

Report of the Chief Executive

APPLICATION NUMBER:	20/00837/FUL
LOCATION:	5 City Road, Beeston, NG9 2LQ
PROPOSAL:	Construct single and two storey rear extension and a rear dormer. Installation of bin stores to the frontage. Change of use from children's day nursery (Class D1) to eight bed house in multiple occupation (revised scheme)

The application is brought to the Committee at the request of Councillor P Lally.

1 Executive Summary

- 1.1 The application seeks planning permission to construct single and two storey rear extensions and a dormer to the rear to facilitate a change of use from a children's day nursery to an eight bed house in multiple occupation. Installation of two bin storage areas to the frontage is proposed. This is a revised scheme following the grant of planning permission for a similar proposal in 2020.
- 1.2 The site contains a two storey building currently in use as a children's day nursery. The site is within Beeston Town Centre.
- 1.3 The main issues relate to whether the use would have an impact on the vitality and viability of the town centre; whether the development would have an acceptable impact on the character and appearance of the building and surrounds in terms of design; and impact on neighbour amenity.
- 1.4 The benefits of the proposal are that the development would provide accommodation in an existing urban area and would be in accordance with the policies contained within the development plan. This is given significant weight. There would be a potential impact on neighbour amenity but for the reasons set out in the appendix, this is outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

Appendix 1

1 Details of the Application

- 1.1 The ground floor single storey extension will be further extended into the rear garden, by 6.8m, and a first floor extension is proposed above the existing extension and part of the new ground floor extension, to a depth of 5.7m from the rear elevation of the main building. The ground floor extension would maintain a flat roof, and the first floor would have a gable roof. A flat roof dormer would be built in the rear roof slope (to the north west side of the roof) and this would be a maximum of 4m wide, be set in from the eaves by 410mm, and set down from the ridge by 580mm. It would be faced in tiles to match the existing roof.
- 1.2 The property would then be converted to an eight bed HMO comprising three bedrooms with en-suites and an open plan communal kitchen/living and dining room to the ground floor; a further four bedrooms with en-suites to the first floor, and the eighth bedroom with en-suite in the roof space.
- 1.3 Two bin stores of timber construction, measuring 2.2m wide by 1.2m depth and a maximum of 1.9m high, are proposed within the front garden area, and a cycle storage area is proposed to be sited in the rear yard.

2 Site and surroundings

- 2.1 The property is a two storey double fronted building set back from the public highway, and is in use as a children's day nursery. The property is attached to 3 City Road, a two storey dwelling understood to be in HMO use. To the rear, there is a single storey flat roof extension within the inset to the south east elevation. There is a rear yard enclosed by a 2m high brick wall. There is a gate to the rear yard which gives access via a path onto Regent Street.
- 2.2 3 City Road, to the north west of the site, has a two storey rear extension directly adjacent to the common boundary. There are no windows on the facing elevation. 114 to 120 High Road also share the common boundary to the north east. These are two and three storey retail units, some with living accommodation at first and second floor, which have their rear elevations facing toward the site. A path leading from Regent Street serves the rear of these and adjacent properties on the High Road as well as giving gated access to the rear yard of the application site. The applicant has ownership of all of the properties served by this access, including 118 to 124 High Road, and 2 to 6 Regent Street.
- 2.3 To the rear of the site, on Regent Street, there is a group of three single storey flat roofed retail units which are built close to the rear common boundary. 8 Regent Street, to the south east of these retail units, is a two storey dwelling with a rear garden that shares the common boundary with the rear yard of the site. This property backs on to 7 and 7A City Road, a pair of semi-detached dwellings, which are to the south east of the site. No. 7 City Road has a first floor bathroom window on the side elevation facing the site. The rear elevation of 7 and 7A projects past the rear elevation of the nursery building.

- 2.4 To the south west of the site and on the opposite side of City Road, there is a public car park. The site is allocated as being within the Beeston Town Centre boundary.

3 Relevant Planning History

- 3.1 Planning permission was granted in 1988 for a change of use from residential to office use. Reference 88/00525/FUL.
- 3.2 Planning permission was granted in 1992 for a change of use to a children's day nursery. Reference 92/00131/FUL.
- 3.3 Planning permission was granted in 2020 for single and two storey rear extensions and change of use from children's day nursery to eight bed house in multiple occupation. This was through delegated powers. The scheme was similar to that being considered under the current application, with the exception that the rear extension at ground floor was 5.5m and 5m at first floor. No dormer was proposed. Reference 20/00037/FUL.

