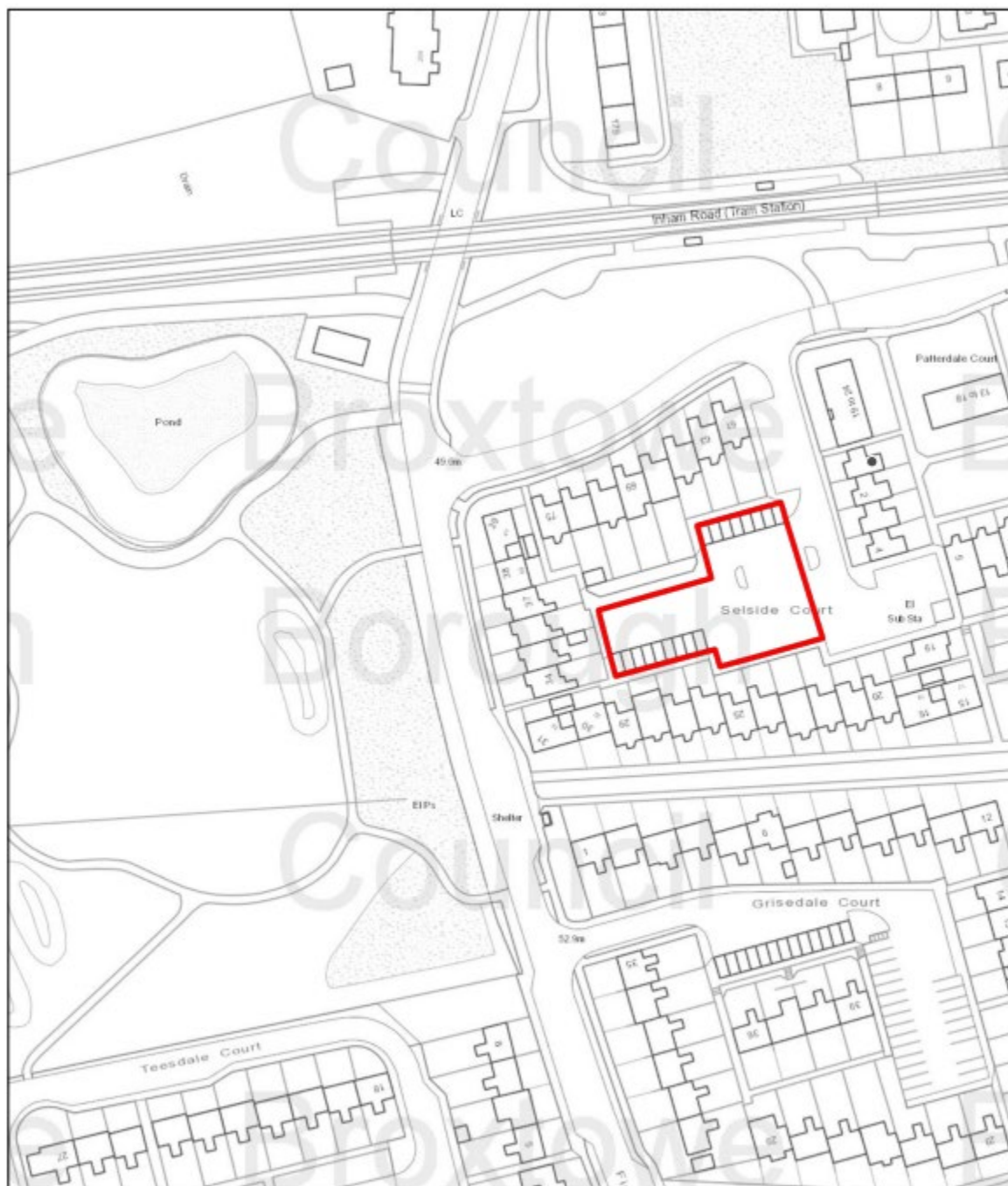
4.	<p>No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.</p> <p><i>Reason: and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
5.	<p>No above ground works shall take place until a landscaping scheme showing biodiversity net gain 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"> <li>a. numbers, types, sizes and positions of proposed trees and shrubs;</li> <li>b. details of boundary treatments;</li> <li>c. planting, seeding/turfing of other soft landscape areas and</li> <li>d. timetable for implementation.</li> </ul> <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, to ensure the development presents a satisfactory standard of external appearance to the area, to ensure a sufficient standard of neighbour amenity 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>
6.	<p>No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>

7.	<p>No development within the full planning permission phase hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> <li>a) The means of access for construction traffic;</li> <li>b) Parking provision for site operatives and visitors;</li> <li>c) The loading and unloading of plant and materials;</li> <li>d) The storage of plant and materials used in construction/demolition of the development;</li> <li>e) A scheme for the recycling/disposal of waste resulting from construction/demolition works;</li> <li>f) Details of dust and noise suppression to be used during the construction phase and;</li> <li>g) A report identifying any asbestos and documenting its safe removal</li> </ul> <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
8.	<p>No part of the development hereby permitted shall be brought into use until the parking bays/ areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2766(08) B01 Rev B. The parking bays/ areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.</p> <p><i>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
9.	<p>Occupation of the hereby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p>

	<b><i>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></b>
10.	<p>The parking bays shall not be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.</p> <p><b><i>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></b></p>
11.	<p>The demolition of the garages and construction of the dwellings and apartments, shall be carried out in accordance with the mitigation measures as detailed in sections 5.17, 5.18 and 5.21 of the Ecological Assessment dated 29.06.21 unless otherwise approved in writing by the Local Planning Authority.</p> <p><b><i>Reason: To ensure that any protected species which may be present on site are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).</i></b></p>
	<b>NOTES TO APPLICANT</b>
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 deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority
3.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: <a href="mailto:3015snn@broxtowe.gov.uk">3015snn@broxtowe.gov.uk</a> to ensure addresses are created.

	<b>This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</b>
<b>4.</b>	<b>Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.</b>
<b>5.</b>	<b>Developer to purchase the first time provision of bins. Notice served in due course. 1.Developer to purchase the first time provision of bins. Notice served in due course. 2.Each property would be allocated the following: 1 x 240 litre bin for residual waste 1 x 240 litre bin for recycling waste 1 x 37 litre bag for glass 3.Bins need to be presented at the edge of adopted highway for emptying. 4.The size of a 240 litre bins is 1074mm (h) x 580mm (w) x 734mm (d)</b>

22/00211/REG3 - Selside Court



6/14/2022, 4:28:42 PM



Site location plan



**Photographs**



Garages to be demolished to the north



Garages to be demolished the south west



View across parking



View towards Eskdale Drive

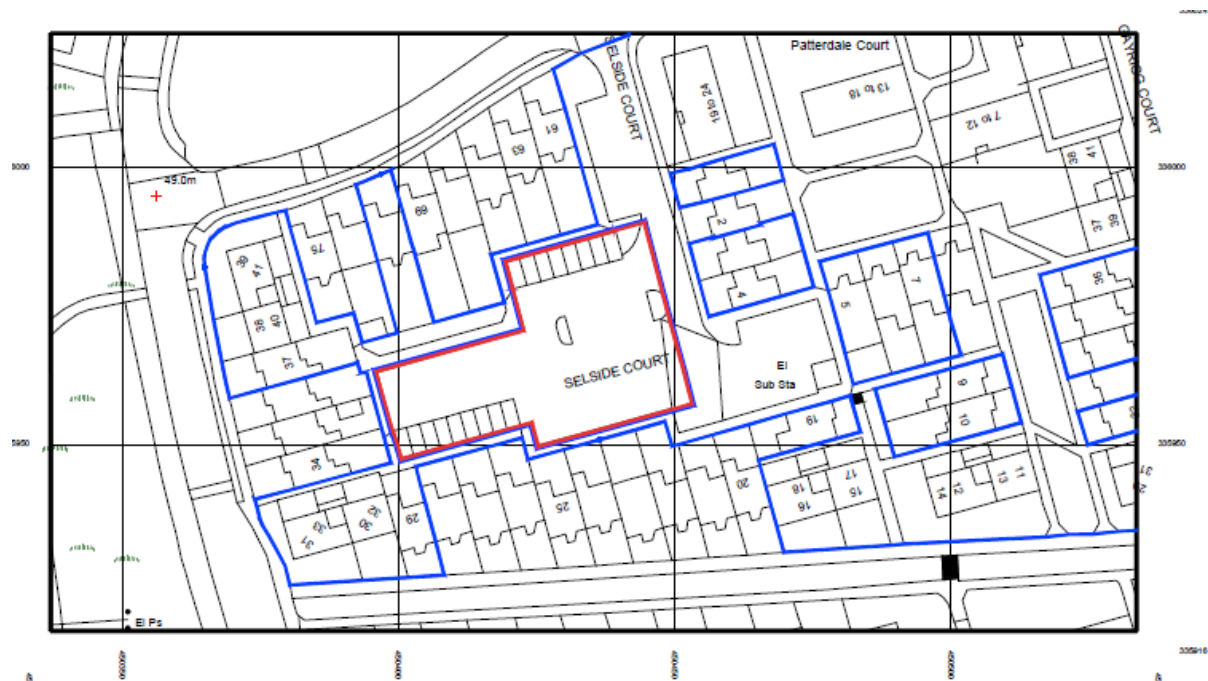


61-65 Selside



Dwellings located to the east of the site

Plans (not to scale)



Site location plan



Proposed site plan



Proposed elevations and street scene



Proposed elevations

This page is intentionally left blank



## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>21/00350/FUL</b>
<b>LOCATION:</b>	<b>Park View Cottage, Main Street, Strelley Nottinghamshire</b>
<b>PROPOSAL:</b>	<b>Erect side/rear extension following demolition of shed and outbuilding</b>

### 1. Purpose of Report

Councillor P J Owen has requested this application be determined by Committee.

### 2. Recommendation

**The Committee is asked to resolve that planning permission be refused for the reasons set out in the appendix.**

### 3. Detail

- 3.1 The application seeks permission to construct a single storey, L shaped, side extension, with several roof lights. The proposed extension will connect to the existing property through a small flat roof section, and will replace the existing shed and outbuilding, which will be demolished. The proposal will create an extended kitchen/dining area and lounge space.
- 3.2 The application property is a semi-detached dwelling with mainly brick finish. There is an existing garage and outbuilding to the side of the property, and off road parking to the front and side of the property.
- 3.3 The property is located in a rural location with neighbouring residential dwellings to the south, an equestrian facility to the north, and open fields/land to the east and west on the other side of the M1 which borders the application property. The application site is in the Nottinghamshire Green Belt and within the Strelley Article 4 direction and Conservation Area.
- 3.4 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 3.5 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in the Green Belt and its impact upon the openness in this location.

**APPENDIX****1. Details of the Application**

- 1.1. This application seeks permission to construct a single storey side extension, with several roof lights. The proposed extension will connect to the existing property through a small flat roof section, and will replace the existing shed and outbuilding, which will be demolished. The proposal will create an extended kitchen/dining area and lounge space.

**2. Site and surroundings**

- 2.1. The application property is a semi-detached dwelling with mainly brick finish. There is an existing garage and outbuilding to the side of the property, and off road parking to the front and side of the property.
- 2.2. The property is located in a rural location with neighbouring residential dwellings to the south, an equestrian facility to the north, and open fields/land to the east and west on the other side of the M1 which borders the application property. The application site is in the Nottinghamshire Green Belt and within the Strelley Article 4 direction and Conservation Area.

**3. Relevant Planning History**

- 3.1. There have been several planning applications at the property and these are as follows:
- 3.2. 09/00539/FUL - Construct two storey side extension (refused)
- 3.3. 11/00356/FUL - Construct link extension (approval)
- 3.4. 14/00527/FUL - Construct single storey link extension (approval)

**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 2: The Spatial Strategy

Policy 3: The Green Belt

Policy 10: Design and Enhancing Local Identity

**4.2. Part 2 Local Plan 2019**

Policy 8: Development in the Green Belt

Policy 17: Place-making, design and amenity



**4.3. National Planning Policy Framework (NPPF) 2021:**

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. No responses have been received to the neighbour consultation.

5.2. As the site is within the Article 4 Direction and the Conservation Area, the Conservation Officer was consulted as part of the application. The Conservation Officer raised no objection and stated:

- (a) I agree with 'heritage rooflights' although these should be fitted flush with the roofline, and this should be stipulated.
- (b) Natural clay tile is acceptable roof covering.
- (c) I would prefer to see the frames in timber within the Conservation Area, especially as this property is covered by the Article 4 Direction.
- (d) I agree with the concept of the glazed link between new and old buildings.

**6. Assessment**

6.1. The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, and its impact on neighbouring amenity.

**6.2. Principle**

6.2.1. The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Para 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the P2LP states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2. The volume of the original dwelling, excluding the outbuildings is approximately 353m<sup>3</sup>, and the volume of the proposed extension is 137m<sup>3</sup>. This would result in an increase of an approximately 38% of the original volume of the dwelling.

6.2.3. The proposed extension would exceed the 30% volume increase which would not be considered a limited addition to the original dwelling, and therefore an exception to inappropriate development, in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

### **6.3. Design and Appearance**

- 6.3.1. The proposed single storey side extension is L shaped, connecting to the existing dwelling through a flat roof link section. The proposed extension has a gable roof design with roof lights, and has a length of approximately 13m, with a width of 5m, with a maximum ridge height of 5.1m. There are a total of 5 roof lights, a central roof lantern and bi fold doors giving access on to a patio area. Due to the siting, size, scale and design of the proposal the development is considered to be a subservient addition to the existing property. The proposed extension adjoins the property boundary to the north, and replaces the existing outbuilding and detached garage. Given the location of the extension, and its siting within the property boundary, it is considered that there would not be any significant impact on the visual amenity of the area.

### **6.4. Amenity**

- 6.4.1. The proposed single storey side extension would be separated from the neighbouring property to the south by the existing main dwelling which will shield this neighbour from the proposed development, and adjoins the property boundary to the north. This property boundary is shared with an equestrian facility to the north, and this boundary is several trees and bushes which reduce the impact of the development on this neighbour. No windows are proposed in the side elevation of the proposal. There are no neighbouring properties to the east or west. Due to the siting, size, scale and design of the proposal the development is considered not to be significantly detrimental to the amenity of any neighbouring properties in terms of any potential overlooking, overbearing or overshadowing impact.

### **6.5. Access**

- 6.5.1. Access into the site would not be affected by the development and as such it is considered that the development would not have a significant impact on highway safety.

## **7. Planning Balance**

- 7.1. The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have a significant impact on neighbour amenity.
- 7.2. The negative impacts are that the development would be considered as being inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.
- 7.3. On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

8. Data Protection Compliance Implications

- 8.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

9. Background Papers

- 9.1 There were no background papers.

