

Report of the Chief Executive

APPLICATION NUMBER:	20/00758/FUL
LOCATION:	3 Grange Estate, Robinettes Lane, Cossall
PROPOSAL:	Construct first-floor side extension (revised scheme)

Councillor L A Ball has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for a first-floor side extension for the provision of an additional two bedrooms and an W/C.
- 1.2 The application site is within the Nottinghamshire Green Belt and is in close proximity to the Conservation Area which is located to the west of no. 3 Grange Estate.
- 1.3 The original dwelling already has a single storey rear extension in the form of a conservatory (93/00053/FUL) and a single storey front extension which includes an integrated garage (88/00634/FUL).
- 1.4 The proposed additions to the dwelling (as put forward in this application) alongside the existing extensions (detailed in paragraph 1.3) will result in an approximate increase of 64.8% 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.
- 1.5 It is considered that no very special circumstances have been demonstrated by the applicant to treat 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).
- 1.6 The design of the proposal is considered to be acceptable. It is possible that the proposed extensions may have an impact upon the amenity of neighbouring properties. However, it is not considered that such an impact would be unacceptable or detrimental.
- 1.7 On the whole, 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 The proposal is for a single storey side extension which will project from the side of the existing first floor east elevation by 2.42m. It would extend the entire length of the first floor (which is approximately 6.9m) and have a ridge height of approximately 4m.

2 Site and Surroundings

- 2.2 The property No. 3 Grange Estate is a two storey detached property located within the Nottinghamshire Green Belt and is situated on a country road in Cossall which contains a small number of domestic dwellings. To the east and south of the applicant property there are open fields and approximately 57m away from the western boundary lies the Conservation Area.

- 2.2 There is a paved driveway to the front of the property and a garden containing a number of domestic plants and general shrubbery which is positioned to the east and north of the dwelling. There are also 2 TPO trees which border the front of the site boundary to the east. In addition to this, there is a cluster of group TPOs adjacent to the east and north east of the site

3 Relevant Planning History

- 3.2 The application property has been extended previously which is evident in the single storey extension to the front and integrated garage (88/00634/FUL) as well the single storey conservatory rear extension (93/00053/FUL).

- 3.2 An application for a first-floor side extension (20/00489/FUL) was refused earlier this year due to its impact upon the openness of the Green Belt and not being policy compliant due to its proposed volume exceeding 30% of the volume of the original dwelling.

4 Relevant Policies and Guidance4.2 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

- Policy 10: Design and Enhancing Local Identity

4.3 **Part 2 Local Plan**

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

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

4.4 National Planning Policy Framework (NPPF) 2019:

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

5 Consultation

5.2 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. No objections have been received

5.3 The Tree Officer has been consulted. The response received raised no concerns regarding the principle of the proposal in terms of the two TPO trees which are located to the front of the property. However, the comment noted that care would need to be given regarding the storage of building materials such as cement diesel and plant to avoid compaction of the root system. It is noted that here is an existing hard standing driveway to the front of the property which would protect the roots. Finally, any delivery and contractor vehicles must avoid contact with the branch work of the trees.

6 Assessment

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

6.2.2 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.

6.2.3 As set out in the Planning History section of this report, the application property has been extended before. The proposed addition within this application is a single storey side extension to the first floor. The combined additional volume of the proposed extension has been calculated at approximately 64.8% of the volume of the original dwelling which is significantly over the 30% restriction as set out in policy 8.

6.2.4 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.

6.1.5 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.

6.2 Design

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 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.

6.2.2 As the extension would be on the first-floor only, there would be no increased footprint as a result of the proposal. Plans show that the extension would project from the existing side elevation by approximately 2.42m and have a ridge height of approximately 4m. The ridge height on the original dwelling is approximately an additional 1.7m, and it is considered that this difference allows for the proposal to appear as subservient to the host dwelling.