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 6: Role of Town and Local Centres
- Policy 8: Housing Size, Mix and Choice
- 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 (P2LP) on 16 October 2019.

- Policy 10: Town Centre and District Centre Uses
- Policy 15: Housing size, Mix and Choice
- Policy 17: Place-making, Design and Amenity

4.3 National Planning Policy Framework (NPPF) 2019:

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

5 Consultations

- 5.1 **Council's Environmental Health Officer:** No objections. Note to applicant in respect of hours of construction / demolition and no bonfires on site.
- 5.2 **Council's Waste and Recycling Officer:** The development will be allocated 4 x 240 litre bins and 2 x 37 litre bags. Bin store needs to be able to accommodate the allocated bins, and should not be more than 15m from the adopted highway.

5.3 **Council's Private Housing Officer:** No objections.

5.4 17 properties either adjoining or opposite the site were consulted. No responses were received.

6 Assessment

6.1 The main issues for consideration are whether the use would have an impact on the vitality and viability of the town centre; whether the development would have an acceptable impact on the character and appearance of the building and surrounds in terms of design; and impact on neighbour amenity.

6.2 **Principle**

6.2.1 Policy 6 of the Broxtowe Aligned Core Strategy and Policy 10 of the Broxtowe Part 2 Local Plan both seek to ensure that the vitality and viability of designated shopping areas are safeguarded, and that a good proportion of A1 retail uses are retained, or, where a change of use is proposed, do not result in an over-concentration of non-retail uses. It is considered that, as the site is not part of a primary shopping frontage, is located on a side street between existing residential uses, and would not result in the loss of an A1 retail unit, the proposed change of use would not have a detrimental impact on the vitality and viability of the town centre. In addition, a similar proposal has recently been granted permission.

6.2.2 Policy 8 of the Broxtowe Aligned Core Strategy requires that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. Residential developments should also contain adequate internal living space. Policy 15 of the Broxtowe Part 2 Local Plan seeks to ensure that residential developments provide a mix of housing to ensure that the needs of the residents of all parts of the borough, and all age groups, are met. It is considered that the creation of an eight-bedroom HMO would contribute to providing a mix of housing types, and is in a highly sustainable location. Furthermore, as the property is not in use as a dwelling, the use as a HMO would be more appropriate than the conversion of an existing C3 dwelling to provide the same accommodation.

6.3 **Design**

6.3.1 There are no external alterations proposed to the front elevation and as such it is considered that there would be no significant impact on the character and appearance of City Road, aside from the introduction of bin stores. The extensions to the rear, which consist of a first floor gable roof extension above the existing ground floor extension, a flat roof ground floor extension to the existing extension, and a flat roof dormer, would be visible from Regent Street, to the rear, however views would be limited and be from between the retail units on High Road and the flat roof units on Regent Street. It is considered that the gable end extension at first floor and the rear dormer, which would be the most visible, would be in keeping with the character and appearance of the main building, subject to the use of matching materials secured by condition, with the ridge height of the gable end and the dormer being lower than the corresponding part of the existing roof. This would

ensure that the extension and dormer are not unduly prominent when viewed from the public domain.

- 6.3.2 Two bin storage areas are proposed which would be located within the frontage of the property. Whilst bin storage would preferably be located within the rear yard area, it is noted from a visit to the site that the access path leading from Regent Street is shared with the adjacent retail units who already use this access to store waste bins. As such it would not be reasonable to require the bin storage to be located in the rear yard, due to conflict with other users. Details of the bin storage areas have also been submitted, and these would take the form of two x purpose built timber containers. The bin stores are considered acceptable and would help to minimise clutter on the street frontage.

