

Report of the Chief Executive

APPLICATION NUMBER:	20/00180/FUL
LOCATION:	43 PIMLICO AVENUE, BRAMCOTE, NOTTINGHAMSHIRE, NG9 3JJ
PROPOSAL:	CONSTRUCT SINGLE/TWO STOREY EXTENSIONS, PARTIAL CONVERSION OF GARAGE TO LIVING ACCOMMODATION, PITCHED ROOF OVER FRONT FLAT ROOF AND CONSTRUCT GARDEN WALL

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 9 September 2020 with a recommendation for approval (original report attached as appendix 2). Members deferred making a decision on the application due to concerns regarding the impact on neighbour amenity and it being overbearing and over intensive for the area. The main concerns were in regards to the two storey extension which projected beyond the rear elevation and it was debated if this should be single storey or removed.
- 1.2 The applicant has considered the issues raised by the Planning Committee and has made the following changes:
- Replacement of two storey extension which projects beyond the rear elevation with a single storey extension with hipped roof
 - Replacement of 2.5m high garden fence with the same height garden wall
 - Provided gas prevention measures information to remove pre-commencement condition
- 1.3 The applicant has amended the plans in line with the comments raised by Members and therefore it is considered the scheme is acceptable.
- 1.4 The Committee is therefore asked to resolve that planning permission be granted subject to the conditions outlined in appendix 1.

APPENDIX 1

1 Details of Application

- 1.1 The main concern raised by Members was the two storey north side/rear extension which could have potentially caused an unacceptable impact on neighbour amenity and been an over intensive form of development. The applicant has amended the scheme to reduce the two storey extension to single storey.
- 1.2 The single storey extension will have a hipped roof, a height to eaves of 2.3m and height to ridge of 4.3m. It will have two windows and a door in the east (front) elevation, a door and a window in the south (side) elevation, a door in the north (side) elevation and a blank (west) elevation. It will have one roof light in the south roof slope and two roof lights in the north roof slope. The extension will serve two bedrooms, a study and W/C. The extension will be 1m from the boundary with no. 30 and no. 31 Latimer Drive.
- 1.3 A 2.5m high garden wall is proposed to extend across the full rear boundary which will replace the existing hedge. A 2.5m high fence was initially proposed.
- 1.4 No other changes are proposed to the application.

2. Re-consultations

- 2.1 Amended plans were submitted and a further 7-day consultation has been undertaken with the occupants of neighbouring properties. Three responses were received, one raising an objection and two raising observations which can be summarised as follows:

- Over intensive as will have 7 bedrooms
- Not in keeping with original open plan of area
- Imposing front elevation which is out of keeping with bungalows and houses
- Sense of enclosure, extension will be closer to boundary
- Garden wall could impact Latimer Drive occupants
- Concerns in regards to drainage and parking
- Bedrooms will be semi-vacant due to occupants living away from home
- Wall will reduce impact of extension
- Welcome the reduction in the height of rear extension
- Do not oppose amended scheme.

- 2.2 Environmental Health were re-consulted on the gas prevention measures information and raised no objection providing the development is carried out in accordance with the submitted details.

3. Assessment

- 3.1 It is considered the amendments to the application improve the relationship with neighbouring properties. Although concerns have been raised that the extension will now be 1m from neighbouring boundaries (previously between 1.5m to 3.3m), the reduction to single storey is considered to counteract this. Furthermore, the

height to eaves and ridge of the single storey extension is not dissimilar to what could be allowed under permitted development.

- 3.2 Concerns have been raised in relation to the application which are addressed as follows. It is considered that six bedrooms (and a study) would not be an over intensive use of the property and will accommodate the needs of the family. The extensions are considered to be in keeping with the size of the plot and area, especially given the reduction in the size of the two storey side/rear extension to single storey. The front elevation is considered to be an acceptable height, design and scale and the front extension builds upon an existing footprint. It is considered the single storey extension will not cause a sense of enclosure for neighbours, given that it has been reduced from two to single storey. The garden wall will be a solid structure replacing trees but the removal of the trees would not require consent. The wall could be built up to 2m in height without permission but it is considered a 2.5m high wall could also retain an element of privacy for neighbours. Whilst parking associated with the property may increase, this is a cul-de-sac and therefore further on-street parking is unlikely to pose a highway safety risk. Furthermore, the driveway will still have three car parking spaces which is considered sufficient. The matter of rooms being semi-vacant is not a material planning consideration. Drainage is a matter to be dealt with by Building Regulations.



