

Report of the Chief Executive

APPLICATION NUMBER:	20/00698/FUL
LOCATION:	49 Nottingham Road, Nuthall
PROPOSAL:	Construct two storey side extension and single storey rear extension

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

1 Executive Summary

- 1.1 This application seeks planning permission to construct a two storey side extension and single storey rear extension. The two storey side extension would create an additional bedroom and an en-suite. This element of the proposal also includes an integral garage that would replace the existing detached garage on site (which the agent has confirmed, would be demolished). An existing single storey rear extension would also be demolished and replaced by the proposed single storey rear extension which would create a kitchen/family room.
- 1.2 The application site is located within the Nottinghamshire Green Belt. Despite the proposed single storey rear extension replacing the existing extension to the rear, the additions to the dwelling (as shown on the revised plans) would result in an increase of 62% of the volume of the original property. Policy 8 of the Broxtowe Part 2 Local Plan (2019) states that any additions that result in a total increase above 30% of the volume of the original dwelling should be considered disproportionate and would therefore be inappropriate development in the Green Belt, in accordance with paragraphs 143-145 of the NPPF.
- 1.3 It is considered that no very special circumstances have been demonstrated by the applicant which would justify treating the proposal as an exception to policy. The proposal is therefore contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and paragraphs 143 and 145 of the National Planning Policy Framework (2019).
- 1.4 The design of the proposal is considered to be acceptable. Whilst the proposal will have some impact on the amenity of neighbouring properties, it is not considered that such an impact would be of such significance as to warrant a refusal of planning permission.
- 1.5 Accordingly, it is considered that the proposal is not acceptable and that planning permission should be refused in line with the resolution set out in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct a two storey side extension and a single storey rear extension. The two storey side extension will have a ridge height of 6.842m; a width of approximately 3.2m; and a length of approximately 8.8m. The single storey rear extension will have a height of 3.25m (not including the roof lights which would result in a total height of 3.4m); a width of around 6.9m; and a length of approximately 5.35m.
- 1.2 The plans show a set-back on the first-floor extension by 1.5m as well as a 1m drop in the height of the ridge. This has resulted in a design that is subservient to the host dwelling and prevents a cramped effect. Whilst the proposal would undoubtedly change the view of the property within the street scene, the materials proposed to be used would match those on the original property. Therefore, it is not considered that the design would result in a development that would be out of character with the houses on Nottingham Road (which are all slightly different, as described below in paragraph 2.2) or the wider area.

2 Site and Surroundings

- 2.1 No. 49 Nottingham Road is a two storey detached dwelling located within the Nottinghamshire Green Belt in a predominantly residential area. There is a Church and Community Centre on the opposite side of the road. There are open fields to the rear of the application property which are free from built development and give a rural feel to the area.
- 2.2 The application property is situated on a main road in Nuthall and is part of a small cluster of similar properties which are uniform in their design, style and positioning on the road. Beyond these properties of a similar appearance, other properties along Nottingham Road are a mix of type and style. Whilst some properties are detached there are also semi-detached dwellings as well as dormer bungalows.
- 2.3 The rear garden of the property is generous in size and contains a number of domestic plants and general shrubbery. No vegetation of any significance will be affected by the proposal and access will also not be impacted. As there will be a 0.1m gap between the side elevation of the development and the west boundary the extension will remove pedestrian access to the rear of the site, although access could be gained through the garage.

3 Relevant Planning History

- 3.1 The application property has been extended previously which is evident in the existing single storey rear extension. This would be demolished as part of the proposal.
- 3.2 A detached garage was granted permission in 2001 (01/00328/FUL). This would also be demolished as part of the application and would be replaced by the

integral garage which is proposed as part of the two-storey side element of the scheme.