6.4 Amenity

- 6.4.1 1 and 3 City Road are the attached terraced dwellings to the north west of the site. 3 City Road is occupied as a HMO. This property has been extended at ground and first floor level and projects past the rear elevation of 5 City Road. There are no windows in the side elevation of no. 3. As the proposed extensions would be to the south east side of the property, it is considered that the proposed extensions would not have a significant impact on the amenities of the occupiers of 1 and 3 City Road.
- 6.4.2 7 and 7A City Road are a pair of semi-detached two storey properties to the south east of the site. These properties are at a lower ground level (approx. 0.5m). 7 City Road is the property directly adjacent to the site. The rear elevation of this property extends 5.2m beyond the rear elevation of the application site building. There is a bathroom window at first floor level in the side elevation facing the site. The rear elevation of the proposed first floor extension will extend 0.7m beyond the rear elevation of no. 7, and a gap of 2.2m will be maintained between the side elevation of no. 7 and the proposed side elevation of the first floor extension. The ground floor extension would project 5.2m beyond the rear elevation of no. 7. Whilst it is noted that the ground level of the application site is higher than that at no. 7, the extensions would be north west of this property, would have a flat roof to the ground floor element and a gap of 2.2m would be maintained. As such it is considered that the proposed extensions would not have an unacceptable impact on the amenities of the occupiers of 7 City Road.
- 6.4.3 In regard to the retail units and accommodation above on High Road, to the north west of the site, there are three small windows at first floor level which face the site. These windows are a minimum of 11m distance from the closest point of the proposed first floor rear extension. There would be no direct view between these properties. As such it is considered that the proposal would not have a significant impact on the amenities of the occupiers of these properties.
- 6.4.4 The single storey retail units to the rear (north east) have no windows facing the site and as such it is considered that the proposal would not have a significant impact on the occupiers of these units. There are residential properties to the south east of these units, on Regent Street, and there would be a minimum distance of 20m between the proposed first floor extension and the rear elevation of the nearest residential property, and additionally, would have an oblique view toward the site.

As such, it is considered that the proposal would not have a significant impact on the occupiers of these properties.

- 6.4.5 Internally, the layout sees each bedroom on the ground and first floors to have both an adequate amount of internal space and access to a window for natural light and to an outlook. Bedroom 8, at second floor and within the roof space, would be larger than the others and would have an adequate amount of internal space, and would have access to natural light, as the room is served by a dormer window and an additional roof light to its' en-suite. Given that the proposal would also provide a generous communal living/dining/kitchen area, it is considered that, on balance, the amenities of the occupiers would be satisfactory. It is also noted that the property would retain a large outdoor area for the benefit of the residents, and open space at Broadgate Park is in close proximity.

6.5 Access

- 6.5.1 There is no provision for off street parking within the site and it is considered that this is acceptable, since the property is in a sustainable location, close to all amenities and to public transport. A cycle store will be provided within the rear yard area. Access for the occupiers would be from City Road, as the principle entrance, with a secondary access from Regent Street.

7 Planning Balance

- 7.1 The benefits of the proposal are that the use as residential would be compatible with the neighbouring uses and would be in a sustainable location. The proposed extensions would enable a good standard of living accommodation for the future occupiers.
- 7.2 The negative impacts are the potential for some loss of neighbour amenity.
- 7.3 On balance, it is considered that the impact on neighbour amenity would not be significant so as to outweigh the benefits of the proposed development, which complies with adopted policy.