Previously proposed scheme



Amended scheme

3.3 The proposal of a 2.5m high wall is considered to be acceptable and will provide adjoining neighbours with a robust boundary treatment which will partially obscure the extensions from view.

3.4 Environmental Health were re-consulted on the gas prevention measures information and raised no objection providing the development is carried out in accordance with the submitted details. This will be conditioned.

4 Planning Balance

4.1 The benefits of the proposal are that it would provide additional space to a family home which reflects an acceptable level of design and would not appear out of character with the surrounding area so would be in accordance with policies contained within the development plan which is given significant weight. There is some impact on neighbour amenity but this matter is considered to be outweighed by the benefits of the scheme.

5 Conclusion

5.1 To conclude, it is considered the extensions and alterations reflect an acceptable level of design that are in keeping with the main house. It is considered the extensions and alterations do not have an unacceptable impact on neighbour amenity and sufficient parking is still available to the front of the property.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawings:</p> <p>Received by the Local Planning Authority on 16 June 2020:</p> <ul style="list-style-type: none"> · Proposed site plan (1:1250) <p>Received by the Local Planning Authority on 25 September 2020:</p> <ul style="list-style-type: none"> · Proposed first floor plan · Proposed elevations · Proposed ground floor plan · Proposed roof plan

	<ul style="list-style-type: none"> · Proposed boundary wall plan <p>Received by the Local Planning Authority on 28 September 2020:</p> <ul style="list-style-type: none"> · Site Plan <p>Reason: For the avoidance of doubt.</p>
<p>3.</p>	<p>No building to be completed pursuant to this permission shall be occupied or brought into use until:</p> <p>i) all appropriate measures have been completed in accordance with the Gas Prevention Measures plan received by the Local Planning Authority on 25 August 2020</p> <p>ii) it has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full.</p> <p><i>Reason: 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 the Broxtowe Aligned Core Strategy.</i></p>
<p>4.</p>	<p>The extensions and porch roof hereby approved shall be constructed using bricks and tiles to match the main house.</p> <p><i>Reason: To ensure a satisfactory standard of appearance is achieved and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>Due to the proximity of the site to residential properties it is recommended 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.</p>
<p>3.</p>	<p>No waste should be burnt on site at any time.</p>

Map



Photos



West (rear) elevation



East (front) elevation



South (side) elevation of no. 30 and west (rear) elevation of main house to right



