

Report of the Chief Executive

APPLICATION NUMBER:	20/00707/FUL
LOCATION:	105 Nottingham Road, Nuthall, Nottinghamshire NG16 1DN
PROPOSAL:	Construct first floor rear extension and balcony (revised scheme)

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

1 Executive Summary

- 1.1 This application seeks consent to construct a first floor rear extension to create an en-suite bathroom and balcony. The property has previously been extended in the form of an attached garage, first floor bathroom and a conservatory to the rear.
- 1.2 The application site is located within the Nottinghamshire Green Belt where Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). The policy also states that disproportionate additions to a building will be treated as those that, taken cumulatively, exceed 30% of the volume of the original building.
- 1.3 A previous application for the construction of a rear first floor extension and balcony was refused in December 2019 under reference number 19/00648/FUL, due to the proposal representing inappropriate development within the Green Belt as the proposed extension in conjunction with the existing extensions was considered to represent a disproportionate addition to the size of the original dwelling.
- 1.4 Due to the nature of works proposed to extend the existing property along with the previous extensions, it is considered the proposal represents a disproportionate addition to the original dwelling, exceeding 30% of the volume of the original dwelling.
- 1.5 The Committee is asked to resolve that planning permission be refused for the reason set out in the appendix.

APPENDIX

1 Details of the application

- 1.1 This application seeks consent to construct a first floor rear extension to create an en-suite bathroom and balcony. The property has previously been extended in the form of an attached garage, first floor bathroom and a conservatory to the rear.

2 Site and Surroundings

- 2.1 The application site consists of a detached two storey residential dwelling with a driveway to the front and a large garden to the rear. The site fronts onto the busy main road of Nottingham Road, with open fields located directly to the rear.
- 2.2 The site is located within a predominantly residential area with similar residential dwellings located to either side and within the Nottinghamshire Green Belt.

3 Relevant Planning History

- 3.1 Planning permission was granted under reference number 75/00393/FUL to extend the property to form a kitchen, dining room and playroom and extension to the garage.
- 3.2 Planning permission was granted under reference number 98/00265/FUL to construct a side extension to form a kitchen and garage.
- 3.3 Planning permission was granted under reference number 00/00233/FUL to convert a garage to create a kitchen/study and new pitched roof.
- 3.4 Planning permission was granted under reference number 03/00845/FUL to construct a vehicular access.
- 3.5 Planning permission was refused in 2019 under reference number 19/00648/FUL to construct a first floor rear extension and balcony.

4 Relevant Policies and Guidance

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

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

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

4.2 **Part 2 Local Plan 2019**

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

- Policy 8: Development in the Green Belt
- Policy 17: Policy 17 Place-making, Design and Amenity

4.3 National Planning Policy Framework (NPPF) 2019

- Section 13: Protecting Green Belt Land

5 Consultations

5.1 No relevant consultee responses to report

5.2 2 neighbouring properties were consulted during the processing of the planning application, with no objections having been received.

6 Assessment

6.1 The main issues for consideration are the impact upon the character of the Green Belt, the design of the proposal and the impact upon visual amenity.

6.2 **Design and Green Belt**

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. Policy 8 of the Part 2 Local Plan states that applications for development in the Green Belt will be determined in accordance with the National Planning Policy Framework (NPPF). Paragraph 89 of the NPPF identifies the extension or alteration of a building as appropriate development in the Green Belt, provided that it does not result in disproportionate additions over and above the size of the original building.

6.2.2 The application site is set back from Nottingham Road and consists of a two storey detached dwelling. To the front there is an existing wall/fence with an entrance gate leading into a driveway, with a large garden located directly to the rear. To the side of the dwelling there is a single storey extension which was originally built as a garage and later converted into additional living accommodation for the dwelling. To the rear there is a conservatory extension which spans the full width of the rear elevation of the main dwelling, along with a first floor bathroom extension.

6.2.3 The proposed extension is to be located to the rear of the existing dwelling and will not be visible within the street scene of Nottingham Road. The extension will be sited to the side of the existing first floor extension and will extend out to be in line with the existing first floor extension. The extension will consist of patio doors leading onto a small balcony area with a small en-suite bathroom window and a pitched roof. The design of the proposed extension is considered acceptable and in keeping with the rear elevation of the main dwelling.