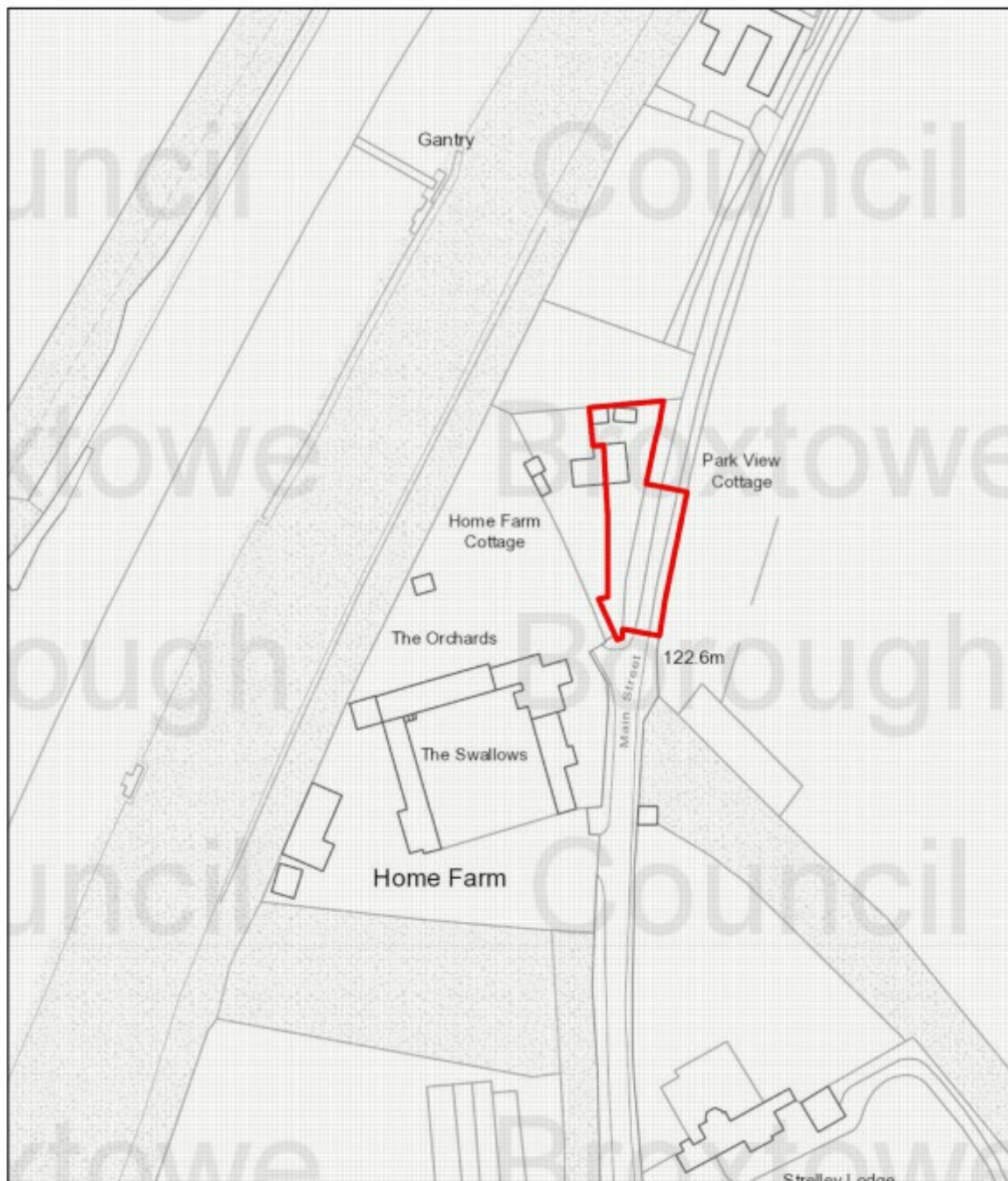
10. Conclusion

- 10.1. Recommend that planning permission for the development is refused.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be refused for the following reasons:</b>	
<b>1.</b>	<b>The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.</b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.</b>

MAP FROM BROXTOWE MAPS

Park View Cottage



6/13/2022, 12:15:36 PM

- Green Belt
- Site

1:1,250  
0 0.01 0.02 0.04 mi  
0 0.01 0.03 0.06 km



**Photographs**

Application property



Siting of Proposed Extension



Existing Garage to be demolished

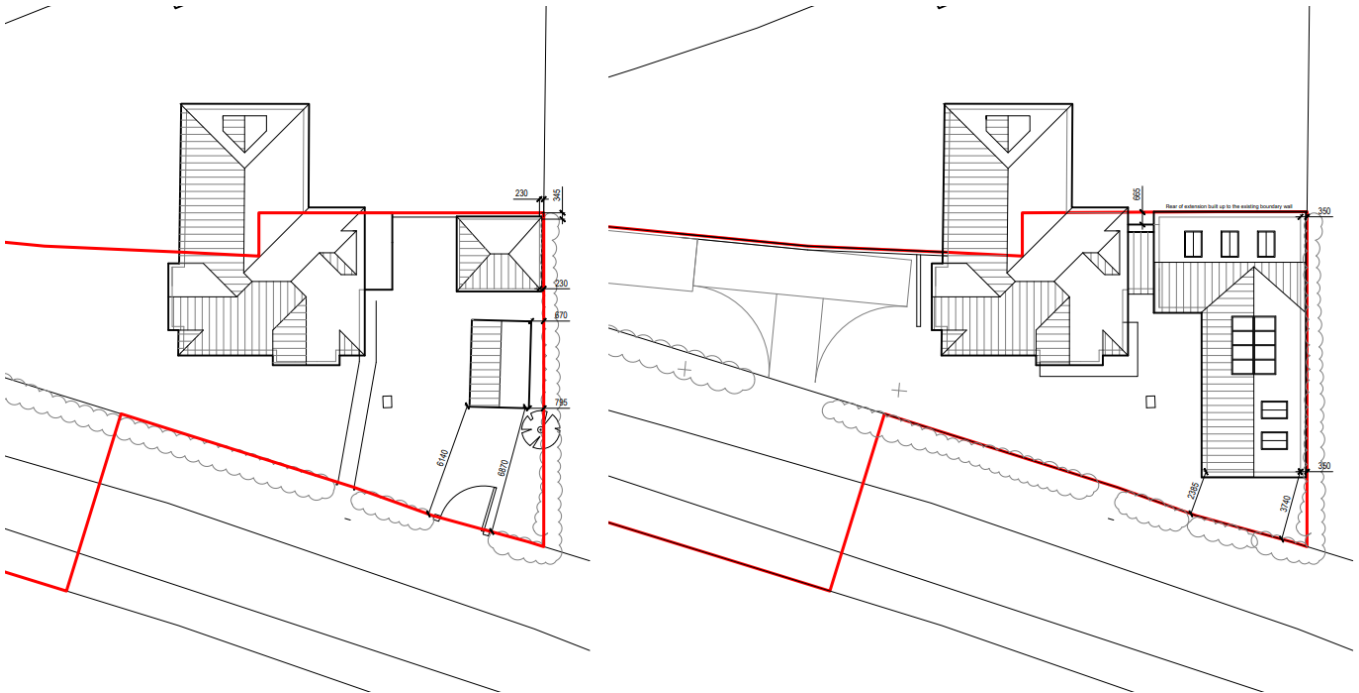


Existing outbuilding



**Plans (not to scale)**

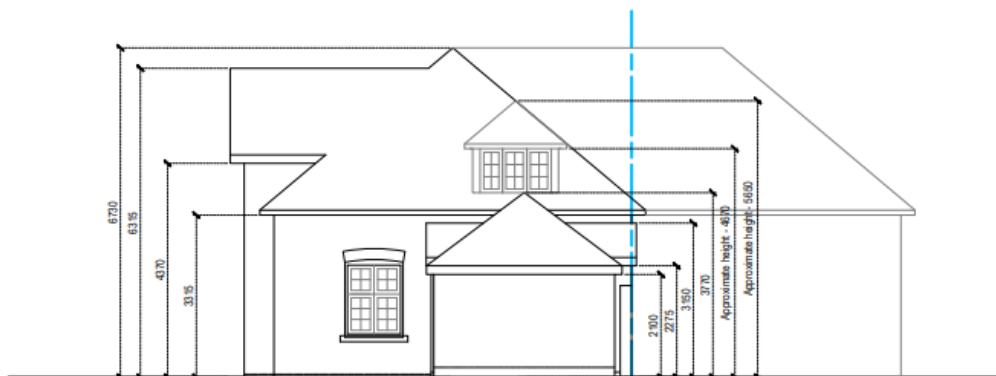
Existing and Proposed block plans



Existing elevations



East elevation - With garage



North elevation - With outbuilding

Architectural elevation drawing of a building facade. The drawing includes the following dimensions and labels:

- Overall height: 5160
- Height of the leftmost section: 3315
- Height of the central section: 4370
- Height of the rightmost section: 4800
- Width of the central section: 1780
- Width of the rightmost section: 2985
- Width of the central section: 2380
- Width of the rightmost section: 2985
- Label: "Aperture distance positioning"
- Label: "Rear wall (existing)"

[illegible]

This page is intentionally left blank



## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00021/FUL</b>
<b>LOCATION:</b>	<b>143 Moorgreen, Newthorpe, NG16 2FF</b>
<b>PROPOSAL:</b>	<b>Construct single storey side extension.</b>

### 1. Purpose of Report

Councillor M Brown has requested that this application be determined by Committee.

### 2. Recommendation

**The Committee is asked to resolve that planning permission be refused subject to conditions outlined in the appendix.**

### 3. Executive Summary

- 3.1. The application seeks planning permission for a single storey side extension to a residential property.
- 3.2. The dwelling is a two storey semi-detached property and is located within the Nottinghamshire Green Belt.
- 3.3. The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 3.4. The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers. The negative impact of the proposal is the inappropriateness of the development on Green Belt land due to the development being contrary to Policy 8 which states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.
- 3.5. The Committee is asked to resolve that planning permission be refused for the reasons set out in the appendix.

## APPENDIX

1. Details of the application

- 1.1. This application seeks permission to construct a dual pitched single storey side extension to the northern (side) elevation of the existing dwelling creating a new utility room and a large open plan kitchen/dining area.

2. Site and surroundings

- 2.1. The application site consists of a two storey semi-detached property with a brick finish to all the elevations and a tiled roof, with an outbuilding and a rear garden of significant size located north-west of the dwelling. The adjacent road, Moorgreen, is located north-east of the application site. In regard to adjacent neighbouring properties: 141 Moorgreen is located south of the application site, 139 Moorgreen is located south-east of the application site and 145 Moorgreen is located north of the application site. The application site is located within the Nottinghamshire Green Belt.

3. Relevant Planning History

- 3.1. There is no relevant planning history post 1974.

4. Relevant Policies and Guidance**4.1. Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

Policy A: Presumption in Favour of Sustainable Development

Policy 2: The Spatial Strategy

Policy 3: The Green Belt

Policy 10: Design and Enhancing Local Identity

**4.1. Part 2 Local Plan 2019:**

Policy 8: Development in the Green Belt

Policy 17: Place-making, design and amenity

**4.2. National Planning Policy Framework (NPPF) 2021:**

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. No comments from technical consultees are required for this application.

- 5.2. Three neighbouring properties were consulted with no objections being received. One of the neighbouring properties was in support of the development proposal.

6. Assessment

- 6.1. The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal and its impact on neighbouring amenity.

7. Principle

- 7.1. The application site is located within the Nottinghamshire Green Belt, and therefore the principle of development is subject to whether or not it complies with Local and National Green Belt Policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.
- 7.2. The volume calculations provided by the agent show that the total volume of the existing building and roof space equals 424 m<sup>3</sup>. The total volume of the existing building and the proposed side extension equals 599.7 m<sup>3</sup>. The percentage increase from 424 m<sup>3</sup> to 599.7 m<sup>3</sup> is 41%, which is above the 30% volume increase allowed on Green Belt land.
- 7.3. Therefore, the proposed side extension would exceed the 30% volume increase which would not be considered a limited addition to the original dwelling. The proposal is not considered to be an exception to inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

8. Design and Appearance

- 8.1. The proposed dual pitched single storey side extension is to cover the whole length of the original dwelling, with an overall length of 11.5m, a width of 6.3m, an eaves height of 2.6m and a ridge height of 6.5m. Given the location of the extension there would be minimal impact on the visual amenity of the area.

9. Amenity

- 9.1. As the proposed single storey side extension is located to the north of the dwelling and given the position of the neighbouring properties, the lay of the land and boundary treatments, it is considered that the proposed development would not have a significant impact on neighbour amenity.

10. Access

- 10.1. Access into the site would not be affected by the development and as such it is considered that the development would not have a significant impact on highway safety.

11. Planning Balance

- 11.1. The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have a significant impact on neighbour amenity.
- 11.2. The negative impacts are that the development would be inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.
- 11.3. On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

12. Data Protection and Compliance Implications

- 12.1. Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

13. Background Papers

- 13.1 There were no background papers.

14. Conclusion

- 14.1. Recommend that planning permission for the development is refused.

**Recommendation**

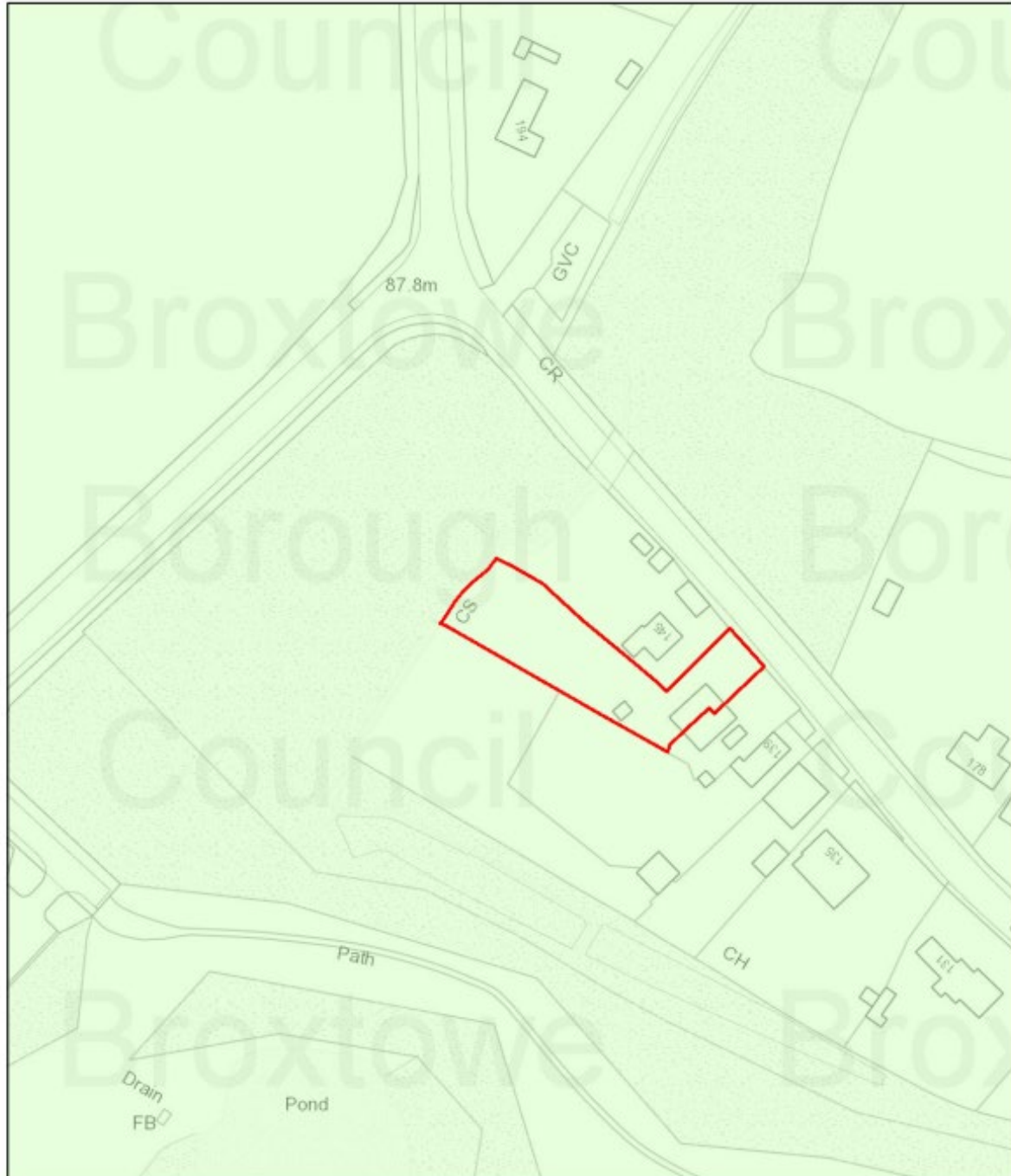
**The Committee is asked to RESOLVE that planning permission be refused subject to the following conditions.**

- |    |   |
|----|---|
| 1. | <b>The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are no very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the propose development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other</b> |
|----|---|

	<b>material considerations that justify treating this proposal as an exception.</b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.</b>

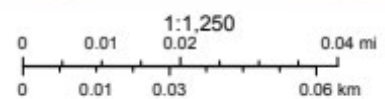
Site Plan (From Broxtowe Maps)

22/00021/FUL - 143 Moorgreen, Newthorpe, NG16 2FF



6/9/2022, 11:31:21 AM

- Green Belt
- INTERNAL: PCO Applications



© Crown copyright and database rights 2021. Ordnance Survey 100019453

Photographs



Photograph showing the principle front (north-east) elevation of 143 Moorgreen (on the right) and adjacent neighbouring property 141 Moorgreen (On the left).