Rear/side boundary with no. 41



Rear conifer hedge



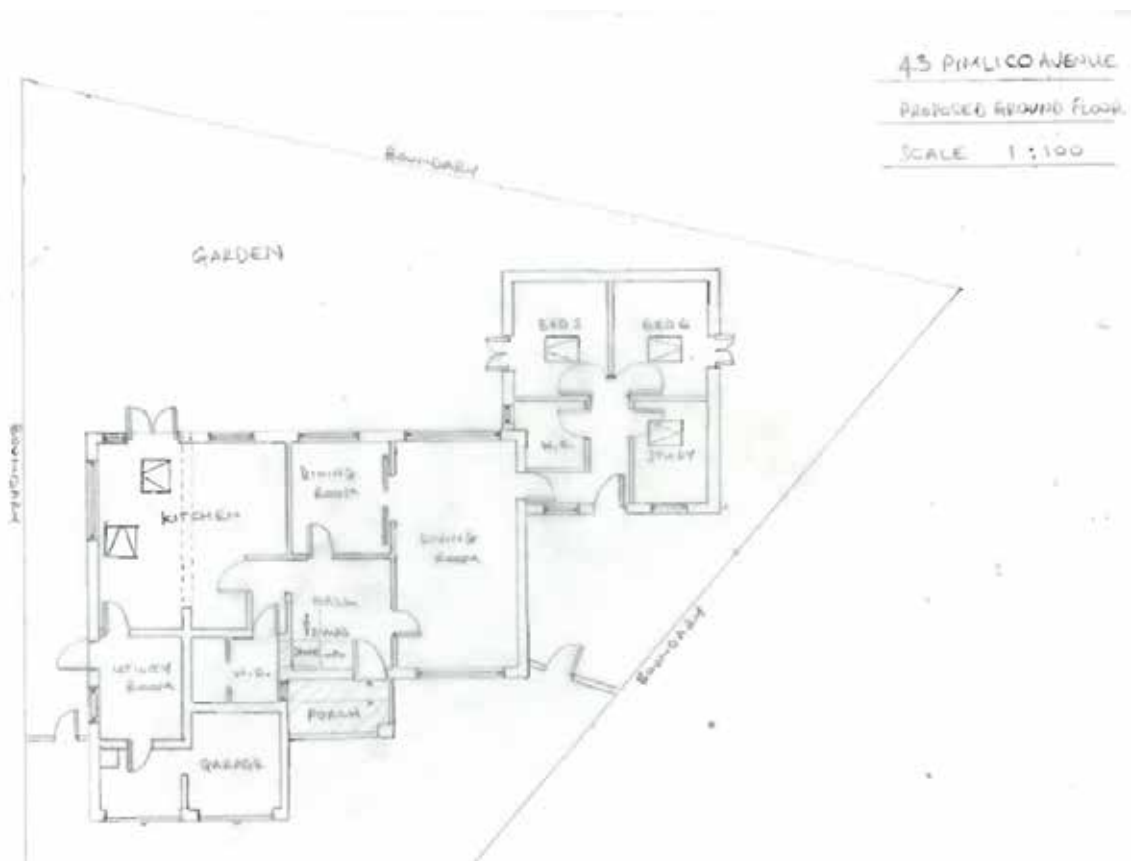
View of application house facing east

(taken from Latimer Drive garden)

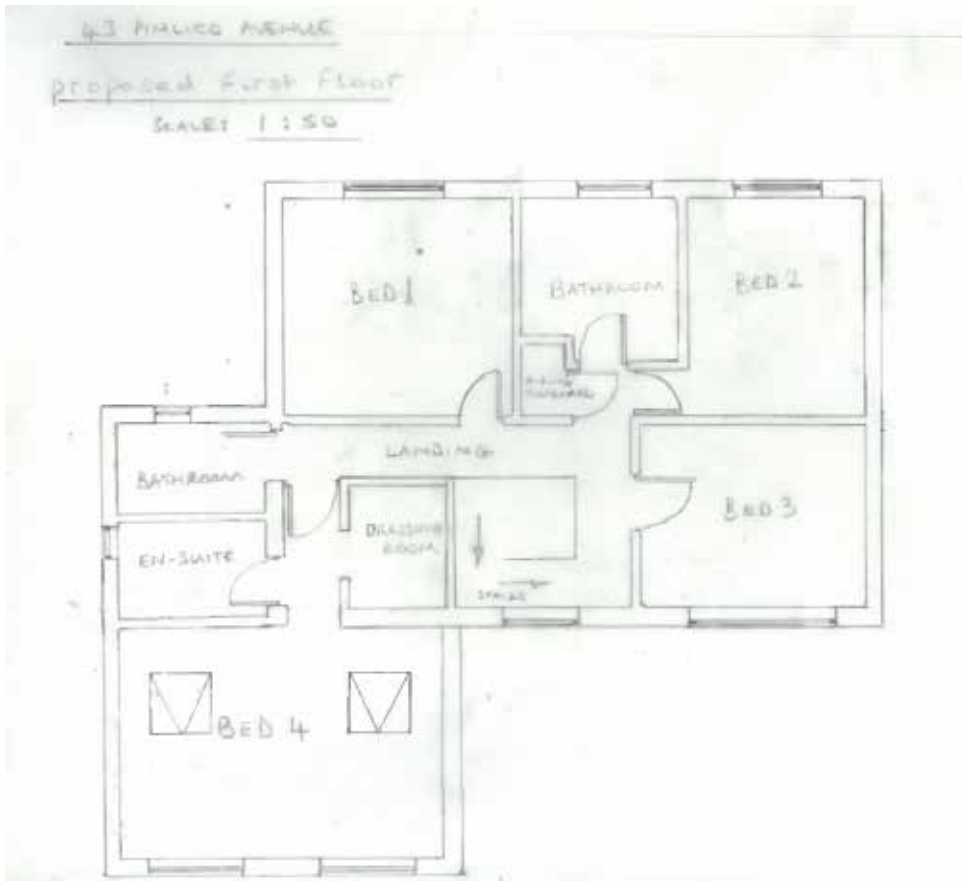
Proposed plans (not to scale)