6.2.4 In terms of the additional volume being created, the provision of the proposed extension and the existing extension will lead to an overall addition to the property of approximately 47%. Policy 8 – Development in the Green Belt states that disproportionate additions to a building will be treated as those that, taken cumulatively exceed 30% of the volume of the original building. This is further

supported by section 13 – Protecting Green Belt Land of the National Planning Policy Framework 2019 (NPPF) which states that the extension or alteration of a building represents appropriate development providing that it does not result in disproportionate additions over and above the size of the original building. Whilst there would be limited views of the proposed extension from with the street scene of Nottingham Road, the addition of the proposed extension along with the existing extensions will lead to disproportionate additions to the original dwelling. It is considered that the introduction of a further extension to the existing dwelling would result in an inappropriate form of development in the Green Belt and would harm the openness of the Green Belt.

6.3 Amenity

6.3.1 The proposed extension will be located adjacent the boundary of number 103 Nottingham Road. Along the boundary of the application site and the adjacent property there is an existing 3m – 4m high conifer hedgerow. To the side of the extension there are no windows proposed facing the side of number 103. Although a balcony is proposed, this will be enclosed on the side by a brick wall. To the side facing number 107 Nottingham Road the balcony will be open. Views from the balcony will only be over the rear gardens and not directly over the outdoor residential garden area closest to the main dwellings. It is therefore considered that the proposed extension will not have any impact on the amenity of any of the immediate neighbouring properties.

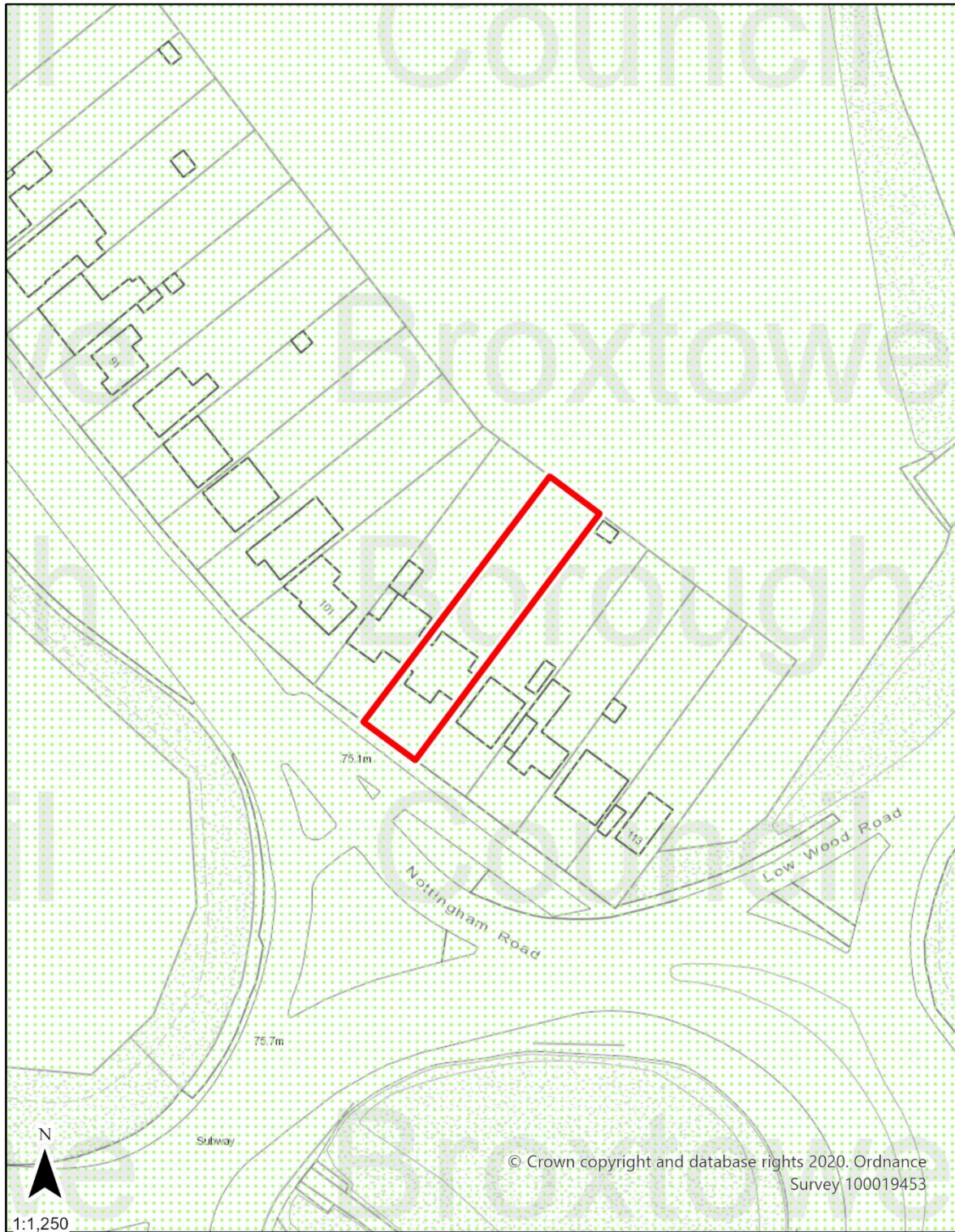
6.3.2 The impact upon all other neighbouring properties is considered acceptable.