Photograph the existing side (north) elevation of the dwelling, which is where the proposed single storey side extension will be located.



Photograph showing adjacent neighbouring property 145 Moorgreen, located north of the application site.



Photograph showing 143 Moorgreen (on the right), adjoined neighbouring property 141 Moorgreen (Centre) and adjacent neighbouring property 139 Moorgreen (left).





Photograph again showing the existing north elevation of the dwelling, which is where the proposed side extension will be located.



Photograph taken from the rear garden of the application site, again showing the existing north elevation of the dwelling, which is where the proposed side extension will be located.



Photograph showing the rear garden of the application site, located north-west of the existing dwelling.



Photograph showing adjacent neighbouring property 145 Moorgreen, located north of the application site.



## Plans

### Existing Elevations



Existing Front Elevation

1:50



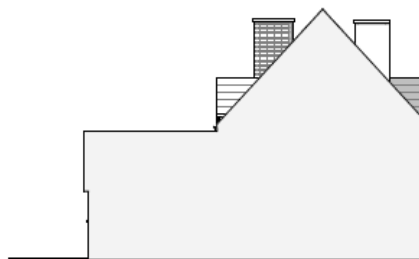
Existing side view

1:50



Existing Rear Elevation

1:50



Existing side view

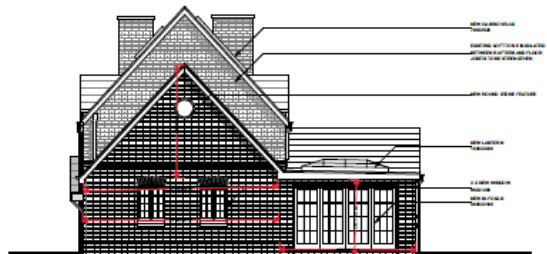
1:50

### Proposed Elevations



Proposed Front Elevation

1:50



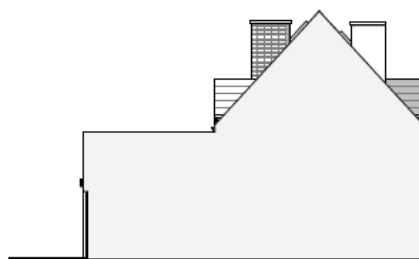
Proposed side view

1:50



Proposed Rear Elevation

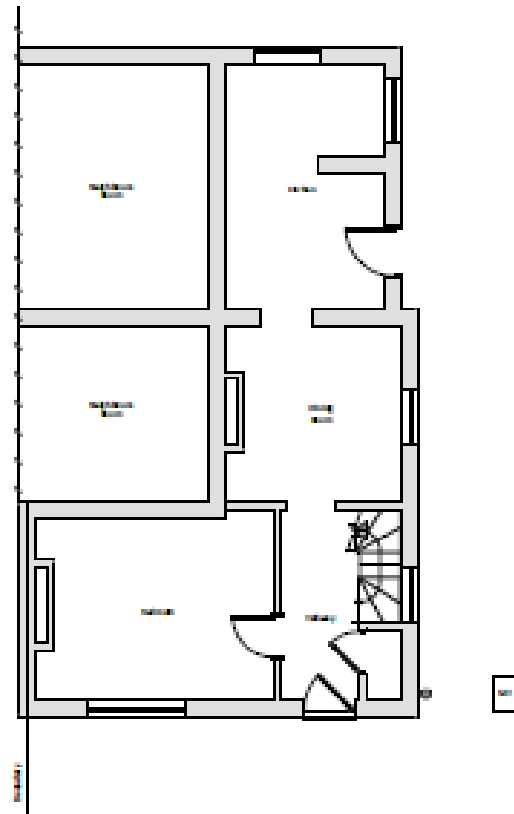
1:50



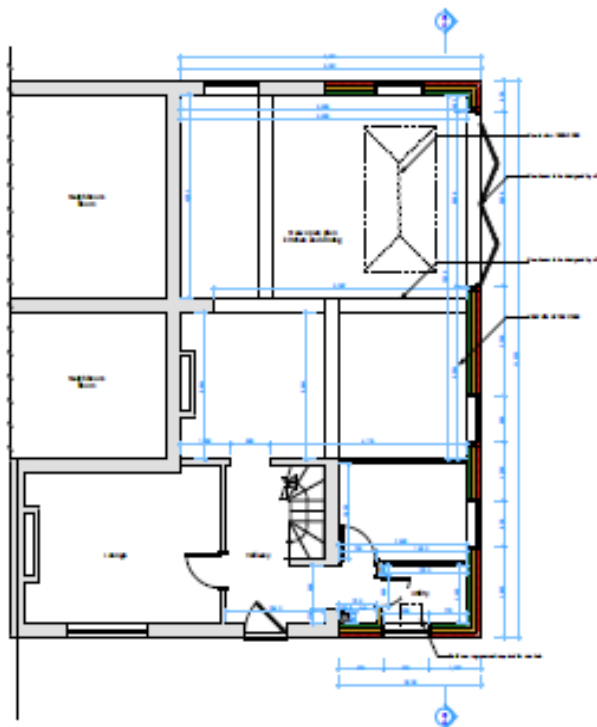
Proposed side view

1:50

Existing Ground Floor Plan - Scale 1:50



Proposed Ground Floor Plan – Scale 1:50



Proposed Block Plan – Scale 1:200



This page is intentionally left blank

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00132/FUL</b>
<b>LOCATION:</b>	<b>11 Mayfield Drive, Stapleford, Nottingham, NG16 5AE</b>
<b>PROPOSAL:</b>	<b>Construct single storey extensions to front and rear</b>

### 1. Purpose of Report

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

### 2. Recommendation

**The Committee is asked to resolve that planning permission be granted with the conditions set out in the appendix.**

### 3. Detail

- 3.1 This application seeks consent to construct single storey extensions to the front and rear of the dwelling to create a wardrobe/en-suite to the front and entrance porch, snug/office and a kitchen/dining/living area to the rear. There is currently a conservatory to one side and utility/wc to either side for which the conservatory and utility are proposed to be removed as part of the proposal.
- 3.2 The application site consists of a detached single storey dwelling which is set off Mayfield Drive and accessed via a long shared driveway situated between numbers 9 and 13 Mayfield Drive.
- 3.3 It is considered that main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity.
- 3.4 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would be in accordance with the policies contained within the development plan and have no significant impact on neighbour amenity. There are no significant negative impacts.

## APPENDIX

1. Details of the application

- 1.1 This application seeks consent to construct single storey extensions to the front and rear of the dwelling to create a wardrobe/en-suite to the front and entrance porch, snug/office and a kitchen/dining/living area to the rear. There is currently a conservatory to one side and utility/wc to either side for which the conservatory and utility are proposed to be removed as part of the proposal.

2. Site and Surroundings

- 2.1 The application site is located within a predominantly residential area and consists of a detached single storey dwelling which is set off Mayfield Drive and accessed via a long shared driveway situated between numbers 9 and 13 Mayfield Drive. The street scene of Mayfield Drive is predominantly made up of two storey semi – detached dwellings with small garden areas the front, driveways to the side and gardens to the rear. Dwellings located to the north east of the application site are set at a higher level due to the road rising significantly from the junction of Mayfield Drive/Ilkeston Road, with dwellings located on Ilkeston Road set significantly lower.

3. Relevant Planning History

- 3.1 Planning permission was granted under reference number 79/00595/FUL to construct a lounge extension.
- 3.2 Planning permission was granted under reference number 95/00640/FUL to construct a single storey extension.
- 3.3 Planning permission was granted under reference number 00/00829/FUL to construct a porch.

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

4.2 **Part 2 Local Plan 2021**

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

- Policy 17: Place-making, Design and Amenity

## 5. Consultations

5.1 15 neighbouring properties were originally consulted during the processing of the planning application along with the posting of a site note, with 1 letter supporting the proposal and 7 letters having been received objecting on the grounds of:

- Loss of privacy/overlooking;
- Visual amenity;
- Loss of trees;
- Integrity of boundary;
- Access and parking;
- Sewerage;
- Flooding;
- Delivery of materials.

5.2 Following the receipt of amended plans, a further consultation was carried out with neighbouring along with the posting of a site notice, with 1 letter of support and 3 letters raising further concerns in respect of the previous mentioned concerns.

## 6. Assessment

6.1 The main issues for consideration relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity

### 6.2 **Design and Visual Amenity**

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.2.2 To the front of the existing dwelling, a small pitched roof extension is proposed to create a wardrobe and en-suite serving a bedroom. This extension will measure 3m in length and 5.5m in width. There are no windows to the front of this extension only windows on the side elevation. The extension will be served by low level eaves set at 2.85m, with an overall height of 4.786m to the ridge of the roof. Given the orientation of the main dwelling within the site set behind the boundary with number 9 Mayfield Drive and the fact that the application site is set off the main road served by a long private drive, there will be limited views of this extension from within the street scene of Mayfield Drive.

6.2.3 To the rear of the property a single storey flat roof extension is proposed. This extension is proposed to run parallel with the boundary of the neighbouring properties located to the north east on Mayfield Drive. The plans originally submit indicated the extension at it's nearest point would have been sited 1.198m. Following concerns raised with the agent in respect of the close proximity of the proposed extension to the boundary, amended plans were submitted reducing the size of the proposed rear extension and moving the extension away from the north

east boundary of the site by 3m. The proposed extension measures 11.3m in length and 9.7m in width, with an overall height of the flat roof set at 3.24m. The extension will create a new entrance porch along with a small snug/office a larger kitchen/dining living room area. The extension will be served by an entrance door on the side elevation and a window/bi – folding doors on the rear, with the bi-folding doors also being located on the opposite side elevation. The overall alterations to the property will create a four-bedroom dwelling, with the existing dwelling being served by only two bedrooms.

- 6.2.4 The proposal is not considered to have any significant detrimental impact upon the character of the street scene or visual amenity of the area.

### 6.3 Amenity

- 6.3.1 Objections have been received from neighbouring properties in respect of overlooking/loss of privacy, loss of light/overshadowing, noise and disturbance and parking/unloading of building materials.
- 6.3.2 To the south east of the application site there are existing properties numbers 7 – 15 Mayfield Drive. These properties are served by long linear gardens in excess of 15m. Along the rear boundaries with the application site there is an existing 1.8m high close boarded timber fence. Whilst the proposed extension to the front of the dwelling is located within 1m of the boundary with number 9, there are no windows proposed on the front elevation of the extension. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 7 – 15 Mayfield Drive.
- 6.3.3 Directly to the north east of the application site there are existing properties numbers 23 – 31 Mayfield Drive which are set at a higher level, with gardens backing onto the application site. Along the boundary of the application site there is an existing 1.8m high close boarded timber fence and a variety of hedgerows/trees. The original plans submitted indicated the proposed rear extension to be located within 1.1m of the boundary at its closest point, and 3.3m at its furthest point. Following concerns raised by the immediate neighbouring properties, amended plans have been submitted reducing the size of the proposed extension setting it in from boundary by 3m. Land levels within the site do vary from north to south. However, the application will be served by a flat roof with an overall height of 3.24m. Within the side elevation facing the boundary there is a small window proposed serving a snug/office and an entrance door leading into a utility room/kitchen/living/dining area. However, these will be looking out onto the existing 1.8m high close boarded timber fence, limiting any potential overlooking issues. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property numbers 23 – 31 Mayfield Drive.
- 6.3.4 To the west of the application located to the rear of the proposed rear extension there are exiting two storey properties numbers 45 – 51. The proposed extension will be sited 4.8m at its nearest point and 6.287m at its furthest point from the boundary which consists of a 2m high close boarded timber fence and a variety of trees. Within the rear elevation a window is proposed along with Bi – folding doors serving the kitchen/living/dining area. Given the design, separation distance and existing boundary treatment it is not considered that the proposal will have any significant impact on the amenity of the immediate neighbouring property numbers 45 – 51 Mayfield Drive.



- 6.3.5 Furthermore, there are additional bi – folding doors and a window serving this living space on the south elevation, however, given the location of the immediate neighbouring properties located on Ilkeston Road, which are served by long linear gardens, it is not considered that the proposal will not have any significant impact on the amenity of these immediate neighbouring properties.
- 6.3.6 Whilst concerns have been raised in respect of noise/disturbance during construction and the parking/unloading of building materials, should noise/disturbance become an issue this can be dealt with by separate legislation by the Environmental Health department. Furthermore, the property is served by a large driveway within the site for which building materials could be stored and there are no traffic regulation orders in the form of double yellow lines which would restrict vehicle parking within Mayfield Drive.

## **7 Highway Safety**

- 7.1 The application site is currently served by a driveway and garage to the north east of the main dwelling which is to remain. Whilst the proposal will create a four - bedroom property, it is considered there is adequate space within the application to allow for the parking of 2 – 3 vehicles and space to allow for vehicles to leave the site in a forward gear.
- 7.2 Whilst concerns have been raised in respect of damage to the shared private driveway during the building of the proposed extension through delivery of materials etc, this is not a material planning consideration and is a private matter between the applicant and the land owners.

## **8. Other Issues**

- 8.1 Concerns have been raised regarding flooding, however it is noted that the site is not located within flood zones 2 or 3 and there are no known surface water drainage issues. It is proposed that both surface water and sewage would be connected to existing services and would require separate permission from Severn Trent Water. Furthermore, this matter would be adequately dealt with under Building Regulations and therefore is not necessary to implement a planning condition and the development therefore is not considered to increase risk of flooding or surface water run-off to other properties.
- 8.2 Whilst the site contains a variety of trees/hedgerows both within the site and along the boundaries, these are not covered by tree preservation orders and could be removed without any permissions from the Council.
- 8.3 Concerns have also been raised in respect of the close proximity of the proposed extension to the boundary of the proposed located to the north east of the application and the digging of deep foundations creating subsidence. This is not a material planning consideration and is a private matter between the applicant and the landowners.

## 9. Planning Balance

- 9.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would be of an acceptable scale and design, would not have a significant impact on neighbour amenity and would be in accordance with the policies contained within the development plan.

## 10. Data Protection Compliance Implications

- 10.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

## 11. Background Papers

- 11.1 There were no background papers.