6.2.3 In terms of the materials to be used, the plans submitted state that the tiles will be 'small plain tiles' to match those on the existing roof and that facing brickwork will be used to match the existing front elevation of the property. It is considered that this would maintain the style of the original dwelling and allow for the extension to be acceptable (in terms of its design) in the street scene.

6.2.4 Although the proposed development will not be within the Conservation Area, it will be situated in relatively close proximity. Therefore, it is desirable that any development is sensitive to the heritage of the local area and does not have a negative impact upon its character. It is not considered that the design of the extension would have any detrimental impact on the character of the nearby Conservation Area.

6.2.5 Whilst it is not considered that the design will contrast with or cause an unacceptable addition to the street scene, it is considered that as the site is located on a visible location in the street scene that the proposed first floor extension would have a negative impact upon the openness of the Green Belt.

6.3 Amenity

6.3.1 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.

6.3.2 The proposed first-floor side extension will be 8m away from the boundary with no. 2 at its closest point and this is considered to be an acceptable gap between the development and neighbouring boundary. Whilst there is a window proposed to be on the side elevation which faces out towards the general direction of no. 2, there is already a window in a similar location on the existing side elevation, and

therefore the current relationship will not be any worse than what currently exists between no. 2 and 3 as there will not be any additional scope for over-looking.

- 6.3.3 The application property is a semi-detached dwelling which is directly adjoined to no. 4, which would be the closest neighbouring property to the proposed development. However, as the proposed extension will be positioned on the eastern side of no. 3, it would not be directly attached or visible to no. 4.
- 6.3.4 There is a proposed window to the rear elevation of the extension which may be capable of looking out onto some elements of the gardens at no's 2 and 4 Grange Estate. However, it is considered that this would not be an unacceptable negative impact. Moreover, it is not deemed that the provision of the rear window would allow the occupiers of the application property to look into either dwelling at no. 2 or no. 4 Grange Estate, rather just allow some views of the rear garden areas
- 6.3.5 It is considered that whilst there may be some impact on neighbouring properties as a result of the proposed development, there would not be an unacceptable loss of amenity for any neighbouring residents. Furthermore, there have been no objections received in relation to the proposal.

7 Planning Balance

- 7.1 The proposed extension would provide two additional bedrooms and an additional W/C to the application property and the design of the proposal and its 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 Overall, 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 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 paragraphs 145 and 146 of the NPPF. 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</p>

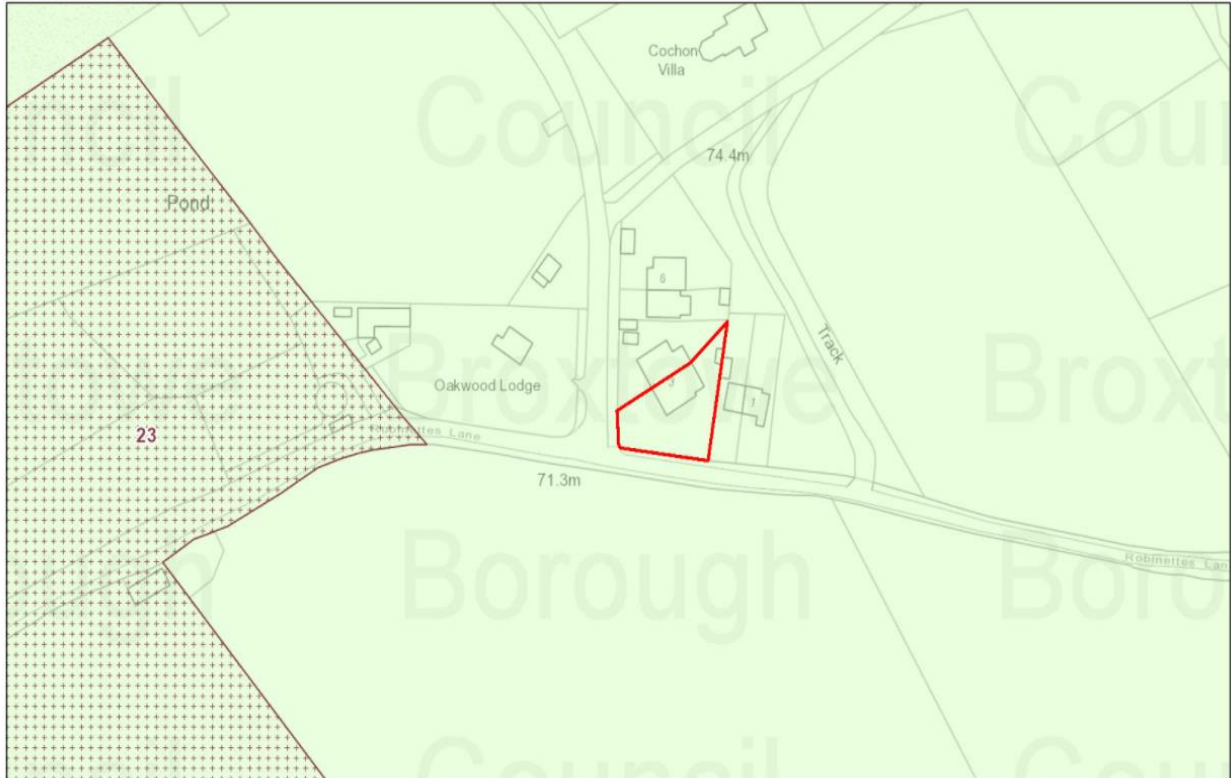
special circumstances have been demonstrated to treat the proposal as an exception to these policies.