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 3 – Green Belt
- Policy 10 – Design and Enhancing Local Identity

4.2 **Part 2 Local Plan**

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

4.3 **Nuthall Neighbourhood Plan**

4.3.1 The Council adopted the Nuthall Neighbourhood Plan in December 2018.

- Policy 5 – Design and the Historic Environment

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

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 12 - Achieving Well-designed Places
- Section 13 – Protecting Green Belt Land

5 Consultations

5.1 Two neighbouring residential properties have been consulted. The Church situated on the opposite side of the road adjacent to the application property has also been consulted. A site notice has also been displayed. One objection has been received

5.2 The objection raises concerns regarding distances between properties; there being a cramped effect; impact upon the Green Belt; and the potential issue of light being blocked into a side ground floor window on a neighbouring property.

5.3 Upon receipt of amended plans, a 7-day neighbour re-consultation was undertaken and a further site notice was displayed. An additional comment from the same objector has been received. This reiterates the points made in the initial objection.

6. Assessment

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

6.2 Principle

6.2.1 The application site is situated within the Green Belt and therefore the principle of the development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe's Part 2 Local Plan (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, although an exception 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 that result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2. As set out in the Planning History section of this report, the application property has been extended before. The proposed additions within this application include a two storey side extension and a single storey rear extension. The rear extension will replace the existing single storey rear extension and an out-building garage will also be replaced by an integral garage. The combined additional volume of the proposed extensions has been calculated at approximately 62% of the volume of the original dwelling. Although, the plans show that the existing out-building garage will be demolished as part of the proposal. Policy 8 states that calculations of increases in volume will not include any existing outbuilding, and therefore the proposed demolition of the garage is not considered relevant to the assessment of the principle of the development.

6.2.3 As the proposed extension will result in an increase of the volume of the original dwelling by more than 30%, the proposal is considered to result in a disproportionate addition to the original dwelling that would be inappropriate development in the Green Belt.

6.2.4 Whilst no very special circumstances have formally been put forward as part of the application, the agent has stated that the proposed additions would be a considerable distance from the fields to the rear, and the property (if extended) would still be smaller than many of the other properties on the road. Although these points are acknowledged, it is not considered that very special circumstances have been demonstrated that would outweigh the harm caused by the inappropriate development and therefore the principle of the development in the Green Belt should not be supported.

6.3 Design

6.3.1 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 developments 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.

- 6.3.2 Plans show that the proposed two storey side extension will project from the existing side elevation by approximately 3.2m and have a ridge height of 6.842m. As the ridge height on the original dwelling is approximately 7.8m, it is considered that the difference in height of around 1m (between the ridge on the extension and the ridge on the original dwelling) in combination with the extension's hipped roof design and 1.5m set back to the first floor allows for the proposal to appear as subservient to the host dwelling.
- 6.3.3 The single storey extension to the rear will project from the original property by 5.35m and would have a flat roof containing a roof lantern. Whilst a flat roof would contrast to the style of the existing roof, it is considered that this is a common design for a domestic extension and would be located to the rear, having no impact on the character and appearance of the street scene.
- 6.3.4 The planning application states that the materials to be used on the extensions will be bricks and tiles to match the existing. It is considered that this is a positive design feature which complies with policy.
- 6.3.5 Overall, it is considered that the design of the proposed two-storey side extension and single storey rear extension is acceptable.

6.4 Amenity

- 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 The proposed two storey side extension will be 0.1m away from the boundary with no. 47 and approximately 1m away from the east elevation of no. 47. The single storey rear extension will be approximately 1.1m away from the boundary with no. 51, and approximately 3.3m away from the boundary with no. 47 at its closest point.
- 6.4.3 Whilst the two-storey side extension would decrease the gap between no. 47 and no. 49, it is considered that the space between the two properties would be sufficient, in combination with the design features identified above to ensure that the proposal did not create a cramped effect.
- 6.4.4 Although, the two storey extension may result in some loss of light into the ground floor side windows at no. 47, it is considered that natural light will still enter this neighbouring property through the bay window on the front elevation, which would presumably serve a principle room and living space of the dwelling. In addition, these side windows currently rely on land outside the neighbour's ownership for light and the applicant could erect a boundary structure of 2 metres in height without requiring planning permission which would largely obscure these openings