## 12. Conclusion

- 12.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

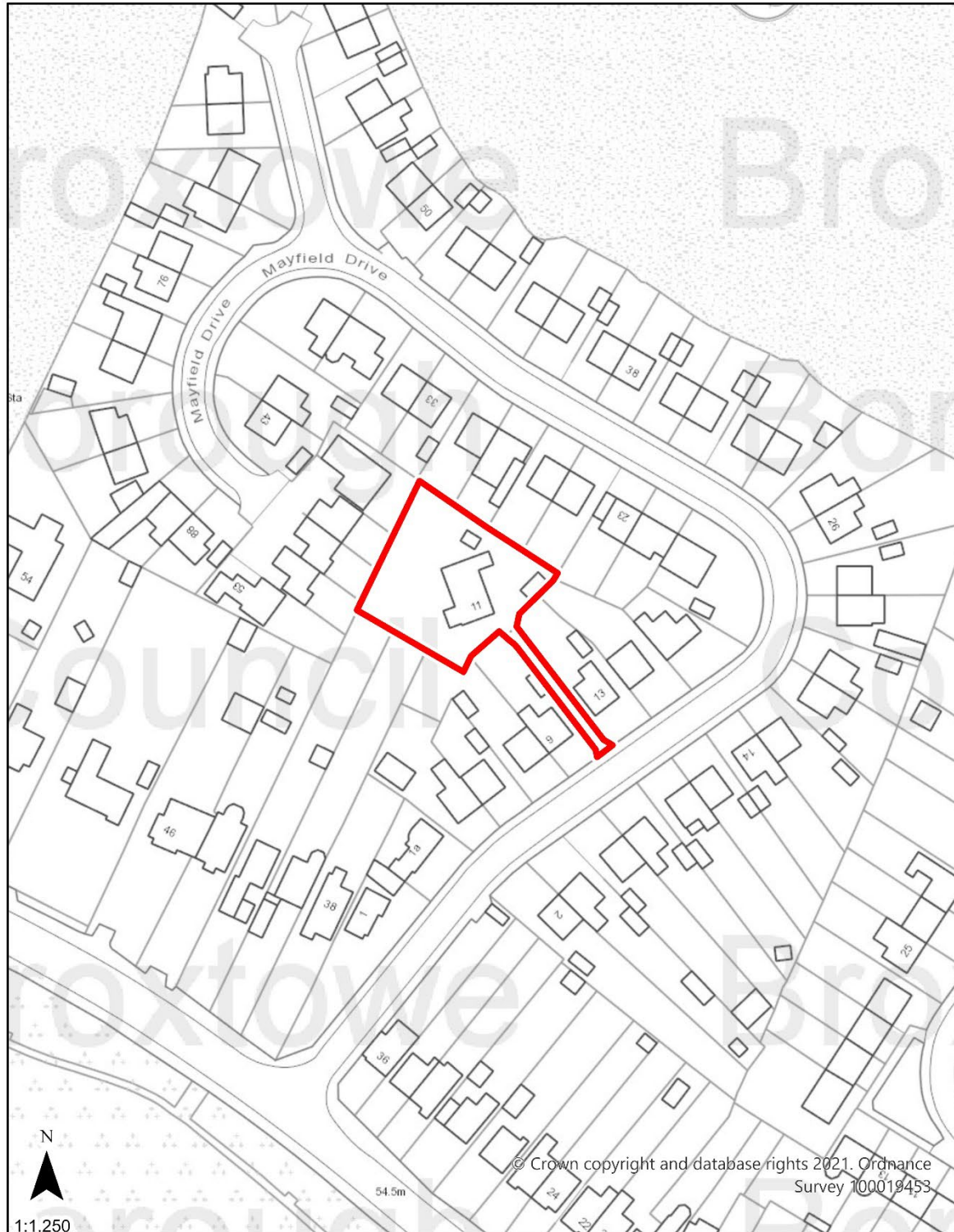
### **Recommendation**

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

1.	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></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><b>The development hereby permitted shall be carried out in accordance with the Site Location Plan 1: 1250 and Proposed Floor Plans received by the Local Planning Authority on 16 February 2022, Proposed Elevations received by the Local Planning Authority on 31 March 2022 and Proposed Block Plan and Roof Plan received by the Local Planning Authority on 27 April 2022.</b></p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p><b>The extension shall be constructed using bricks, tiles, windows and doors of a type, texture and colour so as to match those of the existing building.</b></p> <p><i>Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of</i></p>

	<b><i>Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week agreed determination timescale.</b>
<b>2.</b>	<b>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.</b>  <b>Further information is also available on the Coal Authority website at:</b> <b><a href="https://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></b>

PLAN/ MAP FROM BROXTOWE MAPS



**Legend**

Site Outline



**Photographs**

**Access Driveway**



**Front elevation**



**Existing utility to be removed and Boundary to north east**



**Existing rear elevation and boundary to west**



**Side elevation.**



**Plans (not to scale)**

**Existing Elevations, Floor Plans and Block Plan**



**Proposed Elevations, Floor Plans and Block Plan**





## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00179/FUL</b>
<b>LOCATION:</b>	<b>56 Main Road, Watnall, Nottinghamshire, NG16 1HT</b>
<b>PROPOSAL:</b>	<b>Construct single storey side and rear extensions</b>

### 1. Purpose of Report

Councillor J M Owen has requested this application be determined by Committee.

### 2. Recommendation

**The Committee is asked to resolve that planning permission be refused for the reasons set out in the appendix.**

### 3. Detail

- 3.1 The application seeks permission to construct a single storey side and rear extension, with several roof lights. The proposed side extension will infill between an existing side hipped element and be in line with the existing front elevation. This part of the proposal would have a flat roof and have a window facing the front. Internally, the front w/c would be extended to create a bathroom. The rear extension would extend off an existing flat roofed rear element, covering a partial width of the existing rear elevation. It would extend for a length of 6.1m, stepping in off the common boundary. Facing the rear there would be a window and into the rear garden (on the side elevation), there would be bi-fold doors. On the roof there would be a roof lantern. Internally, the space would provide an extended living area, with an internal wall bricked up to separate this area from the dining room.
- 3.2 The application property is a detached bungalow formed with sandy bricks and dark plain tiles. There is an existing flat-roofed detached garage, forward of the dwelling and off road parking to the front, which is accessed off a private drive, which also serves no's. 54 and 58.
- 3.3 The property is located on the edge of a built-up area, where there is a mixture of housing, commercial and rural leisure/ agricultural space situated along the classified Main Road. The bungalow is specifically situated where the green belt policy area crosses Main Road providing a green wedge between housing to the north and housing/ commercial activity to the south. A Right of Way provides walking access along the common boundary of this property and a bounding hedgerow to the north, shielding agricultural fields.
- 3.4 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity and parking.
- 3.5 The benefits of the proposal are that it would provide improved facilities for the occupiers, there would also be extended daytime living space. A negative would be that the proposal would have a minimal impact on the Right of Way. The negative impacts due to the cumulative nature of the proposal, are the

inappropriateness of the development in the Green Belt, its impact upon the openness in this location and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.



**APPENDIX****1. Details of the Application**

- 1.1 The application seeks permission to construct a single storey side and rear extension, with several roof lights. The proposed side extension will infill between an existing side hipped element and be inline with the existing front elevation. This part of the proposal would have a flat roof and have a window facing the front. Internally, the front w/c would be extended to create a bathroom. The rear extension would extend off an existing flat roofed rear element, covering a partial width of the existing rear elevation. It would extend for a length of 6.1m, stepping in off the common boundary. Facing the rear there would be a window and into the rear garden (on the side elevation), there would be bi-fold doors. On the roof there would be a roof lantern. Internally, the space would provide an extended living area, with an internal wall bricked up to separate this area from the dining room.

**2. Site and surroundings**

- 2.1 The application property is a detached bungalow formed with sandy bricks and dark plain tiles. There is an existing flat-roofed detached garage, forward of the dwelling and off road parking to the front, which is accessed off a private drive, which also serves no's. 54 and 58.
- 2.2 The property is located on the edge of a built-up area, where there is a mixture of housing, commercial and rural leisure/ agricultural space situated along the classified Main Road. The bungalow is specifically situated where the green belt policy area crosses Main Road providing a green wedge between housing to the north and housing/ commercial activity to the south. A Right of Way provides walking access along the common boundary of this property and a bounding hedgerow to the north, shielding agricultural fields.

**3. Relevant Planning History**

- 3.1 There has been a previous planning application at the property, as follows:
- 3.2 06/00502/FUL - Replace flat roofs with pitched roofs (approval)
- 3.3 The property has also been developed under Permitted Development Rights:
- 3.4 A single storey rear infill extension, constructed between 2009 and 2013.

**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 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity

#### 4.2 **Part 2 Local Plan 2019**

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity

#### 4.3 **National Planning Policy Framework (NPPF) 2021:**

- 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 No responses have been received to the neighbour consultation.

#### 6. **Assessment**

6.1 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, and its impact on neighbouring amenity and parking.

#### 6.2 **Principle**

6.2.1 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Para 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the P2LP states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2 The volume of the original dwelling, excluding the garage is approximately 371.606m<sup>3</sup>, the existing rear extension was constructed circa 2013 and is likely to have been constructed under Permitted Development. It has a volume of approximately 58 cubic metres, the proposed extensions would have a volume of 84.9 cubic metres (rear) and 15.6 cubic metres (side). Therefore,  $158.3 / 371.606 \times 100 = 42.60\%$  increase. Additionally, on ref. 06/00502/FUL, permission was granted for development which would result in a 17.5% volume increase (though assessed as per the Broxtowe Local Plan 2004 Policy E8, which allowed up to a 50% increase).

6.2.3 Overall constructed and proposed volume increase equates to 60.12% which far exceeds the 30% allowance. Therefore, it is considered the proposal will add to the cumulative impact, be inappropriate development, in accordance with Policy 8 and have a significant impact upon the openness and character of the Green Belt.

### **6.3 Design and Appearance**

6.3.1 The proposal is to construct single storey side and rear extensions. The side extension would infill between an existing side hipped element and be inline with the existing front elevation. It would be a width of 1.6m and a length of 3.7m. This part of the proposal would have a flat roof at a height of 2.7m and have a window facing the front. Internally, the front w/c would be extended to create a bathroom.

The rear extension would extend off an existing flat roofed rear element, covering a partial width of the existing rear elevation. It would extend for a length of 6.1m, stepping in off the common boundary. Facing the rear there would be a window and into the rear garden (on the side elevation), there would be bi-fold doors. On the roof there would be a roof lantern. Internally, the space would provide an extended living area, with an internal wall bricked up to separate this area from the dining room. The proposal is considered to be of an appropriate scale in relation to the dwelling, to be of an acceptable design and due to the situation have no significant impact on the street scene.

### **6.4 Amenity**

6.4.1 The proposed extensions would be constructed along the boundary with an existing Right of Way, increasing the built up nature along this path along its southern boundary. There is already a high boundary treatment to the north, with a hedgerow shielding the field to the north and part of the existing dwellings north elevation already bounds the path. During the course of the application, amended plans were submitted dated 20/4/22, reducing the length and moving the proposed rear extension off the northern boundary with the Right of Way, this along with the site's relatively low boundary treatment (a 1.2m high concrete trellis wall and open nature to the fields to the rear), offers some mitigation to the impact of the proposal on this Right of way and therefore the proposed development is considered to have a minimal impact upon this Right of Way, and therefore not enough to warrant refusal.

6.4.2 The proposed extensions would be single storey, of an infill nature and be separated from neighbouring properties to the south by the existing dwelling, and front by the private drive and properties curtilage. There are no neighbouring properties to the north, therefore, it is considered that the proposed development would have no significant impact on neighbouring properties in terms of amenity.

### **6.5 Access**

6.5.1 Whilst there would be some development to the front, this would infill to the side and would be no further forward than the existing front elevation. Therefore, current parking and access into the site would be unaffected by the development and as such it is considered that the development would not have a significant impact on highway safety.

## **7 Planning Balance**

7.1 The benefits of the proposal are that it would provide improved facilities for the occupiers, there would also be extended daytime living space.

- 7.2 A negative would be that the proposal would have a minimal impact on the Right of Way, but not enough to warrant refusal.
- 7.3 The negative impacts are due to the cumulative nature of the proposal, are the inappropriateness of the development in the Green Belt, its impact upon the openness in this location and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.
- 7.4 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.
8. Data Protection Compliance Implications
- 8.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.
9. Background Papers
- 9.1 There were no background papers.
10. Conclusion
- 10.1 Recommend that planning permission for the development is refused.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be refused for the following reasons:</b>	
<b>1.</b>	<b>The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.</b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</b>

MAP FROM BROXTOWE MAPS

56 Main Road Watnall Nottinghamshire NG16 1HT



6/14/2022, 2:16:04 PM

Public Rights of Way

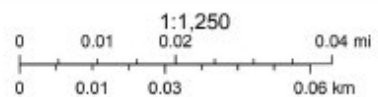
Byway open to all traffic

Bridleway

Footpath

Site

Green Belt



© Crown copyright and database rights 2021. Ordnance Survey 100019453. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



Photographs



Front (south west) elevation.



Front (south west) elevation and boundary with the public right of way.



Private access road and the rear of no. 58, to front of site.



Side garage and boundary with no. 54.



Rear boundary.



Rear boundary with no. 54.



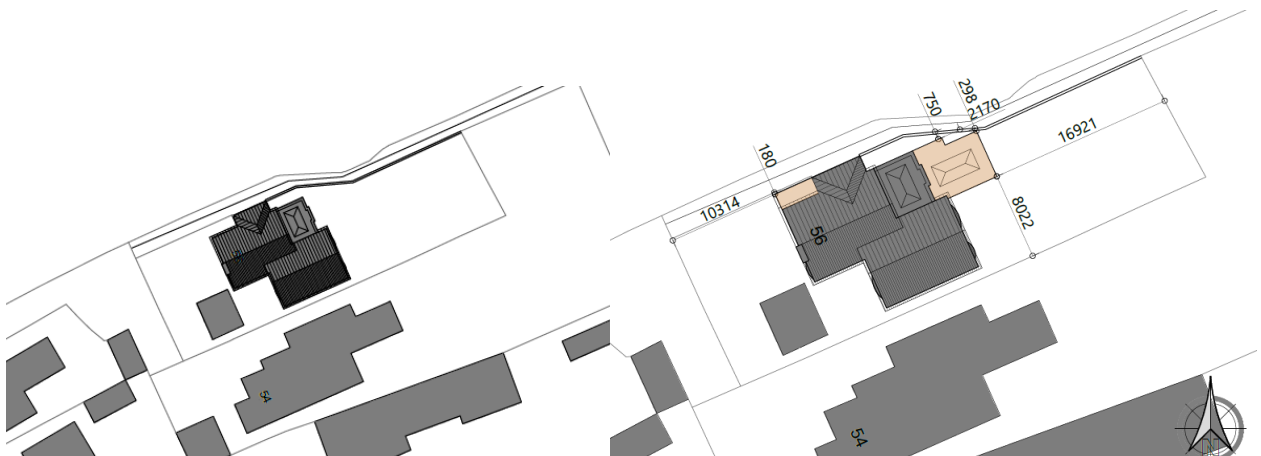
Rear (north east) elevation.



Rear (north east) elevation.