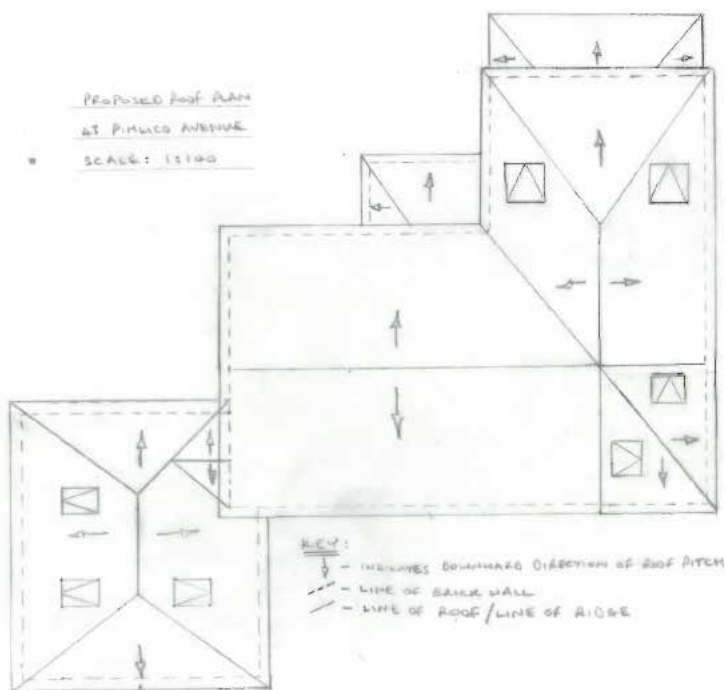
Proposed elevations



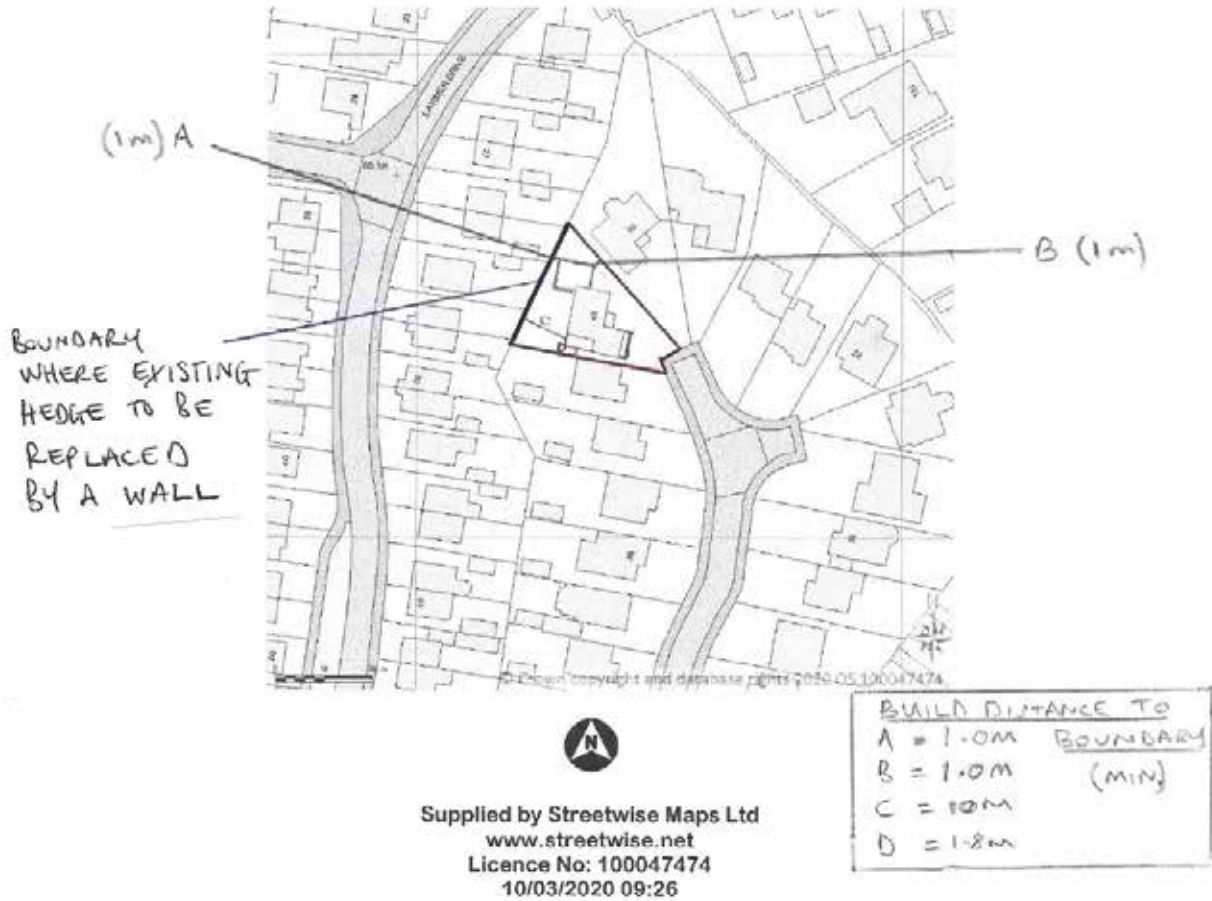
Proposed ground floor plan