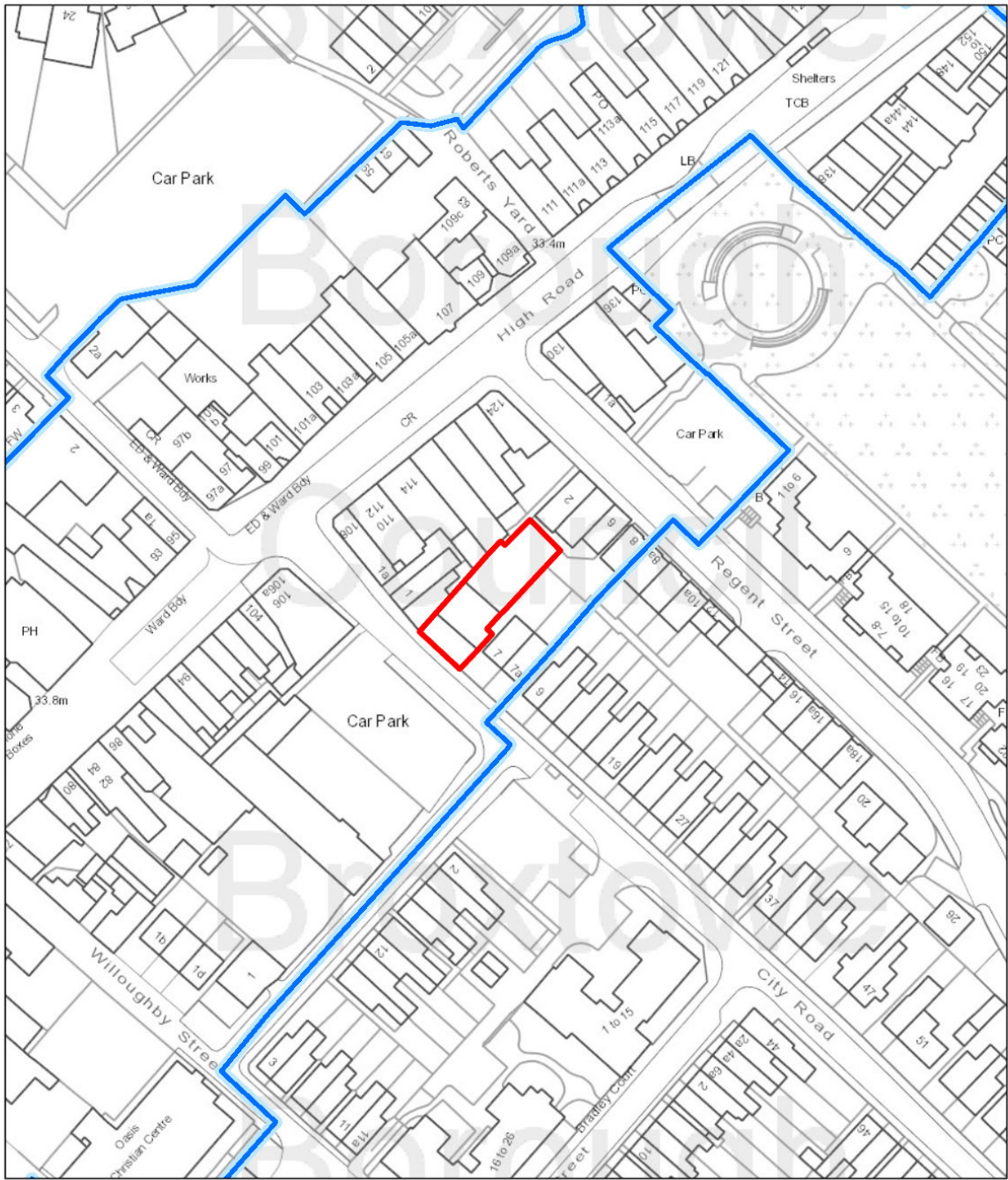
8 Conclusion

- 8.1 For the reasons set out above, it is considered that the development is acceptable and that planning permission subject to the conditions set out below should be granted.

<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 the Site Location Plan and proposed Block Plan (2050/P01) and drawing numbers 2050/P04, 2050/P05, 2050/P06, 2050/P07, 2050/P08, and 2050/P09, received by the Local Planning Authority on 02.12.20.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The extension and dormer shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance 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).</i></p>
4.	<p>No part of the use hereby permitted shall be occupied until the bin storage areas have been provided in accordance with the approved details.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and to ensure satisfactory provision for waste disposal, 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.	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.

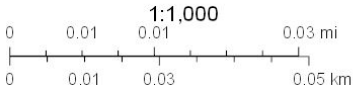
	Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
3.	Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays. There should also be no bonfires on site at any time.

5 City Road



1/12/2021, 10:45:53 AM

-  Site
-  Town Centre Boundaries



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Photographs



Front elevation. 7 City Road is to the right, with 1 and 3 City Road to the left



Rear elevation of the site, with 7 and 7A City Road to the left. Photo taken from first floor external landing to 118A and 120A High Road



Rear elevation of 5, 3 and 1 City Road (l to r)



View over retail units on Regent Street and toward residential properties to the south east