- 6.4.5 It is not considered that any of the openings on the proposed extensions will have a detrimental effect on the privacy of neighbouring properties through any increased opportunities for overlooking. Furthermore, whilst the two storey side extension will arguably create a significant addition to the original property and will protrude from the existing side elevation by 3.2m towards no. 47 (with an overall height of 6.842m), it is considered that the gap (approximately 1.1m) between both no. 49 and no. 47 will prevent the two storey side extension from being an overbearing addition. Moreover, as the two-storey development will be on the west side of no. 49, it will not be directly visible for no. 51 and will be approximately 7.4m away from the front boundary with no. 51 and approximately just over 11m away from no. 51's west elevation. With this in mind, it is considered that the two-storey side extension will also have no overbearing impact on no. 51.
- 6.4.6 Similarly, in relation to the single storey rear element (which will be 3.25m in height), it is considered that this is an acceptable height so as not to be overbearing for either neighbouring property. The single storey rear extension will be approximately 3.4m away from the rear boundary with no. 47 and approximately 1.2m away from the rear boundary with no. 51 which are considered to be acceptable distances so as to prevent an overbearing effect. Moreover, it is considered that the hedge boundaries on both sides will partially obscure the single storey extension from both no. 47 and no. 51 therefore further avoiding an overbearing effect for neighbours.
- 6.4.7 Overall, it is considered that whilst there may be some impact on neighbouring properties as a result of the proposed development, there will not be an unacceptable loss of amenity for any neighbouring residents.

7. Planning Balance

- 7.1 The proposed extensions will provide additional living space for the residents in the form of a family/kitchen room and a fourth bedroom with an en-suite and its design and impact upon neighbour amenity are acceptable. However, the proposal represents a disproportional addition to the original dwelling that is harmful to the Green Belt. On balance, it is considered that the harm by virtue of the inappropriate development outweighs any benefits and the proposal is therefore not acceptable.