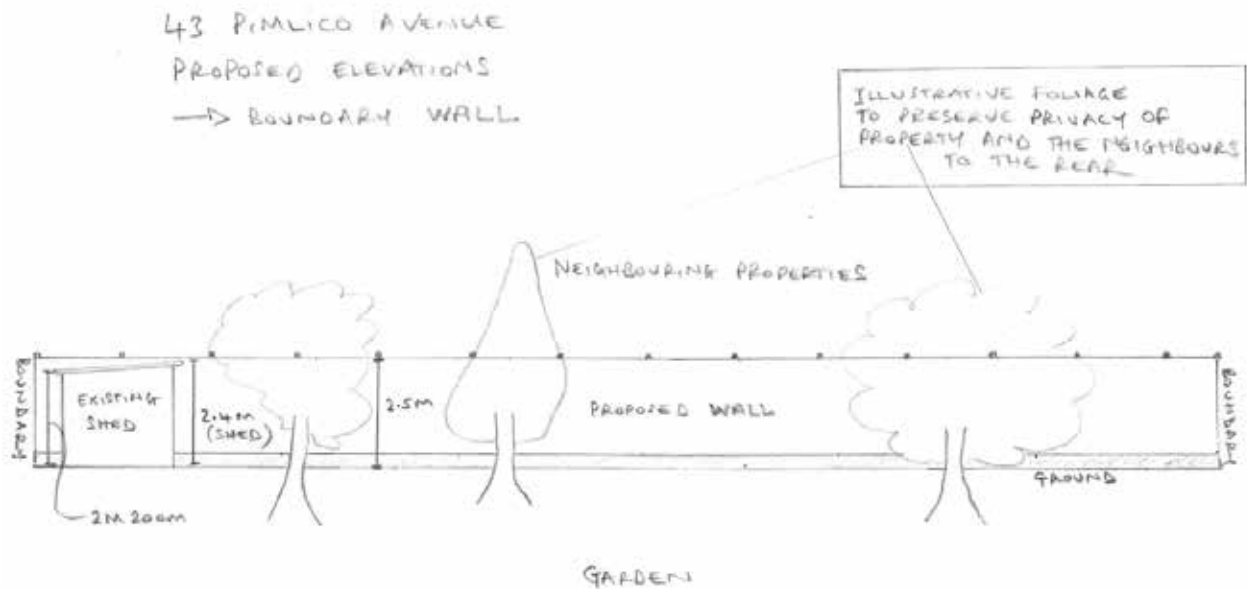
Proposed first floor plan



Proposed roof plan



Proposed site plan



Proposed wall

Previous plans (not to scale)