NOTE 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.**

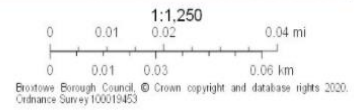
Site Map

3 Grange Estate, Robinettes Lane, Cossall



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-  INTERNAL: PCO Applications
-  Green Belt
-  Conservation Areas



Photographs



Front elevation. Relationship with no. 2



Front elevation. Relationship with no. 4



Eastern boundary visible from the front & relationship with no. 2



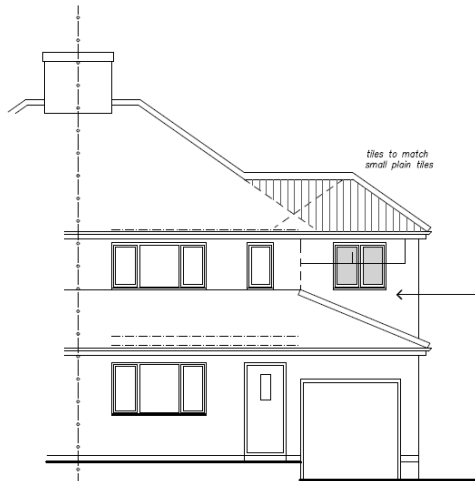
Rear elevation



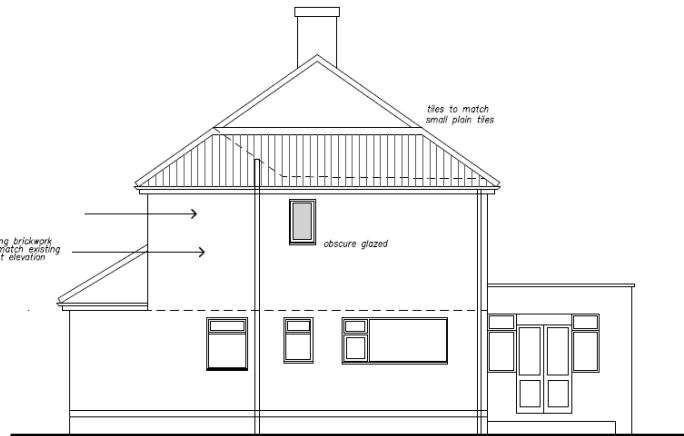
Rear elevation & fence boundary with no. 4 Lane