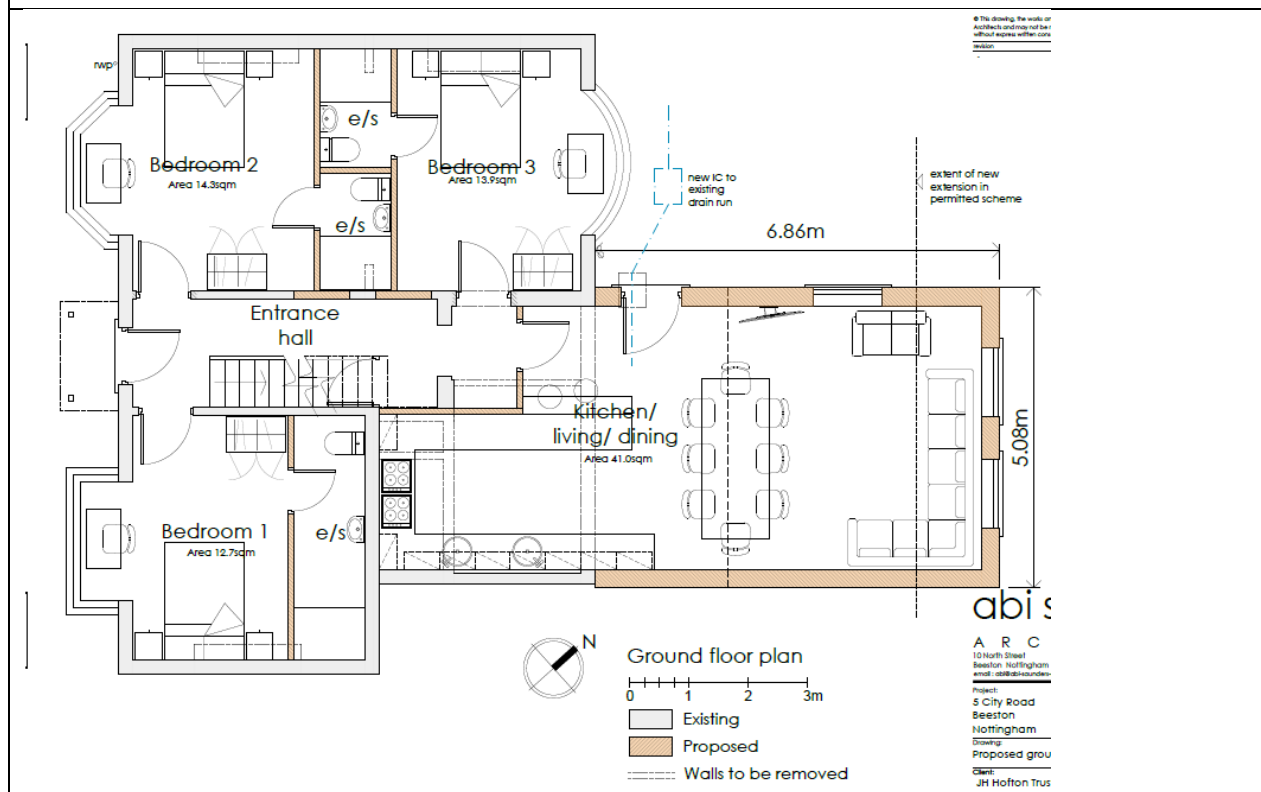


Access to rear yard from Regent Street