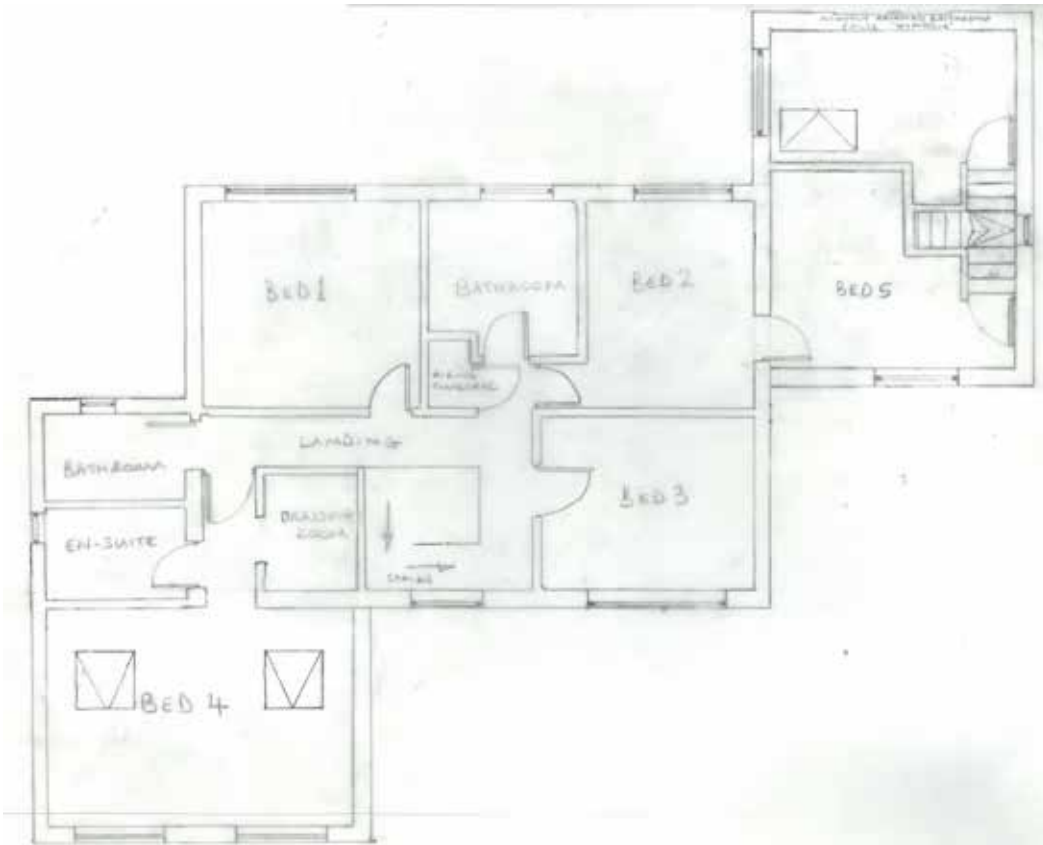


Proposed elevations

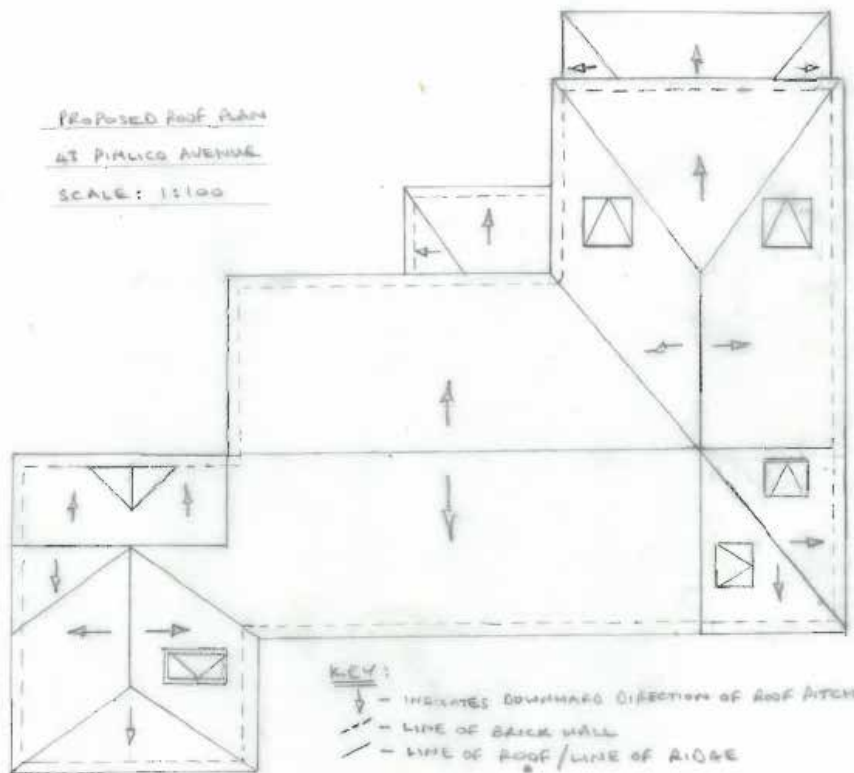