no's 4, 3 & 2 facing from Robinettes

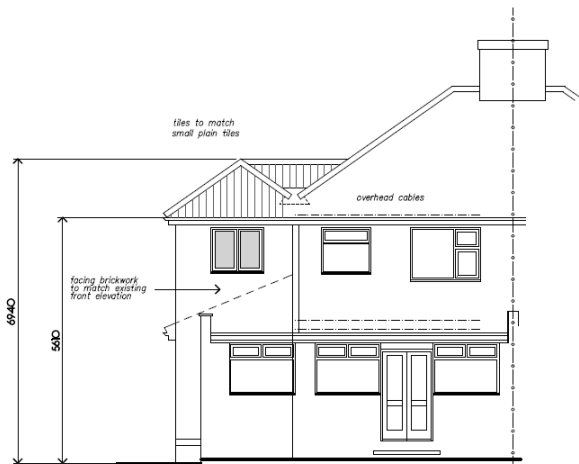
Plans (not to scale)



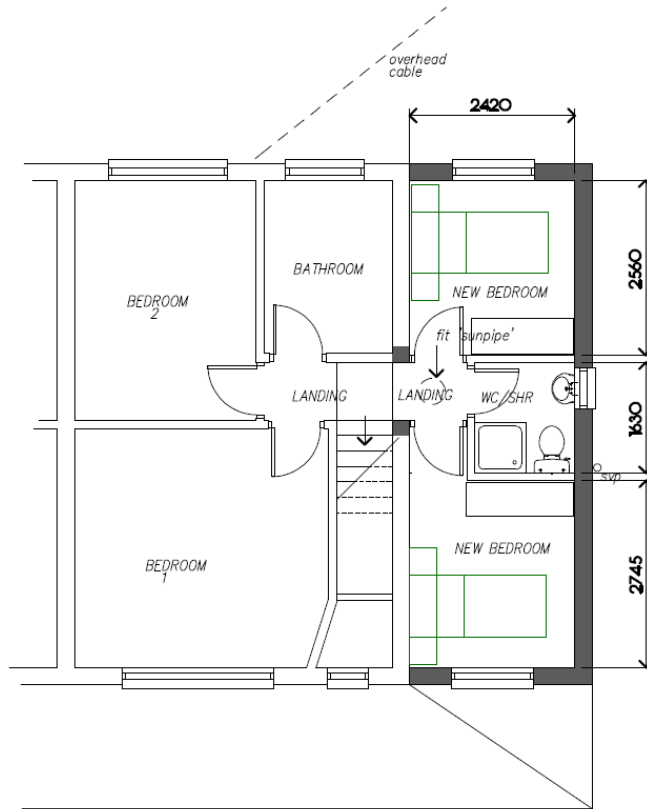
Front elevation



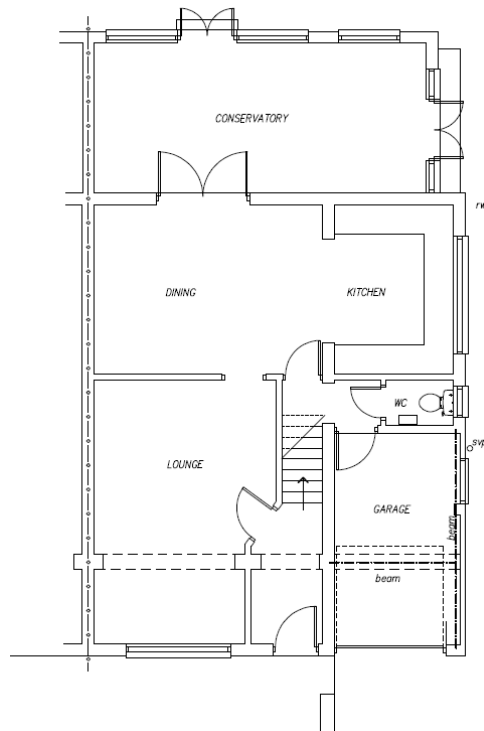
Side elevation



Rear elevation



First Floor plan



Ground Floor plan