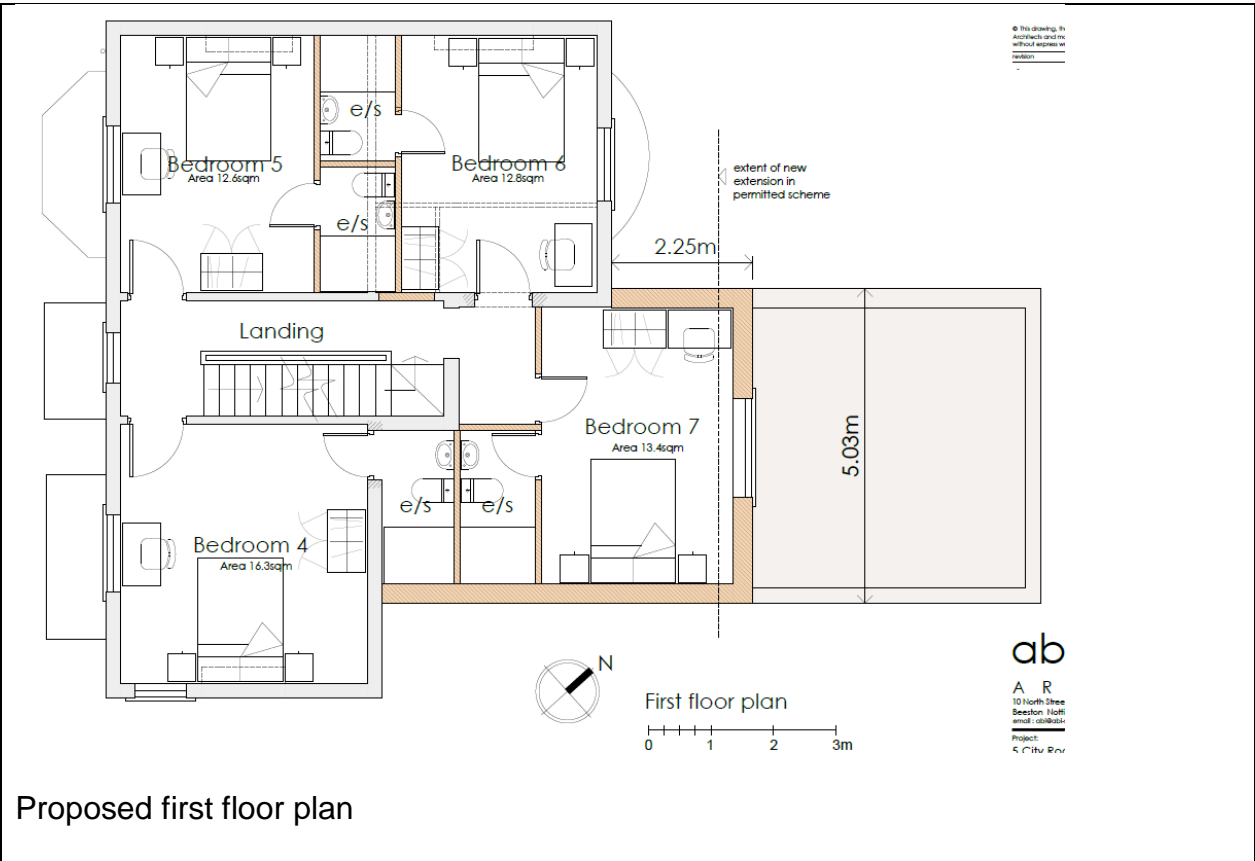
Plans (not to scale)