Proposed ground floor plan

Previous plans

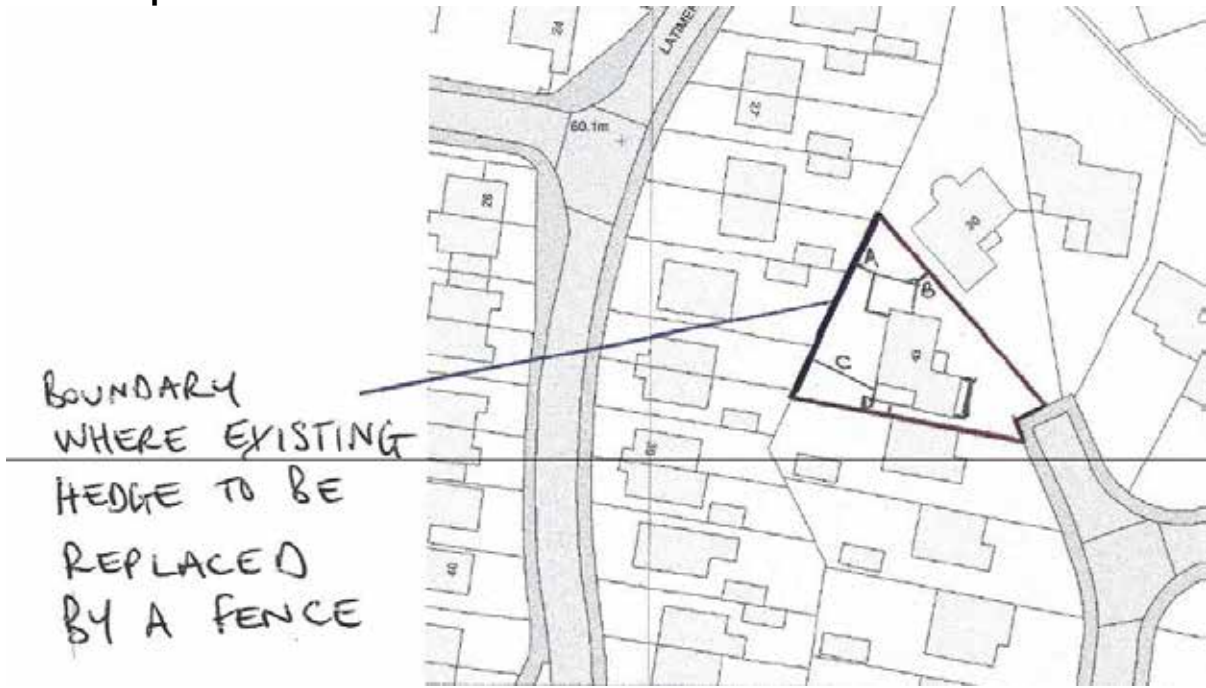


Proposed first floor plan