### Plans (not to scale)

Existing and Proposed block plans



Existing elevations



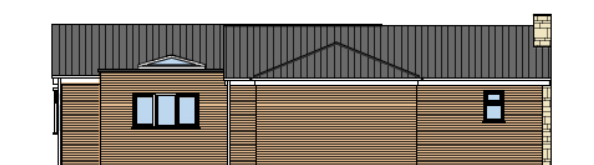
FRONT



SIDE

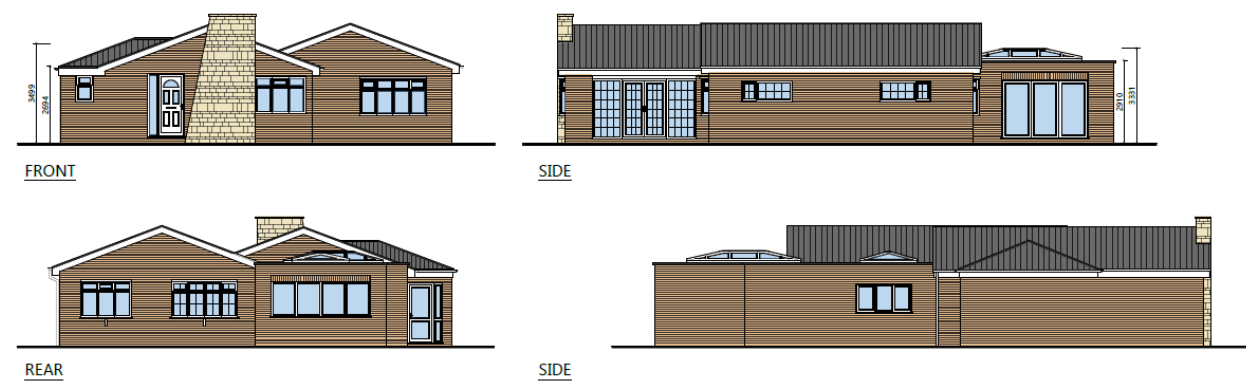


REAR

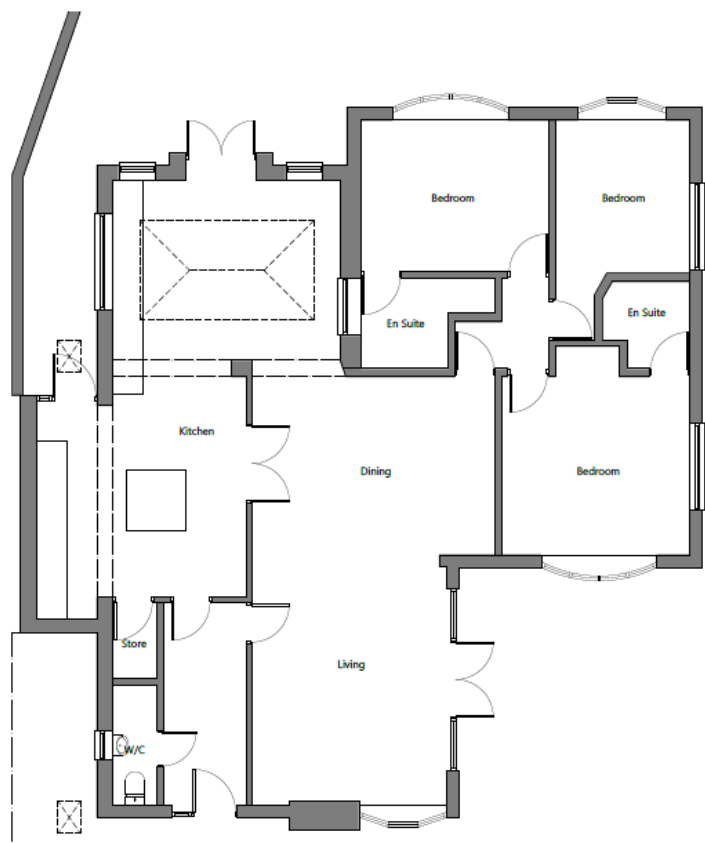


SIDE

Proposed elevations

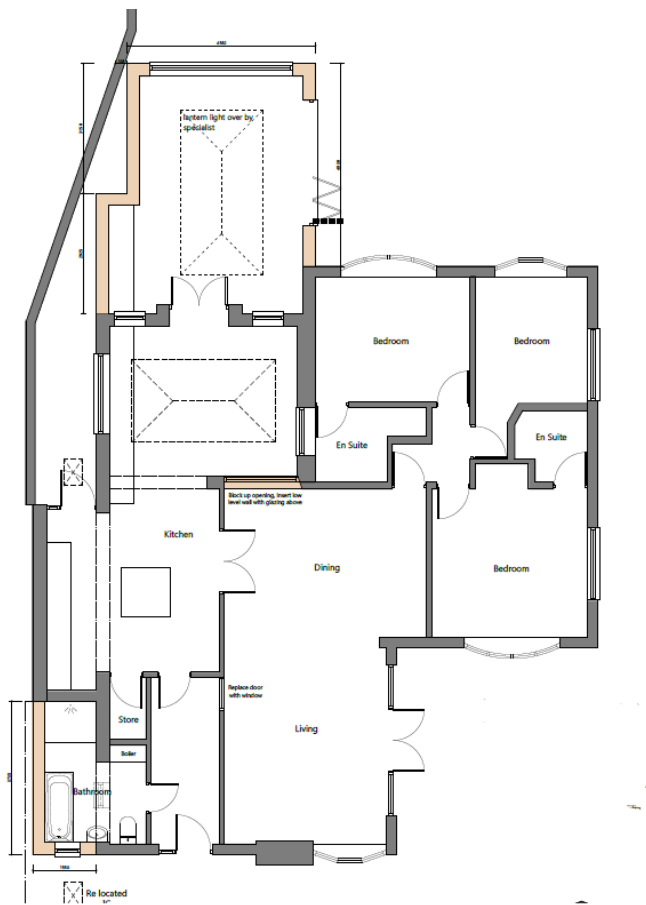


Existing floor plan





Proposed floor plan



This page is intentionally left blank

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00208/FUL</b>
<b>LOCATION:</b>	<b>66 Dovecote Lane, Beeston, Nottinghamshire, NG9 1JG</b>
<b>PROPOSAL:</b>	<b>Construct single storey rear extension</b>

### 1. Purpose of Report

Councillor D K Watts has requested this application be determined by Committee.

### 2. Recommendation

**The Committee is asked to resolve that planning permission be granted with the conditions set out in the appendix.**

### 3. Detail

- 3.1 This application seeks consent to construct a single storey rear extension to the dwelling to create an extended kitchen/ dining area, a lounge/ office and a w/c. There is currently a partial width single storey element which would be removed as part of the proposal.
- 3.2 The application site consists of a two storey end of terrace house which is situated to the end of Dovecote Lane, attached to no. 64 and neighbouring the Beeston Maltings Housing Allocation and a utility building, to the rear and south west and facing The Victoria Hotel across Dovecote Lane, east.
- 3.3 It is considered that the main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity and flood mitigation.
- 3.4 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would be in accordance with the policies contained within the development plan and have no significant impact on neighbour amenity. There are no significant negative impacts.

## APPENDIX

1. Details of the application

- 1.1 This application seeks consent to construct a single storey rear extension to the dwelling to create an extended kitchen/ dining area, a lounge/ office and a w/c. There is currently a partial width single storey element which would be removed as part of the proposal.
- 1.2 Amended plans were submitted during the course of the application, stepping the proposal off the boundary with no. 64 and flushing the roofline.

2. Site and Surroundings

- 2.1 The application site is located within a predominantly residential area and consists of a two storey end of terrace which is situated to the end of Dovecote Lane, attached to no. 64 and neighbouring the Beeston Maltings Housing Allocation (which is currently under construction), to the rear and south west (including a single storey utility building), and facing The Victoria Hotel across Dovecote Lane, east. The street scene of Dovecote Lane is made up of a mixture of building types, with a predominately residential character, with the property and neighbouring buildings forming a mixture of terraces which are noted as being of Local Interest. Dovecote Lane, itself leads to a pedestrian bridge providing access to Beeston Rail Station and commercial/ residential activity in The Rylands. The site and surroundings are relatively flat.

3. Relevant Planning History

- 3.1 Planning permission was granted under reference number 03/00320/FUL to construct a first floor extension to form bedroom/en-suite.
- 3.2 Planning permission was granted under reference number E/20/714 to construct a single storey side extension.
- 3.3 To clarify, the first floor extension was constructed above the single storey side extension.

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 A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2021**

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

- Policy 1: Flood Risk
- Policy 17: Place-making, Design and Amenity

#### 4.3 **National Planning Policy Framework (NPPF) 2021:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 14: Meeting the challenge of climate change, flooding and coastal change

#### 5. Consultations

5.1 There has been one response to the neighbour consultation, objecting for the following reasons:

- Dominance and sense of enclosure
- Loss of daylight and over-shadowing
- Heating and lighting costs
- 45-degree line of sight
- Detrimental impact upon residential amenities/ visual impact
- Locally listed heritage assets
- Materials – use of render

5.2 Following the receipt of amended plans, a further consultation was carried out and one response received, with the following observation:

- Extension now further from the boundary so will block less light
- Materials – use of render is still a concern.

#### 6. Assessment

6.1 The main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity and flood mitigation.

#### 6.2 **Design and Visual Amenity**

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

6.2.2 To the rear of the existing dwelling, a single storey flat roofed extension is proposed to create an extended kitchen/ dining area, a lounge/ office and a w/c. This extension will extend the width of the rear elevation to be situated 1m off the boundary with no. 64. Here it would be a length of 2m, then step in to be 2m off the boundary with no. 64 and then be a length of 4m. There would be no windows to the side elevations, facing the rear there would be two windows and bi-fold doors. The proposal would be a height of 3.5m, with the rooflight protruding minimally

above. The proposal is considered to be of an appropriate scale in relation to the existing dwelling, have an acceptable design and due to its situation have no significant impact on the street scene.

- 6.2.3 The extension would be finished with a smooth white render, with the original dwelling having white paint to the ground floor rear elevation, and previous extensions being a slightly different brick shade and the extension being single storey and to the rear, it is considered that the use of white smooth render to denote this extension is acceptable.

### 6.3 **Amenity**

- 6.3.1 An objection has been received in relation to the superseded plans, no objection has been received in relation to the amended plans.
- 6.3.2 To the south, the site is currently under wider development for residential properties. Even so it is considered that the single storey extension would have no significant impact on these future neighbours as it would be a total of 4m in length and leave a distance of 11m to the rear boundary. There would also be minimal sight of the proposal from the south east or front (east).
- 6.3.3 The existing attached neighbour (no. 64) is to the north west, the amended proposal has been moved off this boundary in a step formation being 1m off the boundary for the first 2m length and 2m off the boundary for the total 4m length. This neighbour also has a shared rear element with no. 62 (no. 62 then has a full width rear extension). No further comment has been received during the re-consultation on the amended plans and it is likely that the original reasons for objections have been resolved between neighbours. As the proposal is single storey and due to the reasons above it is considered that the proposal would have no significant impact on this neighbour.

### 7. **Flooding**

- 7.1 The site is located within Flood Zone 2 and 3. A Flood Risk Assessment has been submitted which confirms that floor levels will be set no lower than existing and the development will receive flood proofing where appropriate. It is considered that flood risk issues have been adequately considered and that the development will not increase flood risk.

## 8. Planning Balance

- 8.1 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would be in accordance with the policies contained within the development plan and have no significant impact on neighbour amenity. There are no significant negative impacts.

## 9. Data Protection Compliance Implications

- 9.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

## 10. Background Papers

- 10.1 There were no background papers.

## 11. Conclusion

- 11.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

### **Recommendation**

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

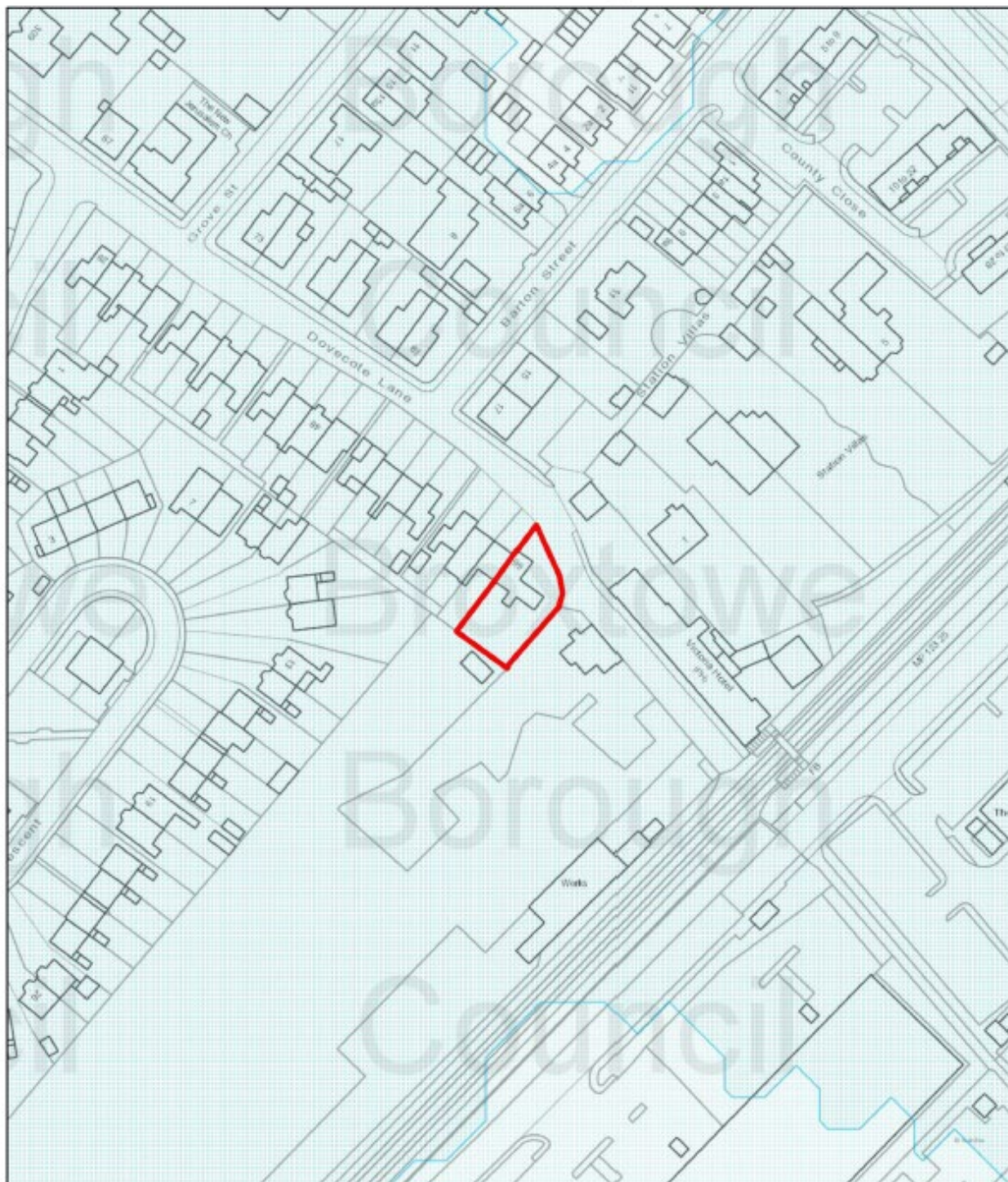
1.	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p><b>The development hereby permitted shall be carried out in accordance with the Site Location Plan, the Proposed Block Plan Rev 3, the Proposed Elevations Plan Rev 3 and Proposed Floor Plan Rev 3 received by the Local Planning Authority on 26 May 2022.</b></p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p><b>The extension shall be finished in a smooth white render.</b></p> <p><i>Reason: To ensure the development presents a satisfactory standard of external appearance, 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>

	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.	<p>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.</p> <p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>



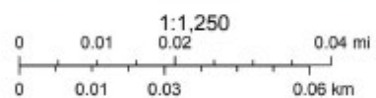
MAP FROM BROXTOWE MAPS

66 Dovecote Lane Beeston Nottinghamshire NG9 1JG



6/16/2022, 1:49:09 PM

-  Flood Zone 2
-  Flood Zone 3
-  Site



© Crown copyright and database rights 2021. Ordnance Survey 100019453.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



Photographs



Front (north east) elevation.



Rear (south west) elevation.



Existing view from no. 64.



East boundary.



South east boundary.



Rear (south) boundary.

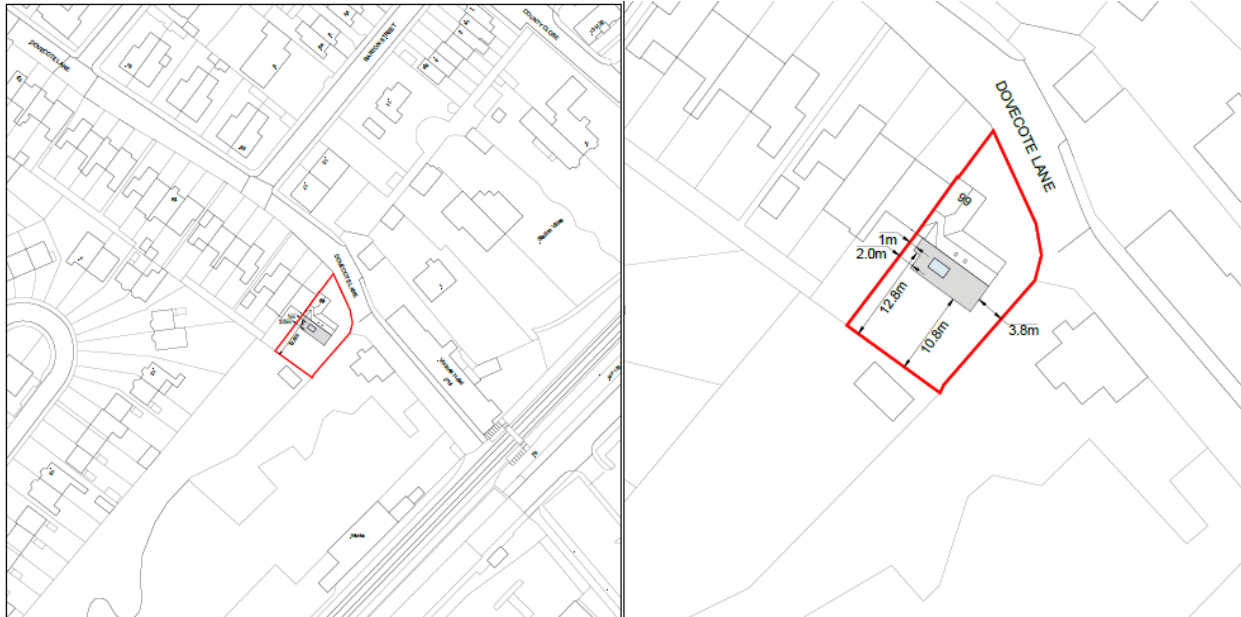


Rear (south west) elevation.