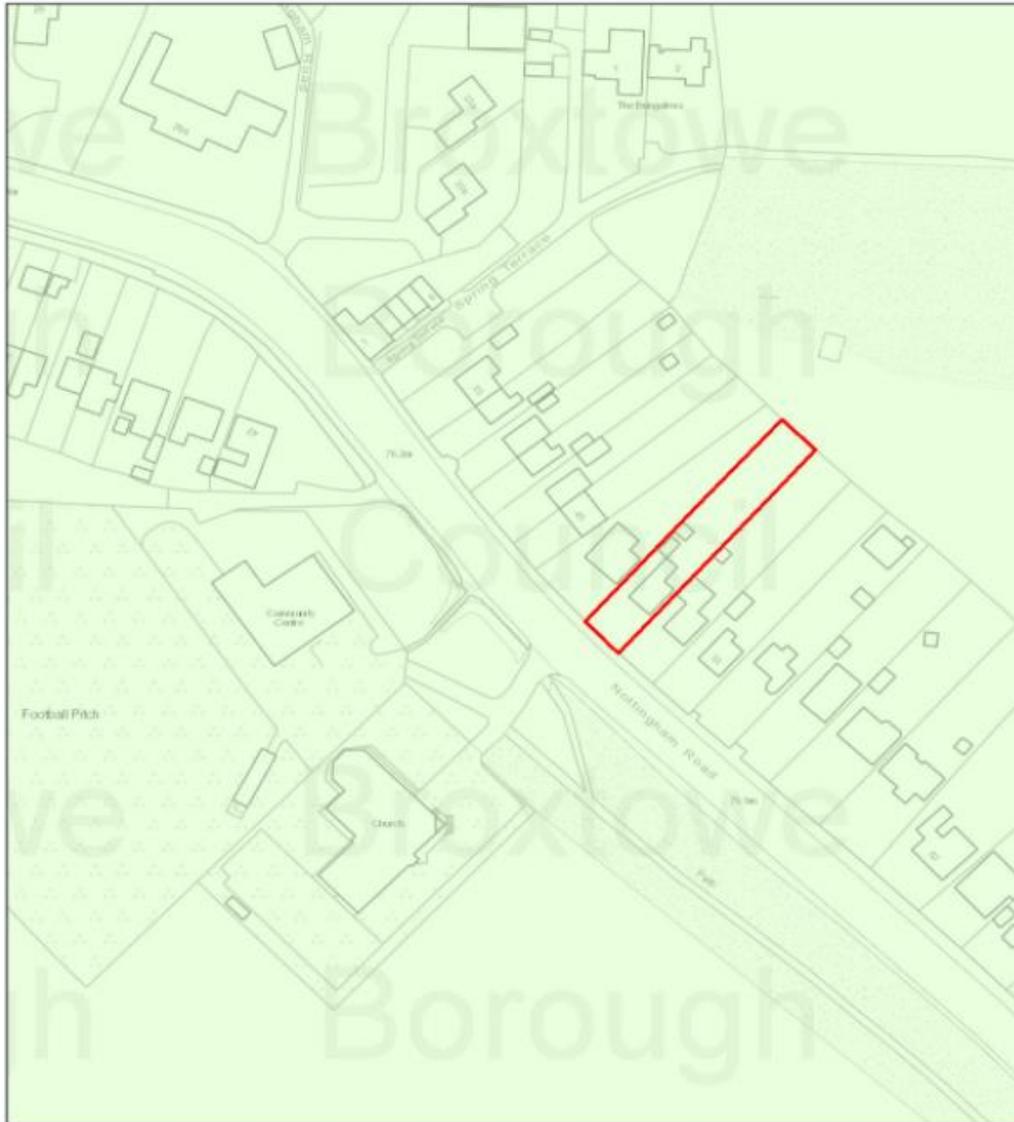
8. Conclusion

- 8.1 The proposal represents inappropriate development in the Green Belt. It is considered that no very special circumstances have been demonstrated, the benefit of which would outweigh the harm of the development to the openness of the Green Belt. It is therefore considered that the proposal is contrary to Policy 8 of the Part 2 Local Plan (2019) and paragraphs 143 and 145 of the NPPF, and therefore planning permission should be refused.

<p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that planning permission be refused for the following reason:</p>	
<p>The site lies within the Nottinghamshire Green Belt, where in accordance with paragraph 143 of the NPPF, inappropriate development is by definition harmful and should not be approved except in very special circumstances. The proposed development does not meet any of the exceptions to inappropriate development as set out by paragraph 145. The proposal is therefore contrary to Policy 8 of the Broxtowe Part 2 Local Plan (2019) and paragraphs 143 and 145 of the NPPF, and no very special circumstances have been demonstrated to treat the proposal as an exception to these policies.</p>	
<p>NOTE 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 timescale.</p>

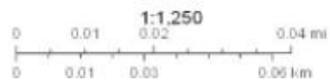
Site Map

49 Nottingham Road, Nuthall



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-  INTERNAL: PCO Applications
-  Green Belt