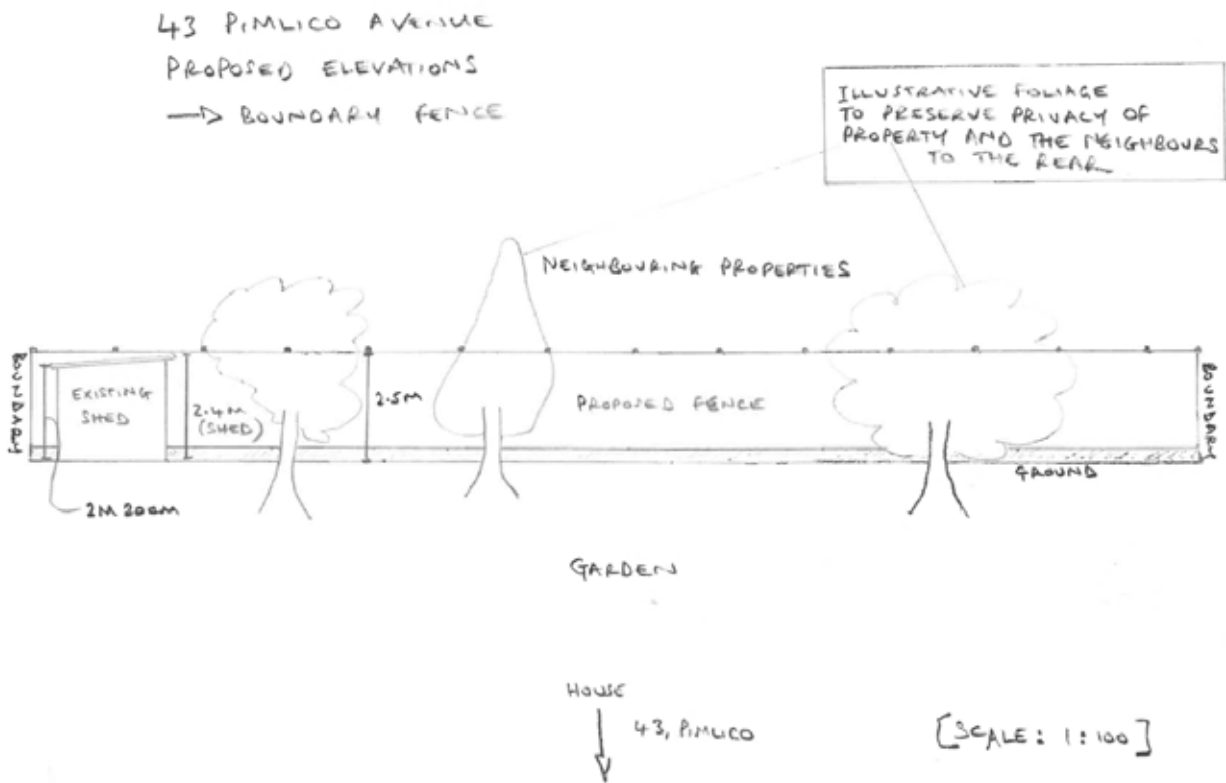


Proposed roof plan

Previous plans



Proposed site plan



Proposed fence