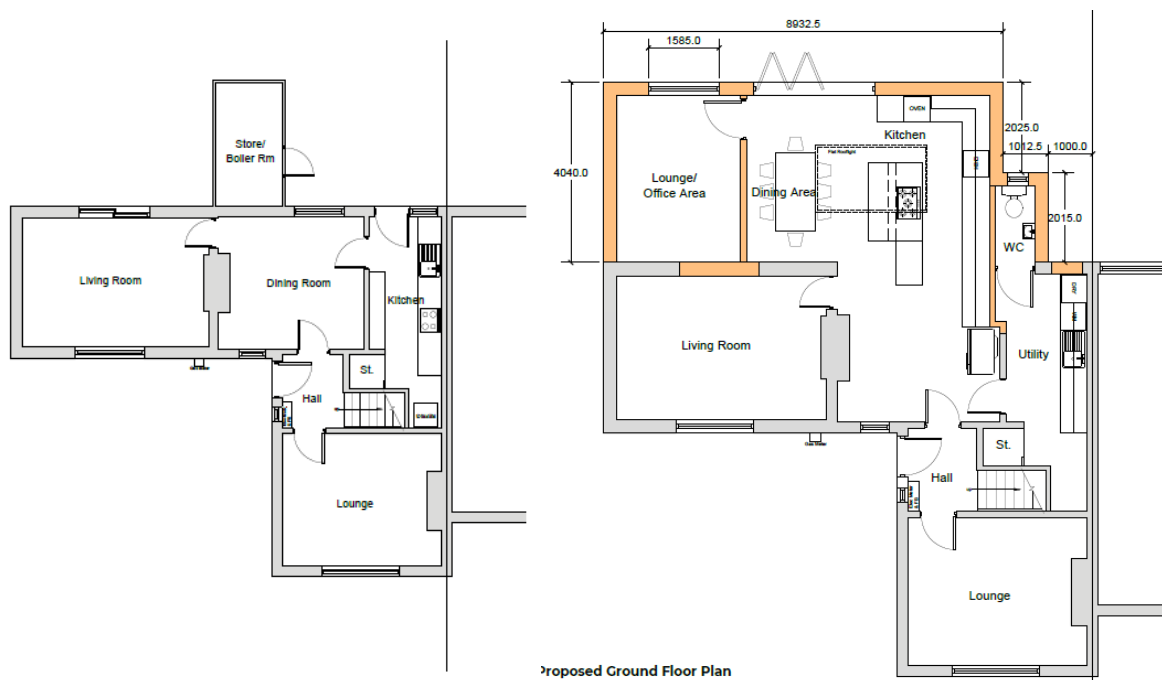


**Plans (not to scale)**

**Site Location and Proposed Block Plan**



**Existing and Proposed Floor Plans**



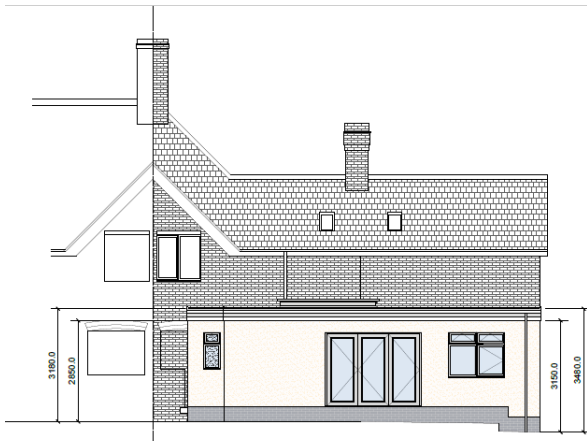
## Existing and Proposed Elevations



Existing Rear Elevation



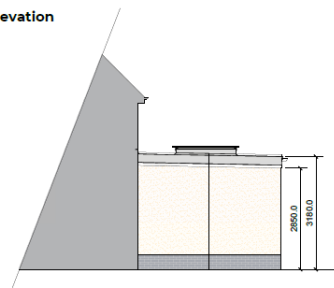
Existing East Side Elevation



Proposed Rear Elevation



Proposed East Side Elevation



Proposed West Side Elevation



**Note:**  
 Cap to boundary is the controlling Dimension where applicable  
 This value is estimated for gutter & fascia overhang to be within the property boundary  
 Builder to adjust as required based on the construction method employed.

This page is intentionally left blank

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00185/FUL</b>
<b>LOCATION:</b>	<b>29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET</b>
<b>PROPOSAL:</b>	<b>Construct two storey extensions to front, side and rear, increase ridge height to form loft conversion with velux roof lights, including new hip roof over front projection and hip roof to existing side extension and external alterations (revised scheme)</b>

### 1. Purpose of Report

Councillor D K Watts has requested this application be determined by Committee.

### 2. Recommendation

**The Committee is asked to resolve that planning permission be granted for the reasons set out in the appendix.**

### 3. Detail

- 3.1 This application seeks planning permission for two storey front and rear extensions, raising the ridge height, adding a hip roof over the existing/extended dwelling including a loft conversion and rear box dormer, adding a hip roof to the existing single storey side extension and external alterations.
- 3.2 The property is a detached house with an attached side flat roofed garage. It has a double bay under an over-hanging hip roof and a front catslide roof. The dwelling has sandy bricks and dark plain tiles.
- 3.3 The property is located in a suburban residential estate, where there is a mixture of housing style constructed at the same period, but differentiating over the proceeding period with many properties having extensions, and a few example of cladding and render in the wider area. Rivergreen Crescent slopes uphill in a southern direction, with neighbouring dwellings, no. 27, a detached house set minimally lower and no. 31, a detached bungalow located on land 0.2m – 0.4m higher than the site. There are no constraints restricting residential extensions in this area, therefore the principle of this proposal is acceptable.
- 3.4 The main issues relate to whether or not the design and appearance of the proposal are acceptable and impact on neighbour amenity and parking.
- 3.5 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The negative impacts would be the loss of part of the garden to development (but that is a paved area) and the increase in

development near the boundary with no. 31, though these matters are considered to be outweighed by the benefits of the scheme.

4. Data Protection Compliance Implications

- 4.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

5. Background Papers

- 5.1 There were no background papers.



## APPENDIX

**1     Details of the Application**

- 1.1 This application seeks planning permission for two storey front and rear extensions, raising the ridge height, adding a hip roof over the existing/extended dwelling including a loft conversion and rear box dormer, adding a hip roof to the existing single storey side extension and external alterations. There would be a two storey extension infilling to the southern side of the front elevation, with the catslide element removed and would include a stair window. To the front the double height bay would be remodelled and a protruding two-storey frontage would be constructed, this would create a new entrance to the property and there would be a first floor window. There would also be a two storey extension to the rear which would cover the full width of the existing rear elevation, be constructed to be just beyond the existing side garage/store and create a level two-storey rear elevation.
- 1.2 The main roof would be altered, encompassing the original building and extension, it would be hip with a flat centre. On the flat roof part there would be two rooflights and to the rear sloping roof, there would be a rooflight. The height of the roof would be raised from 7.3m to 7.8m, which would be a 0.5m height increase. There would be a side gable roof, to the north elevation surrounding the remodelled chimney stack. The flat roofed side garage/ store roof would be replaced by a hip roof.
- 1.3 The dwelling would increase from three to four bedrooms (five including the office). Internally, the dwelling would undergo layout changes including a new staircase within the front extension. Fenestration on the south side facing no. 31 would be a ground floor door (as existing), and two first floor windows, one for the stairs and one obscured for the bathroom. On the rear, on the first floor there would be two windows and on the ground floor, there would be glazed doors with a window either side. The utility room would have a door and a window. On the north side elevation, the single storey extension would have two rooflights and there would be a high level window on the first floor. There would be an increase in hard-standing to the front to create space for an additional vehicle.

**2     Site and surroundings**

- 2.1 The application property is a detached house with an attached side flat roofed garage. It has a double bay under an over-hanging hip roof and a front catslide roof. The dwelling has sandy bricks and dark plain tiles.
- 2.2 The front boundary is open and there is a drive (space for one car) and lawn. Beside no. 27, there is a 1m high fence and beside no. 31 there is a 1.6m high fence with trellis. To the north side, the application property's garage forms the boundary. At the rear, with no. 31 is a 2m high fence (with trellis) above a retaining wall and with no. 27 there is a 2.2m high fence – both fences tier with the level of the land. There is a trellis fence 1.4m high on the rear boundary (over the boundary there is a hedgerow, planting and a garden hut). Rivergreen Crescent slopes uphill in a southern direction, with no. 27 (house) set minimally lower and no. 31 (bungalow) located on land 0.2m – 0.4m higher than the site. The application property's roof height is similar to no. 27. The rear garden is at a lower level than the house/patio and has a slight slope downwards (north east). No. 27 has no

south side windows, whilst no. 31 has a garage/store near the boundary (with one side obscurely glazed window).

### 3 Relevant Planning History

- 3.1 A similar proposal was previously refused at Planning Committee (ref. 21/00182/FUL) and was dismissed at the subsequent Appeal (ref. 21/00016/APHAS).
- 3.2 To compare, this current proposal has involved the removal of a proposed rear dormer, a revised roof height change and difference from the previous scheme the roof was noted as increasing by 1.5m, from 7.7m to 9.2m, in this revised scheme the roof height would increase by 0.5m, from 7.3m to 7.8m. An addition of frontage features including the two-storey bay and several other alterations to the roof and fenestration.

### 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 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity

#### 4.2 **Part 2 Local Plan 2019**

- Policy 17: Place-making, design and amenity

#### 4.3 **National Planning Policy Framework (NPPF) 2021:**

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

### 5 Consultations

- 5.1 19 responses have been received during the neighbour consultation period, this includes all consultations received during the initial consultation which took place between 12/4/22 to 6/5/22, a second consultation which took place between 20/5/22 to 27/5/22 (as amended plans received re-instating the existing bay window into the proposals), and a third consultation which took place between 27/5/22 to 5/6/22 (due to an administration error in the proposal description), some from the same commenters, with the following:
- 5.2 One in support: *happy with the new design especially keeping the bays. The house will look really good (when works all completed) and enhance the road.*
- 5.3 One raising no objection: *originally had some objections, we are now pleased to see a reduction in the height and other changes to the frontage which we feel are*

positive. Have recently met with the applicants and feel much happier with the current proposal.

5.4 One observation: *the revised proposal remains not in keeping and will dwarf the immediate neighbouring bungalow.*

5.5 Sixteen objections can be summarised as follows:

- *Non-compliance with the Broxtowe Local Plan Part 2 and NPPF due to raising roof (design), place making and enhancement of local identity negative impact on neighbour amenity.*
- *Lack of communication from the applicant.*
- *Loss of privacy.*
- *Loss of daylight/ sunlight.*
- *Design is unsympathetic with its surroundings and completely destroys the character of the existing property, with the external render finish wholly inappropriate for the area and the additional bulky appearance would not be sympathetic to the character of the existing road and neighbourhood.*
- *Little change when compared to the original application which was dismissed at appeal.*
- *The application is misleading as the intention is to clearly to develop the property onto three floors.*
- *Description or drawings incorrect*
- *Raising the roof height will create a precedent to raise height of properties within the vicinity.*
- *Inaccurate plans/description – existing plans exaggerated, with the roof drawn higher than the chimney and north elevation garage wall*
- *and the boundary is overstated. It is given as 450mm which is incorrect; it is 300mm.*
- *Drainage – the extended footprint of the property and hard landscaping for the driveway will create less area for rainwater to naturally drain. Rivergreen Crescent has issues with drainage with the properties being built upon clay. The drainage is particularly poor with flash flooding to gardens being a known issue.*
- *The proposed development would have significant visual impact upon the surrounding properties, while setting precedents for any future development.*
- *If proposal is granted what controls are in place to ensure conformity and acceptability of materials and to limit days and hours allowed for works to be carried out, how are controls monitored and enforced?*

## 6 Assessment

6.1 The main issues relate to whether or not the design and appearance of the proposal are acceptable and impact on neighbour amenity and parking.

### 6.2 **Design and Appearance**

6.2.1 In terms of mass and scale, it is considered that the extensions do not represent a disproportionate addition as the proposal would be no further to the side than the

existing building (albeit with a footprint increase) and a minimal front increase. Whilst the ridge height would increase by 0.5m, this would be to the centre of the dwelling away from neighbouring properties and on a street where property heights step upwards (with changing roof heights) – the addition of a supporting side roof to the remodelled chimney would be facing no. 27, a two-storey dwelling and the existing garage/ store is between this proposed roof element and the boundary. The hipped roof and resultant height increase are therefore considered to be acceptable. The height of the garage/store would be increased, with the new hip roof but the eaves height by the boundary (2.2m) would be maintained. This would also maintain a difference to no. 27 which is a two-storey detached house with a side gable roof, situated next to the retained side garage/store and no. 31 which is a bungalow (and at a higher level). Therefore, it is considered that there would be no terracing or cramped effect because the properties are of a different style and due to the single storey element to the north side. The loft conversion would involve the introduction of a rear rooflight, though this is set within the roof ridge, it is therefore considered not to dominate the roof slope. The development has been designed to provide improved internal amenity and additional bedroom space for a modern standard of living. This means that there would be a change to the external appearance of the property, which would have a visual impact on the existing character of the property and area. However, the property has changed relatively little since it was built and it is considered that the development would give the dwelling the facilities to provide a home for lifetime living, would improve access to the garden and provide direct access to the current side garage/store which is only accessible from the outside (and provide a utility room and downstairs bathroom). It is considered that the proposed design would add to the prevailing individual character of dwellings, with the extended dwelling providing a retained and new feature frontage building and would therefore not significantly harm the prevailing street scene. The proposed materials are an off-white render finish (including to the existing brick – brickwork would remain exposed in parts, but would be matching, and concrete interlocking tiles which should match. These materials are considered acceptable as there is render on a number of properties on Rivergreen Crescent and surrounding streets and the use of render provides an efficient form of insulation. The materials will be conditioned, including the render colour.

- 6.2.2 The proposed extensions are not considered to be harmful to the character of the host dwelling or out of keeping with the character of the surrounding area.

### 6.3 Amenity

- 6.3.1 Whilst the proposal would involve an increase in the overall roof height, this would be to the centre of the dwelling and an element toward no. 27, with the current eaves height retained. The two storey rear extension would extend minimally beyond the current rear garage/ utility room. The two storey front extension would be a minimal distance forward of the existing front elevation. Therefore, the proposal is considered sufficient distance away from the front and rear neighbours (including Denewood Avenue properties) to have no significant impact on their amenity.
- 6.3.2 The proposed loft conversion rear rooflight is set on the roof slope and does not directly face neighbouring rear properties. The application property is at a higher level when compared to the rear properties (as they are bungalows and at a lower

level) and properties on Denewood Avenue are at a higher level. Therefore, it is considered that this would not impact upon the current situation and the loft conversion would have no significant impact on neighbouring properties (either to the rear or side).

- 6.3.3 No. 31 is a bungalow and has a garage store along the boundary with the site, is at a slightly higher level (0.2m to 0.4m) and is to the south. Therefore, whilst there would be some impact in terms of sense of enclosure due to the two storey rear extension extending beyond no. 31's rear elevation, the extension would be 0.9m away from the boundary (and no. 31's garage/store is located 1m from the boundary) and is considered to have no significant impact on their privacy or light.
- 6.3.4 No. 27 is a detached house to the north of the site and has no side windows facing the site. This property has a side facing gable roof and therefore has a relatively high ridge height next to the boundary (even though this property is at minimally lower level than the site). No. 27 is situated at a slight angle to no. 29 and the rear two storey elevation of this dwelling is situated near the rear elevation of the site's garage/store (further into the rear garden). The proposed two storey front extension would be constructed beside the opposite boundary, the proposed two storey rear extension would be constructed 0.2m beyond the application property's rear garage/store (and therefore 0.9m beyond no. 27's rear elevation) and at an angle, slightly away from this boundary (with the garage/store in-between). The roof to the garage/store would be hipped and retain the current eaves height by the boundary. Therefore, it is considered that the proposed development would have no significant impact on no. 27.
- 6.3.5 It is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.