Photographs



Front elevation and relationship with no. 47



Relationship with no. 51



Gap between no. 49 and no. 47



Rear elevation



Relationship with no. 47 to the rear



Relationship with no. 51 to the rear



Rear elevation including no's 51 & 47

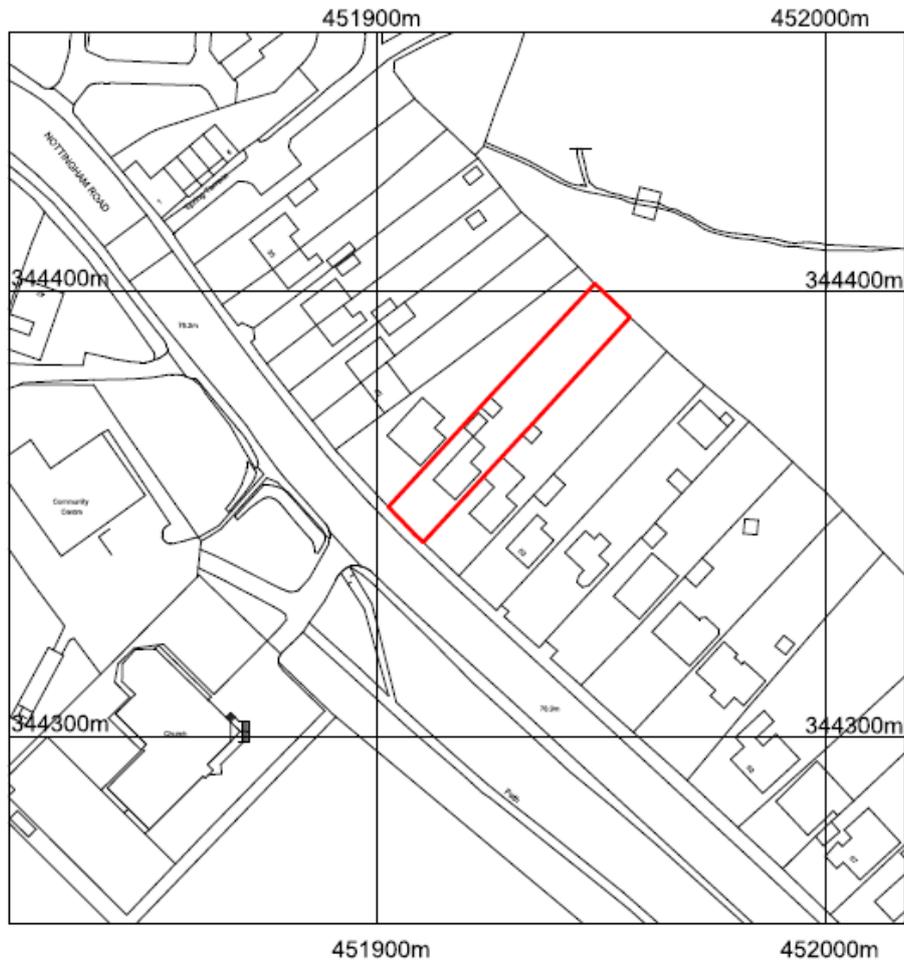


North facing view from the rear



Methodist Church opposite application property

Plans (not to scale)

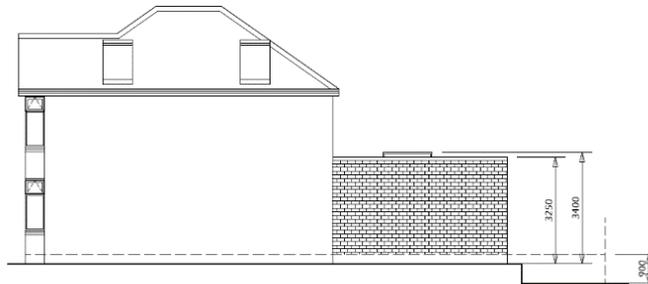


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Site Location



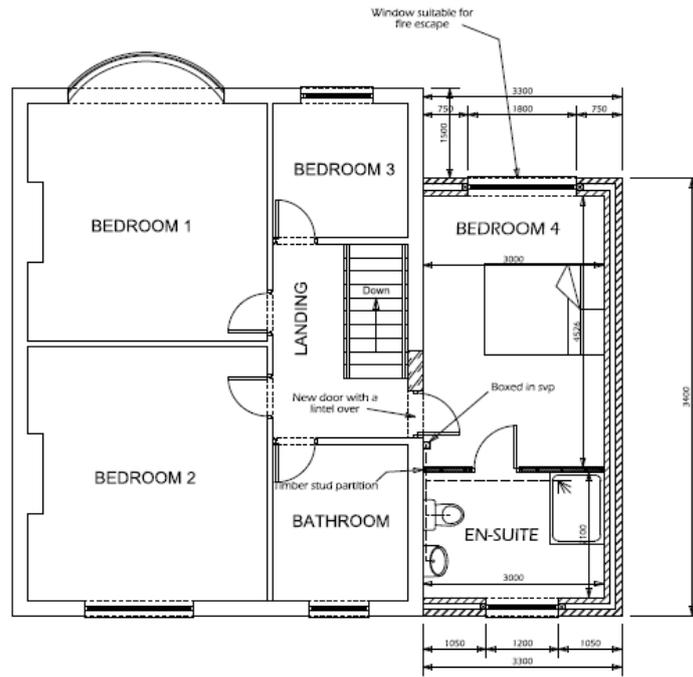
Front elevation



Side elevation



Rear elevation



First-floor layout