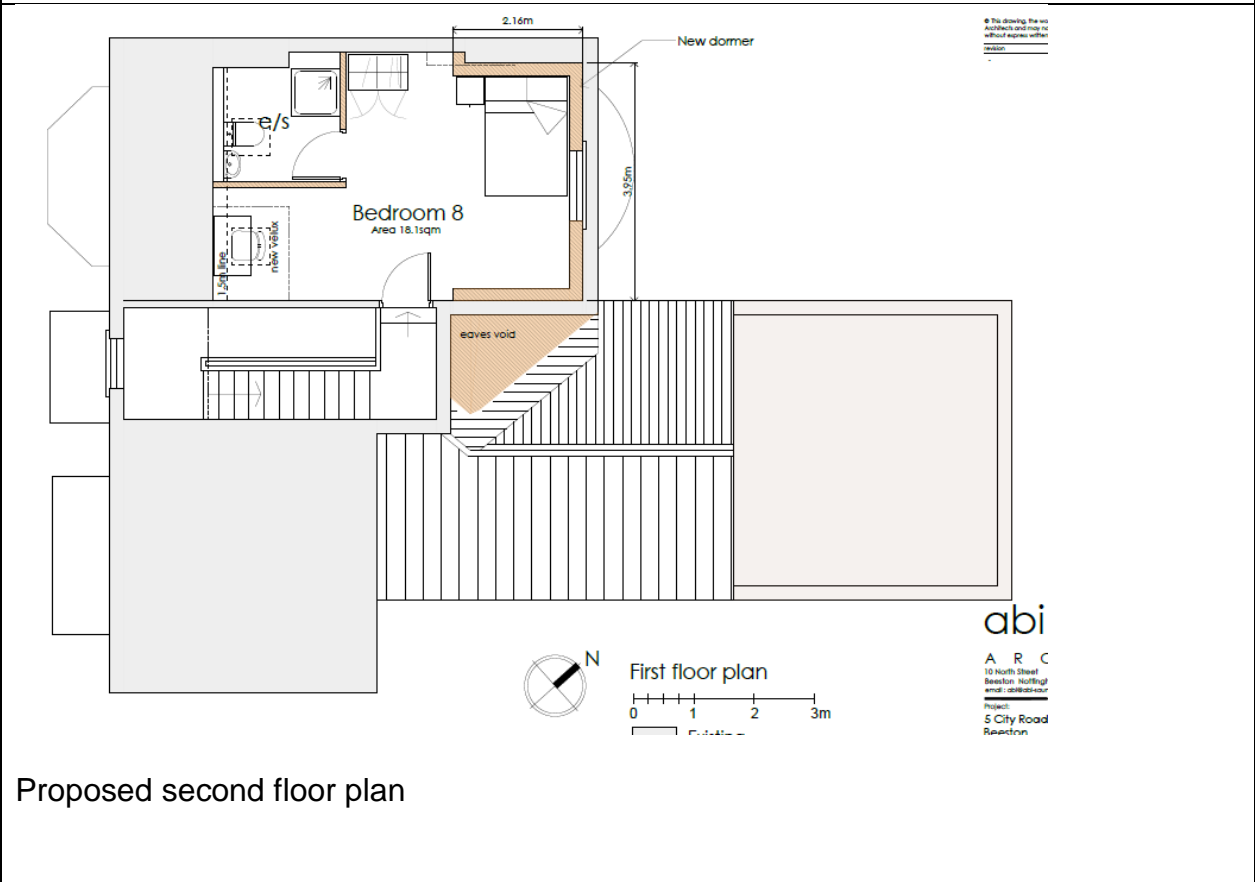
Proposed elevations



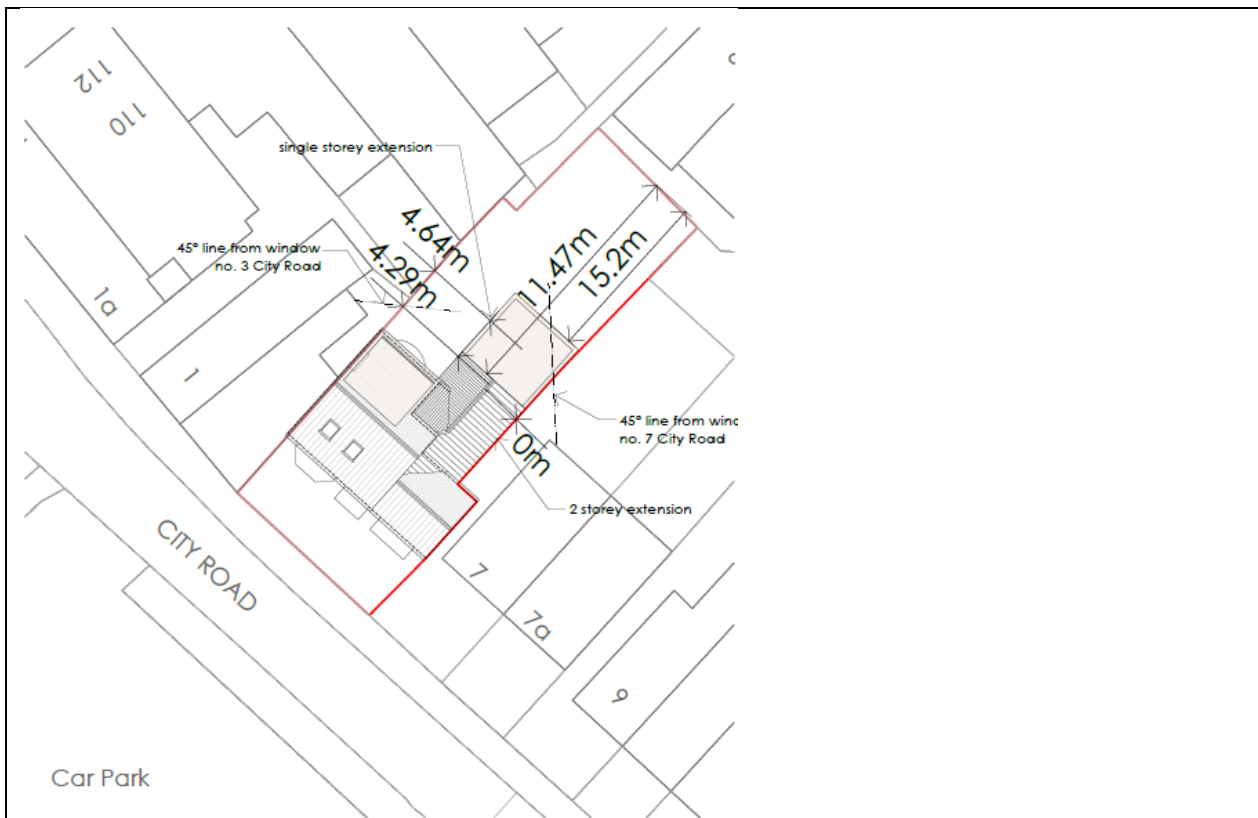