#### 6.4 Access

- 6.4.1 The dwelling would have four bedrooms (five including the study) which would be an increase from the current three bedrooms. There would be additional hard-standing to the front providing one extra parking space and the garage would be retained. There are no on-street parking restrictions therefore it is considered that there is ample parking provision available.

#### 6.5 Other Issues

- 6.5.1 During the course of the application, an incorrect description was inputted onto the proposal, this was corrected and a further consultation took place to cover this correction, therefore the Council has carried out its legal requirement for a neighbour consultation. The applicant is under no legal requirement to consult outside the Council's legal requirements.
- 6.5.2 The Council have worked with the applicant to make changes to the plans to ensure they are accurate, to cover the reasons for refusal in the appeal dismissal and to provide a clear and concise description of the proposed development.
- 6.5.3 The site is not within a flood zone and site drainage is covered by Building Regulations.

- 6.5.4 The granting of planning permission for one site does not automatically set a precedent for future development. Planning applications would be considered on their own merit and in the context of the site in which they are located.
- 6.5.5 Works should be carried out as per the approved plans in any planning decision, they would also undergo regular inspection by Building Control. If there are any infringements of this, they can be reported to the Council who would raise an enforcement investigation. An NTA has also been included in the decision reminding the applicant of acceptable construction times.

## 7 Planning Balance

- 7.1 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. It is also considered to provide facilities for a lifetime home and the works would likely improve the energy performance of the building.
- 7.2 The negative impacts would be the loss of part of the garden to development (but that is a paved area) and the increase in development near the boundary with no. 31.
- 7.3 On balance, the negative impacts are considered to not carry sufficient weight to outweigh the benefits of the proposal.

## 8 Conclusion

- 8.1 Recommend that planning permission for the development is granted.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted for the following reasons:</b>	
<b>1.</b>	<b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b>  <b><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></b>
<b>2.</b>	<b>The development hereby permitted shall be carried out in accordance with the Site Location Plan, the Proposed Block Plan and the Proposed Roof Plan received by the Local Planning Authority on 28 February 2022, the Existing &amp; Proposed Elevations Rev 2 and the Proposed Floor Plans Rev 2 received by the Local Planning Authority on 18 May 2022.</b>

	<b><i>Reason: For the avoidance of doubt.</i></b>
3.	<p>The development shall be constructed using tiles and exposed bricks to be of a type, texture and colour so as to match those of the existing building and the existing/proposed elevations shall be finished in an off-white (colour) render (as per the approved elevations).</p> <p><b><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></b></p>
	<b>NOTES TO APPLICANT</b>
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.	<p>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: <a href="http://www.gov.uk/government/organisations/the-coalauthority">www.gov.uk/government/organisations/the-coalauthority</a></p>
3.	No construction, demolition or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.

MAP FROM BROXTOWE MAPS – 29 Rivergreen Crescent, Bramcote

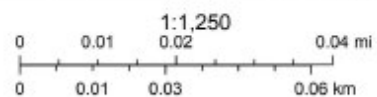
29 Rivergreen Crescent Bramcote Nottinghamshire NG9 3ET



6/14/2022, 3:57:40 PM



Site



© Crown copyright and database rights 2021. Ordnance Survey 100019453.  
You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



Photographs



Front (west) elevation.



Front in context with neighbours.



Street scene.



Street scene (across highway from site).



Rear (east) elevation.



Rear boundary with no. 31.

Rear (east) boundary.



Rear boundary with no. 27.



Rear boundary with no. 31 (and rear of properties on Denewood Avenue).



Side boundary with no. 31.

**Plans (not to scale)**

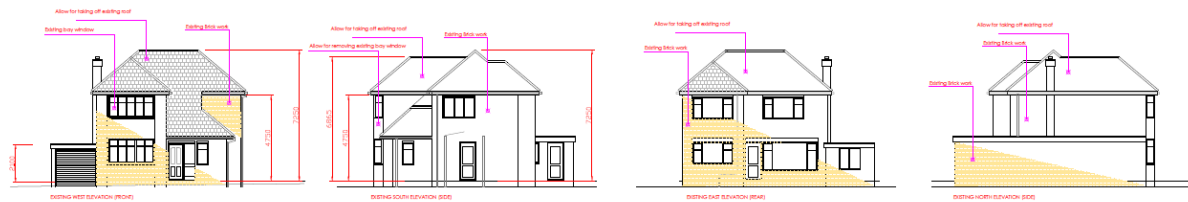
Site Location



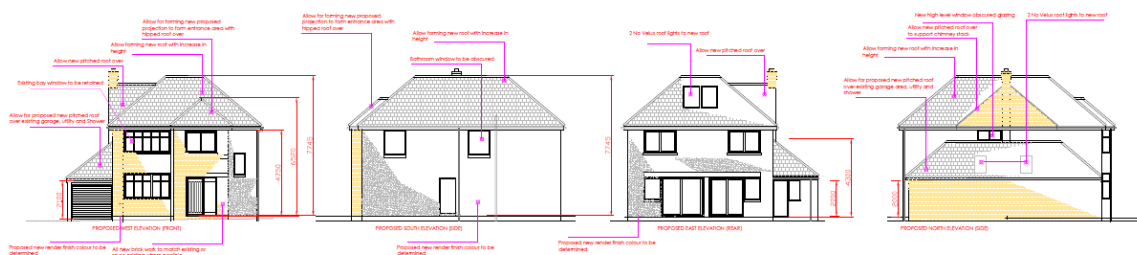
Existing and Proposed block plans



## Existing and Proposed Elevations

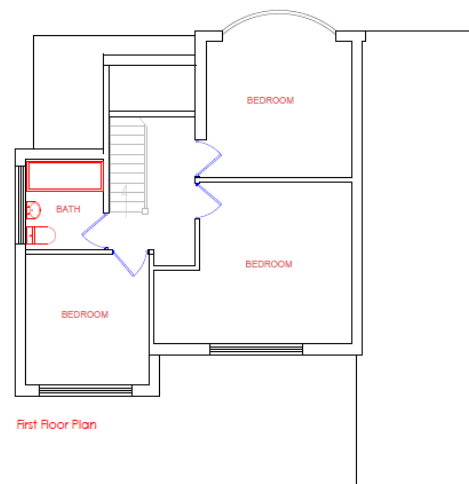
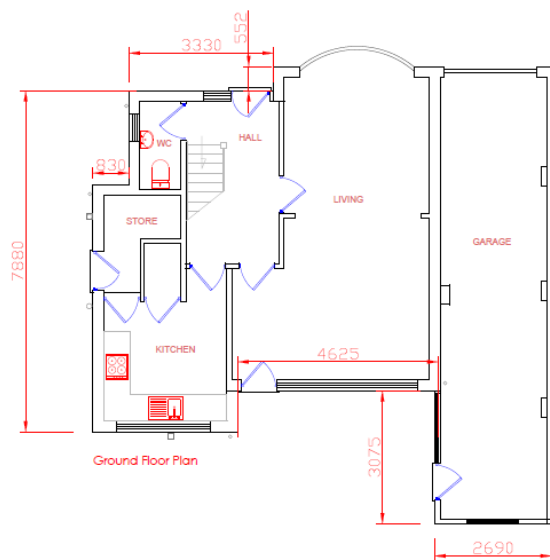


Existing



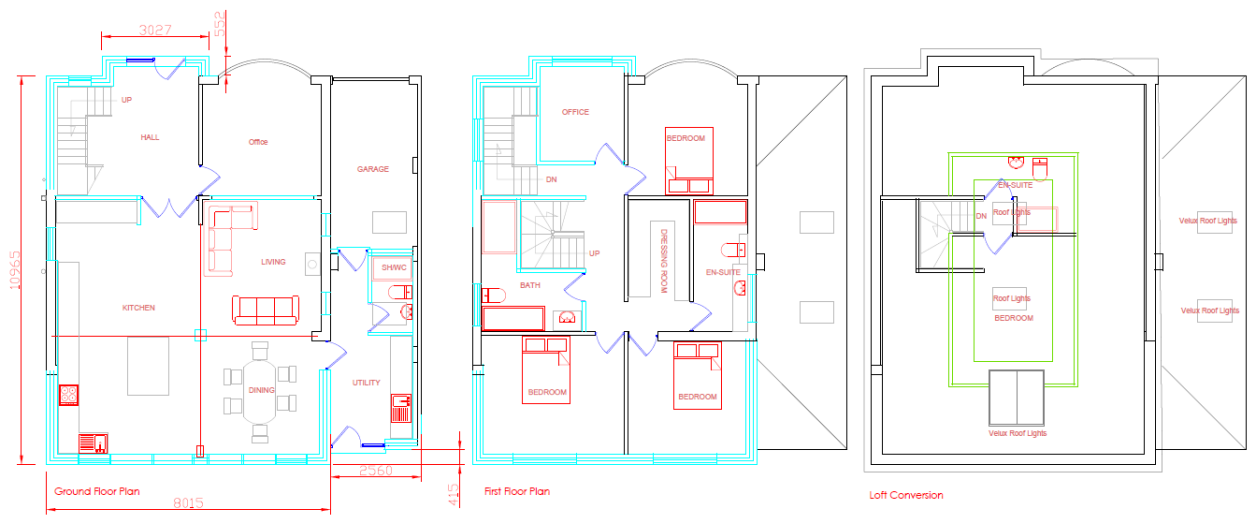
Proposed v2

## Existing floor plan

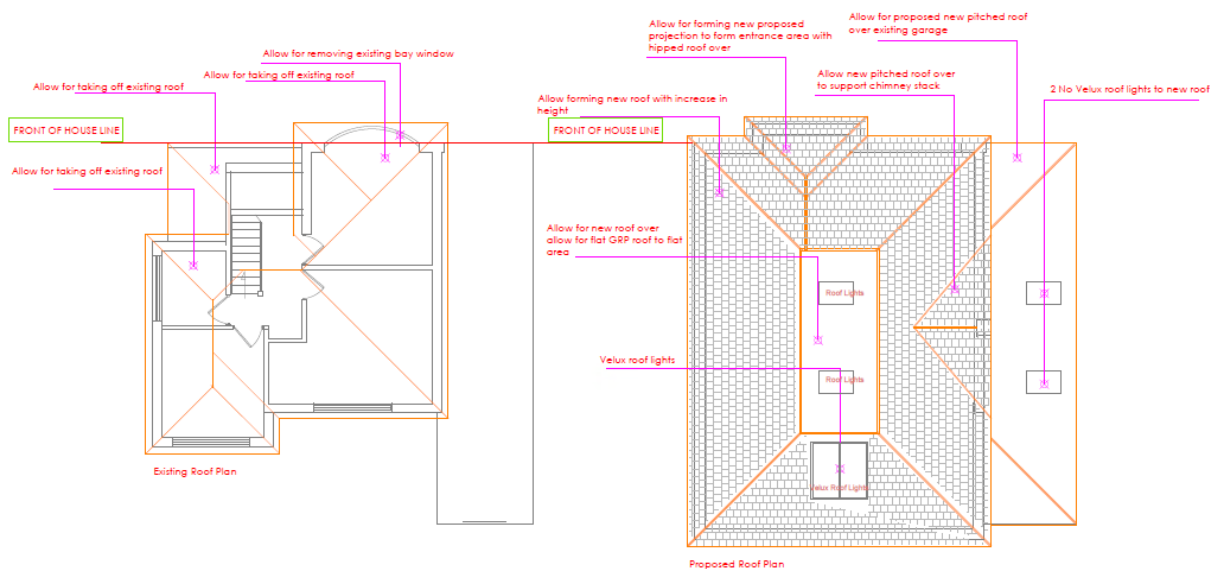




Proposed floor plan



Existing and Proposed Roof Plan



This page is intentionally left blank

## Report of the Chief Executive

## APPEAL SUMMARY

<b>Application Number:</b>	<b>21/00005/FUL</b>
<b>Location:</b>	<b>42 Greenhills Road, Eastwood, Nottinghamshire, NG16 3DG</b>
<b>Proposal:</b>	<b>Construct dwelling with vehicle access and car parking, re-siting of gates and dropped kerbs</b>

**Level of Decision: Committee (in line with officer recommendation)**

### APPEAL DISMISSED

The application was refused planning permission following committee and the decision notice issued on 22 April 2021, stating “The proposed dwelling would be sited in close proximity to the highway at Moorfields Avenue, resulting in the loss of an open corner which is a key characteristic of the surrounding area. The proposal therefore represents an over-intensive and cramped form of development that would be harmful to the street scene and out of keeping with the character of the surrounding area. Furthermore, the size of the gardens at the proposed dwelling and the neighbouring property, no. 42, as a result of the proposed development would be relatively small, which would be out of keeping with the pattern of development in the surrounding area. The proposal is therefore contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019).”

The Planning Inspectorate considered the appeal by way of written representations. The Inspector issued a decision letter and considered the main issues to be the effect of the proposal on the character and appearance of the area.

The Inspector summarised the site as being within a residential area characterized by dwellings of a variety of sizes and styles and is a corner plot on Greenhills Road and Moorfields Avenue. The land is currently used as a side garden and has a graveled surface which is predominately used for parking and results in a generous open corner allowing open vistas and a feeling of spaciousness in this immediate area.

The Inspector noted the consensus between both parties that the design, scale and material of the dwelling would be acceptable but noted that it would result in the loss of an open corner, considerably eroding the feeling of spaciousness at the junction. The dwelling would appear squeezed in and cramped on the prominent corner street frontage and be an over-intensive form of development to the detriment of the wider street-scene and the character of the area.

The Inspector stated that the development would therefore cause significant harm to the character and appearance of the area and conflict with Policy 17 of the Broxtowe Borough Council: Part 2 Local Plan (2019) which requires new development integrates within its surroundings. This Policy also references Policy 10 of the Greater Nottingham

Aligned Core Strategies: Part 1 Local Plan (2014) which relates to local identity and reinforcing local characteristics, and therefore would also be conflict with this policy. It would also be contrary to the high-quality design expectations of Section 12 of the 2021 National Planning Policy Framework and section 5 which seeks to resist inappropriate development in residential gardens where such development would cause harm to the local area.

The appeal was dismissed.



## Report of the Chief Executive

## APPEAL SUMMARY

<b>Application Number:</b>	<b>21/00495/FUL</b>
<b>Location:</b>	<b>Chaworth, Long Lane, Watnall, Nottinghamshire, NG16 1HZ</b>
<b>Proposal:</b>	<b>Construct single storey rear and side extensions, change roof from pitched to flat and timber clad the front elevation</b>

**Level of Decision: Delegated****APPEAL ALLOWED**

The application was refused planning permission 4 February 2022 and at appeal was considered by The Planning Inspectorate by way of written representations.

The Inspector issued a decision letter and considered the main issues to be the effect of the proposal on the character and appearance of the area.

The proposal was to construct single storey rear and side extensions and timber clad the front elevation. The dwelling is a detached bungalow at the start of a private lane surrounded by residential development to the north and west (Farnsworth Close and Chaworth Avenue) and to the south other dwellings along the private lane.

The dwelling would be most visible on approach along Long Lane from the north east. From here, the extensions would add significantly to its footprint, and would effectively result in a wholly redesigned dwelling in a contemporary style, with expansive flat roof, white render walls and feature cladding to the front elevation with full height glazing. The dwelling is set back significant distance back into the plot and would be seen mainly by itself in passing views from Long Lane.

The Inspector concluded that the proposal would preserve the character and appearance of the area and would accord with Policy 10 of the Aligned Core Strategies Part 1 Local Plan (September 2014) and Policy 17 of the Broxtowe Part 2 Local Plan (October 2019).

Subject to planning conditions as per the appeal notice, the Inspector concluded that the appeal should be allowed.