7 Conclusion

7.1 The proposal is considered to represent a disproportionate extension to the original building, therefore representing inappropriate development that is harmful to the openness of the Green Belt.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons.	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing extensions, represent 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 (2019) and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2019 and there are no other material considerations that justify treating this proposal as an exception.
	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.
-----------	--



Legend

-  Site Outline
-  Green Belt

Photographs

Front Elevation



Rear Elevation



Rear garden



Side boundary with No: 107



Side boundary with No: 103

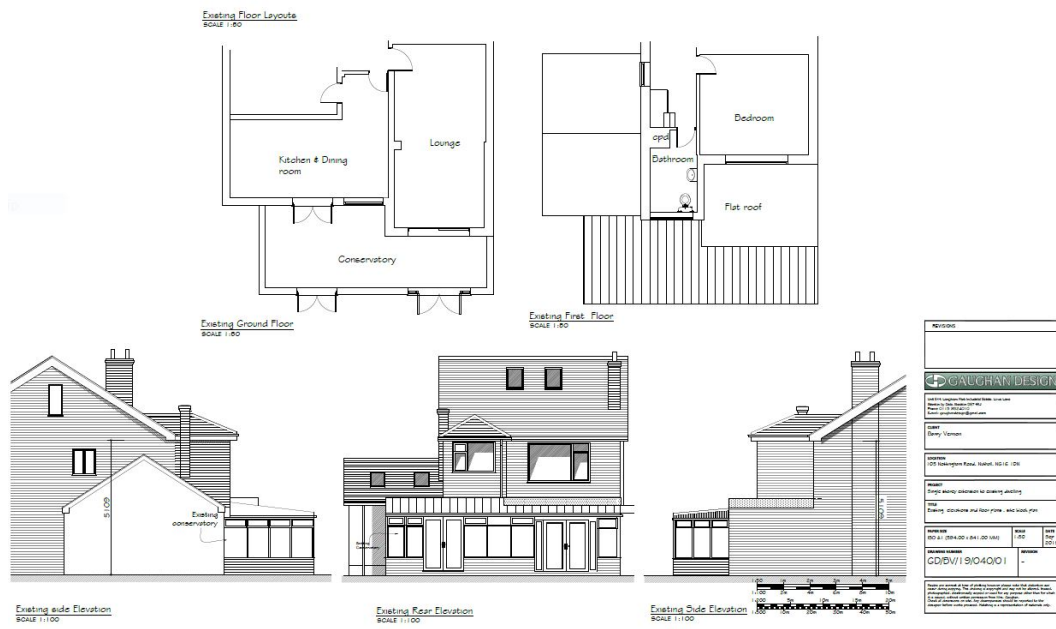


Plans (not to scale)

Existing Elevations

NOTE:
 These drawings are prepared for the use of the Planning Committee. They are not to be used for any other purpose. The architect or designer is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom. The drawings are provided as a guide only and do not constitute an offer of any services. The drawings are not to be used for any other purpose.

© Crown Copyright. All rights reserved. Licence No. 100018980
 Obtained from www.crownarchive.co.uk



Project:
Client:
Architect:
Date:
Scale:
Notes:
Drawn by:
Checked by:
Scale:
Project No.:
Site No.:
Block No.:
Room No.:
Sheet No.:
Revision:

CALCHAN DESIGN
 1/21 High Street, London, SE1 1NF
 Tel: 020 7853 4400 Fax: 020 7853 4401
 Email: info@calchan.com
 Drawing No: CDD/1/2104001
 Scale: 1:50

Proposed Elevations



© Crown Copyright. All rights reserved. Licence No. 100018980
 Obtained from www.crownarchive.co.uk

Project:
Client:
Architect:
Date:
Scale:
Notes:
Drawn by:
Checked by:
Scale:
Project No.:
Site No.:
Block No.:
Room No.:
Sheet No.:
Revision:

CALCHAN DESIGN
 1/21 High Street, London, SE1 1NF
 Tel: 020 7853 4400 Fax: 020 7853 4401
 Email: info@calchan.com
 Drawing No: CDD/1/2104002
 Scale: 1:50