This page is intentionally left blank

## **BROXTOWE BOROUGH COUNCIL DEVELOPMENT CONTROL – PLANNING & COMMUNITY DEVELOPMENT**

---

**PLANNING APPLICATIONS DEALT WITH FROM  
21 MAY 2022 TO 17JUNE 2022**

---

### **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

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

#### ATTENBOROUGH & CHILWELL EAST WARD

Applicant	:	SARAH BUTTERFIELD TGG	22/00209/ADV
Site Address	:	Unit 7B Chilwell Retail Park Barton Lane Attenborough Nottinghamshire NG9 6DS	
Proposal	:	<b>Display 2 flexface signs, 1 fascia sign, window graphics and totem vinyl graphics</b>	
Decision	:	<b>Conditional Permission</b>	

#### AWSWORTH, COSSALL & TROWELL WARD

Applicant	:	Mrs Ann Inger	22/00191/FUL
Site Address	:	1 Harvey Croft Trowell Nottinghamshire NG9 3QW	
Proposal	:	<b>Removal of existing wall and pillars and erect fencing and change vehicle access from Church Close to Harvey Croft</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr & Mrs John & Dorinda Doddy	22/00233/FUL
Site Address	:	Shortwood House Waterloo Lane Trowell Nottinghamshire NG9 3QQ	
Proposal	:	<b>Construct single storey extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mark Barber	22/00337/FUL
Site Address	:	4 Foundry House Newtons Lane Cossall Nottinghamshire NG16 2SE	
Proposal	:	<b>Change of use from hardstanding forming part of the curtilage of the host dwelling house, to a vehicle brokerage / sales (re submission)</b>	
Decision	:	<b>Refusal</b>	

#### BEESTON CENTRAL WARD

Applicant	:	Mr A Holmes The University of Nottingham	22/00316/DEM
Site Address	:	74 Broadgate Beeston Nottinghamshire NG9 2FW	
Proposal	:	<b>Prior notification to demolish 74 Broadgate</b>	
Decision	:	<b>Prior Approval Required</b>	

#### BEESTON NORTH WARD

Applicant	:	Mr M Rashid	22/00153/FUL
Site Address	:	55 Dennis Avenue Beeston Nottinghamshire NG9 2PQ	
Proposal	:	<b>Ground floor front extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr J Huang Skyline Property	22/00157/FUL
Site Address	:	Workshop And Premises Derby Street Beeston Nottinghamshire NG9 2LG	
Proposal	:	<b>Construct extensions and proposed change of use from a workshop to form 1 x 8 bedroom and 1 x 6 bedroom house in multiple occupancy and two studio flats</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr & Mrs Newton	22/00164/FUL
Site Address	:	3 Wollaton Vale Nottingham NG8 2PD	
Proposal	:	<b>Construct two storey front extension, first floor side/rear extension and single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr & Mrs Daly	22/00257/FUL
Site Address	:	25 Magnolia Court Beeston Nottinghamshire NG9 3LG	
Proposal	:	<b>Construct two/single storey extensions with canopy to the front elevation, external alterations including render, cladding, replacement windows, doors and roof tiles. New patio and raised patio. (Revised scheme)</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Mukhtar Rashid	22/00289/FUL
Site Address	:	55 Dennis Avenue Beeston Nottinghamshire NG9 2PQ	
Proposal	:	<b>Construct single and two storey rear extensions, hip to gable extension and rear dormer. Insert first floor side window.</b>	
Decision	:	<b>Refusal</b>	
<hr/>			
Applicant	:	Mrs Helena Gomes	22/00315/FUL
Site Address	:	5 Cyprus Avenue Beeston Nottinghamshire NG9 2PG	
Proposal	:	<b>Install external wall insulation cladding (rear extension not included)</b>	
Decision	:	<b>Conditional Permission</b>	
<hr/>			
<b>BEESTON RYLANDS WARD</b>			
Applicant	:	MR Richard Dean	22/00275/FUL
Site Address	:	8 Stornoway Court Alford Close Beeston Nottinghamshire NG9 1QR	
Proposal	:	<b>Construct single storey wrap around rear and side extension</b>	
Decision	:	<b>Conditional Permission</b>	
<hr/>			
<b>BEESTON WEST WARD</b>			
Applicant	:	Mr S Parkin Complete Cable Services Ltd	21/00857/MMA
Site Address	:	Beeston Snooker Club 3 And 7 - 11 Villa Street Beeston Nottinghamshire NG9 2NY	
Proposal	:	<b>Minor Material Amendment to 18/00422/FUL to change the internal layout to increase the number of bedrooms and external alterations</b>	
Decision	:	<b>Conditional Permission</b>	
<hr/>			
Applicant	:	E Rama	22/00195/FUL
Site Address	:	Pure Kutz 15 High Road Beeston Nottinghamshire NG9 2JL	
Proposal	:	<b>Change of use of ground floor retail unit to hot food takeaway with installation of external exhaust duct.</b>	
Decision	:	<b>Conditional Permission</b>	
<hr/>			
Applicant	:	Mr P Tomlinson	22/00215/FUL
Site Address	:	7 Glebe Street Beeston Nottinghamshire NG9 1BZ	
Proposal	:	<b>Construct front canopy, two storey side and rear extensions and single storey rear extension following demolition of rear extension (revised scheme)</b>	
Decision	:	<b>Conditional Permission</b>	
<hr/>			
Applicant	:	Mr Andrew Saville	22/00431/PNH
Site Address	:	52 Enfield Street Beeston Nottinghamshire NG9 1DL	
Proposal	:	<b>Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 5.605 metres, with a maximum height of 3.944 metres, and an eaves height of 2.625 metres.</b>	
Decision	:	<b>Withdrawn</b>	
<hr/>			
<b>BRAMCOTE WARD</b>			
Applicant	:	Cornerstone Cornerstone Telecommunications Infrastructure Ltd	21/00560/FUL
Site Address	:	Vodafone 5306 Telecommunications Mast Bramcote Leisure Centre Derby Road Bramcote Nottinghamshire	
Proposal	:	<b>Removal of existing 20m monopole with 6No. antennas and other ancillary equipment and its replacement with a 22.2m monopole with 12No. new antennas and 3No. dishes, the relocation 3 no. existing OLO antennas and 2No. dishes onto new mast. The construction of an equipment cabinet and associated ancillary equipment within the existing site compound.</b>	
Decision	:	<b>Conditional Permission</b>	
<hr/>			
Applicant	:	Shaundee Meht	22/00129/FUL
Site Address	:	20 Beeston Fields Drive Beeston Nottinghamshire NG9 3DB	
Proposal	:	<b>Construct two storey front and single storey rear extensions and porch</b>	
Decision	:	<b>Conditional Permission</b>	
<hr/>			

Applicant	:	DR Asad Malik	22/00147/FUL
Site Address	:	77 Cow Lane Bramcote Nottinghamshire NG9 3BB	
Proposal	:	<b>Construct first floor rear extension over the existing footprint of rear extension. Internal re-model to the kitchen and first floor WC. Front Porch and bay window redesign. External material replaced with smooth render</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Brinder Purwaha	22/00272/FUL
Site Address	:	2 Sharnford Way Bramcote Nottinghamshire NG9 3LZ	
Proposal	:	<b>Construct single storey rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mrs Ridgley	22/00286/FUL
Site Address	:	46 Moor Lane Bramcote Nottinghamshire NG9 3FH	
Proposal	:	<b>Construct single storey rear extension and raised patio</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr P Rana	22/00290/FUL
Site Address	:	237 Derby Road Beeston Nottinghamshire NG9 3AZ	
Proposal	:	<b>Construct single storey front, side and rear extensions, including demolition of garage</b>	
Decision	:	<b>Conditional Permission</b>	
<b>CHILWELL WEST WARD</b>			
Applicant	:	Mr Colin Taylor Taylor Built Homes Limited	22/00265/FUL
Site Address	:	362 High Road Chilwell Nottinghamshire NG9 5EG	
Proposal	:	<b>Construct dwelling</b>	
Decision	:	<b>Conditional Permission</b>	
<b>EASTWOOD HALL WARD</b>			
Applicant	:	Adam Bostock	22/00193/FUL
Site Address	:	15 Coach Drive Eastwood Nottinghamshire NG16 3DR	
Proposal	:	<b>Construct single storey front, side and rear extension</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mrs Vicky Clemens	22/00206/FUL
Site Address	:	7 Lower Beauvale Newthorpe Nottinghamshire NG16 3PY	
Proposal	:	<b>Erect fence</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr & Mrs K Stapleton	22/00338/FUL
Site Address	:	Land To Rear Of 3-23 Greenhills Road Eastwood Nottinghamshire	
Proposal	:	<b>Conversion of outbuilding to single residential dwelling</b>	
Decision	:	<b>Conditional Permission</b>	
<b>EASTWOOD HILLTOP WARD</b>			
Applicant	:	Mr Brett PLANT UK Oxygen Projects Ltd	22/00165/ROC
Site Address	:	Land On The North West Side Of The Man In Space Nottingham Road Eastwood Nottinghamshire	
Proposal	:	<b>Variation of condition 2, 3 and 5 of reference 19/00600/FUL to allow amendments to the height of the building, removal of steps, change position of the bin store, creation of office space and retain existing fencing to the Co-op car park</b>	
Decision	:	<b>Conditional Permission</b>	
Applicant	:	Mr Mark Coulson	22/00324/FUL
Site Address	:	21 Charles Avenue Eastwood Nottinghamshire NG16 2AG	
Proposal	:	<b>Construct single storey rear and side extensions (Revised Scheme)</b>	
Decision	:	<b>Conditional Permission</b>	

## EASTWOOD ST MARY'S WARD

Applicant	:	Mr Robert Singh	22/00174/CLUE
Site Address	:	Flat 1 13 Nottingham Road Eastwood Nottinghamshire	
Proposal	:	<b>Certificate of Lawfulness for an existing use as self contained flat (C3)</b>	
Decision	:	<b>Withdrawn</b>	

---

Applicant	:	Mr Robert Singh	22/00175/CLUE
Site Address	:	Flat 2 13 Nottingham Road Eastwood Nottinghamshire	
Proposal	:	<b>Certificate of Lawfulness for an existing use as self contained flat (C3)</b>	
Decision	:	<b>Withdrawn</b>	

---

Applicant	:	Mr Robert Singh	22/00176/CLUE
Site Address	:	Flat 3 13 Nottingham Road Eastwood Nottinghamshire	
Proposal	:	<b>Certificate of Lawfulness for an existing use as self contained flat (C3)</b>	
Decision	:	<b>Withdrawn</b>	

---

## GREASLEY WARD

Applicant	:	Mr Sital Godhaniya	21/00991/FUL
Site Address	:	76 Moorgreen Newthorpe Nottinghamshire NG16 2FB	
Proposal	:	<b>Alterations to the roof to create a loft conversion and flat roof rear dormer and off road parking</b>	
Decision	:	<b>Conditional Permission</b>	

---

Applicant	:	Treasurer Margaret Newman's	22/00150/FUL
Site Address	:	394 Nottingham Road Newthorpe Nottinghamshire NG16 2ED	
Proposal	:	<b>Construct a dropped kerb</b>	
Decision	:	<b>Conditional Permission</b>	

---

Applicant	:	Mr Luke Mellors	22/00319/FUL
Site Address	:	21 Brackenfield Drive Giltbrook Nottinghamshire NG16 2US	
Proposal	:	<b>Construct 1st floor side extension above existing garage and single storey rear extension, and installation of solar panels to front elevation</b>	
Decision	:	<b>Conditional Permission</b>	

---

## NUTHALL EAST & STRELLEY WARD

Applicant	:	Mr Brett Cross	22/00249/FUL
Site Address	:	54 Roland Avenue Nuthall Nottinghamshire NG16 1BB	
Proposal	:	<b>Raise roof &amp; loft extension/conversion</b>	
Decision	:	<b>Conditional Permission</b>	

---

Applicant	:	Mr Shams Rubani	22/00340/PNH
Site Address	:	4 Northolt Drive Nuthall Nottinghamshire NG16 1QX	
Proposal	:	<b>Construct single storey rear extension, extending beyond the rear wall of the original dwelling by 7.9 metres, with a maximum height of 3.5 metres, and an eaves height of 2.4 metres.</b>	
Decision	:	<b>PNH Approval Not Required</b>	

---

## STAPLEFORD NORTH WARD

Applicant	:	Mr and Mrs Leach	22/00171/FUL
Site Address	:	16 Mayfield Drive Stapleford Nottinghamshire NG9 8JG	
Proposal	:	<b>Construct single storey side and rear extension and alterations to roof including loft conversion with rear dormer</b>	
Decision	:	<b>Conditional Permission</b>	

---

Applicant	:	Mr Gary Fordham	22/00224/CLUP
Site Address	:	2 Northwood Street Stapleford Nottinghamshire NG9 8GH	
Proposal	:	<b>Construct loft extension with dormer</b>	
Decision	:	<b>Approval - CLU</b>	

---

Applicant	:	Emma Davidson	22/00245/FUL
Site Address	:	148 Pasture Road Stapleford Nottinghamshire NG9 8GQ	
Proposal	:	<b>Construct single storey rear extension and raised rear patio</b>	
Decision	:	<b>Conditional Permission</b>	

---

#### STAPLEFORD SOUTH EAST WARD

Applicant	:	Mrs J Farnsworth	22/00172/PNH
Site Address	:	74 Wadsworth Road Stapleford Nottinghamshire NG9 8BD	
Proposal	:	<b>Construct single storey rear infill extension of 1.2metres, linking the main house to the existing outbuilding, creating an overall single storey rear extension of 4.9metres, with a height of 3.5metres and an eaves height of 2.5 metres.</b>	
Decision	:	<b>PNH Approval Not Required</b>	

Applicant	:	Yasmin Judd	22/00235/FUL
Site Address	:	44 Wadsworth Road Stapleford Nottinghamshire NG9 8BD	
Proposal	:	<b>Construct single storey rear extension, raised patio and erect picket fence to the front</b>	

Decision	:	<b>Conditional Permission</b>
----------	---	-------------------------------

Applicant	:	Mr & Mrs Smith	22/00280/FUL
Site Address	:	29 Pritchard Drive Stapleford Nottinghamshire NG9 7GW	
Proposal	:	<b>Construct first floor side extension over existing garage</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr Ian Jowett William May Holdings Ltd	22/00304/FUL
Site Address	:	Cambridge House Nottingham Road Stapleford Nottinghamshire NG9 8AB	
Proposal	:	<b>Construct second and third floor rear extensions to create 4 additional apartments</b>	
Decision	:	<b>Conditional Permission</b>	

---

#### TOTON & CHILWELL MEADOWS WARD

Applicant	:	Mr Daniel Ford	22/00155/FUL
Site Address	:	324 Nottingham Road Toton Nottinghamshire NG9 6EF	
Proposal	:	<b>Construct first floor rear extension including roof amendments and solar panels. Construct canopy to rear elevation</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mr C Oldham	22/00189/FUL
Site Address	:	110 Carrfield Avenue Toton Nottinghamshire NG9 6FB	
Proposal	:	<b>Construct two-storey front, side and rear extension, hip to gable, single storey front and rear extension, front dormer and attached single storey double garage</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mrs J Adlington	22/00190/FUL
Site Address	:	41 Sheriff's Lea Toton Nottinghamshire NG9 6LJ	
Proposal	:	<b>Construct single storey and first floor front extensions</b>	
Decision	:	<b>Conditional Permission</b>	

Applicant	:	Mrs Vera Swinscoe	22/00260/FUL
Site Address	:	15 Hillview Road Toton Nottinghamshire NG9 6FX	
Proposal	:	<b>Construct extensions and alterations to convert bungalow into two storey dwelling</b>	
Decision	:	<b>Conditional Permission</b>	

---

#### WATNALL & NUTHALL WEST WARD

Applicant	:	Mr M Hatton	22/00109/FUL
Site Address	:	Redfield House Farm New Farm Lane Nuthall Nottinghamshire NG16 1DY	
Proposal	:	<b>Change of use of agricultural buildings to B8 storage use</b>	
Decision	:	<b>Conditional Permission</b>	



Applicant	:	Mr M Theakstone	22/00183/FUL
Site Address	:	17 Ayscough Avenue Nuthall Nottinghamshire NG16 1BY	
Proposal	:	<b>Construct two storey front extension</b>	
Decision	:	<b>Conditional Permission</b>	

---

This page is intentionally left blank