Proposed ground floor plan



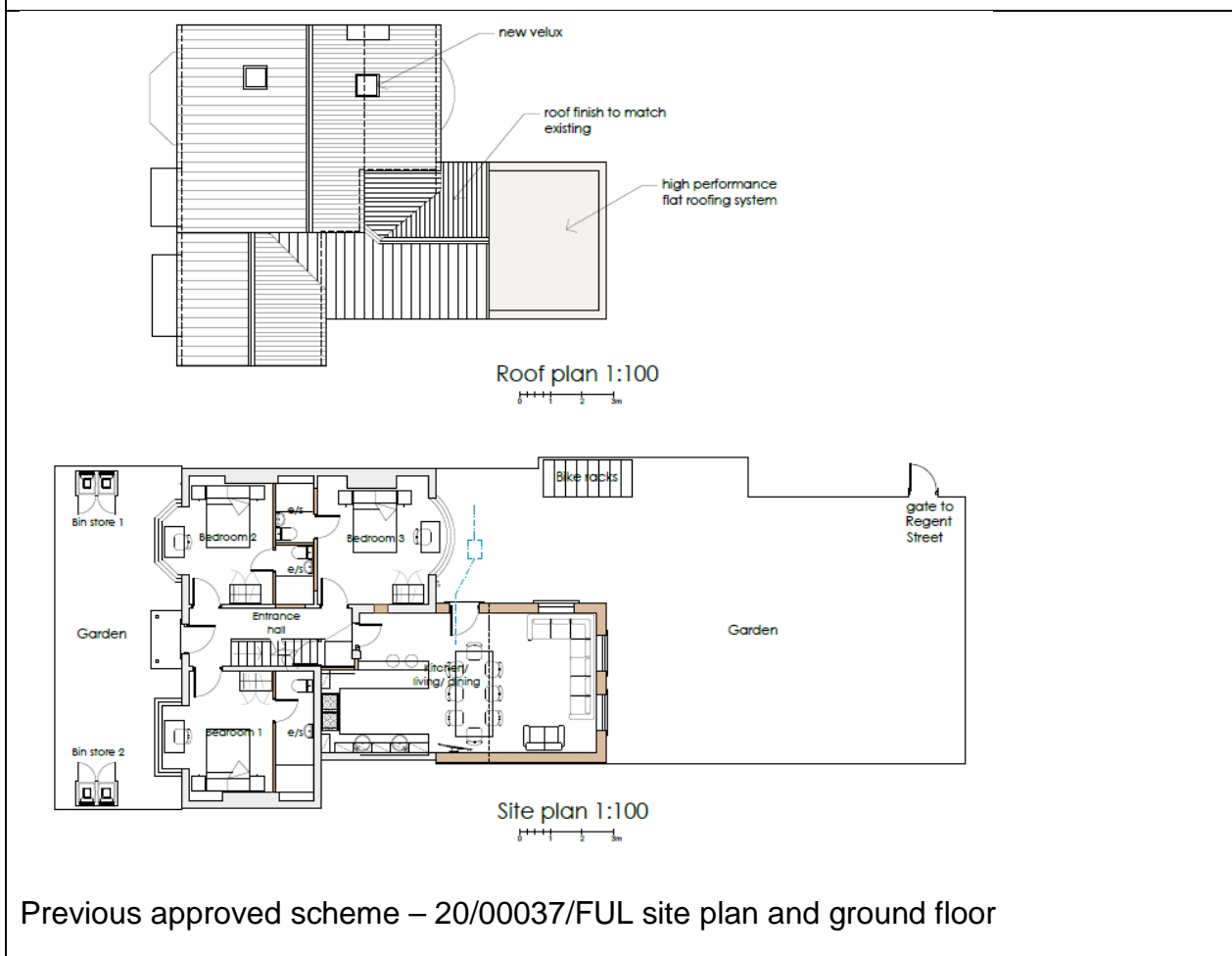
Proposed first floor plan



Proposed second floor plan



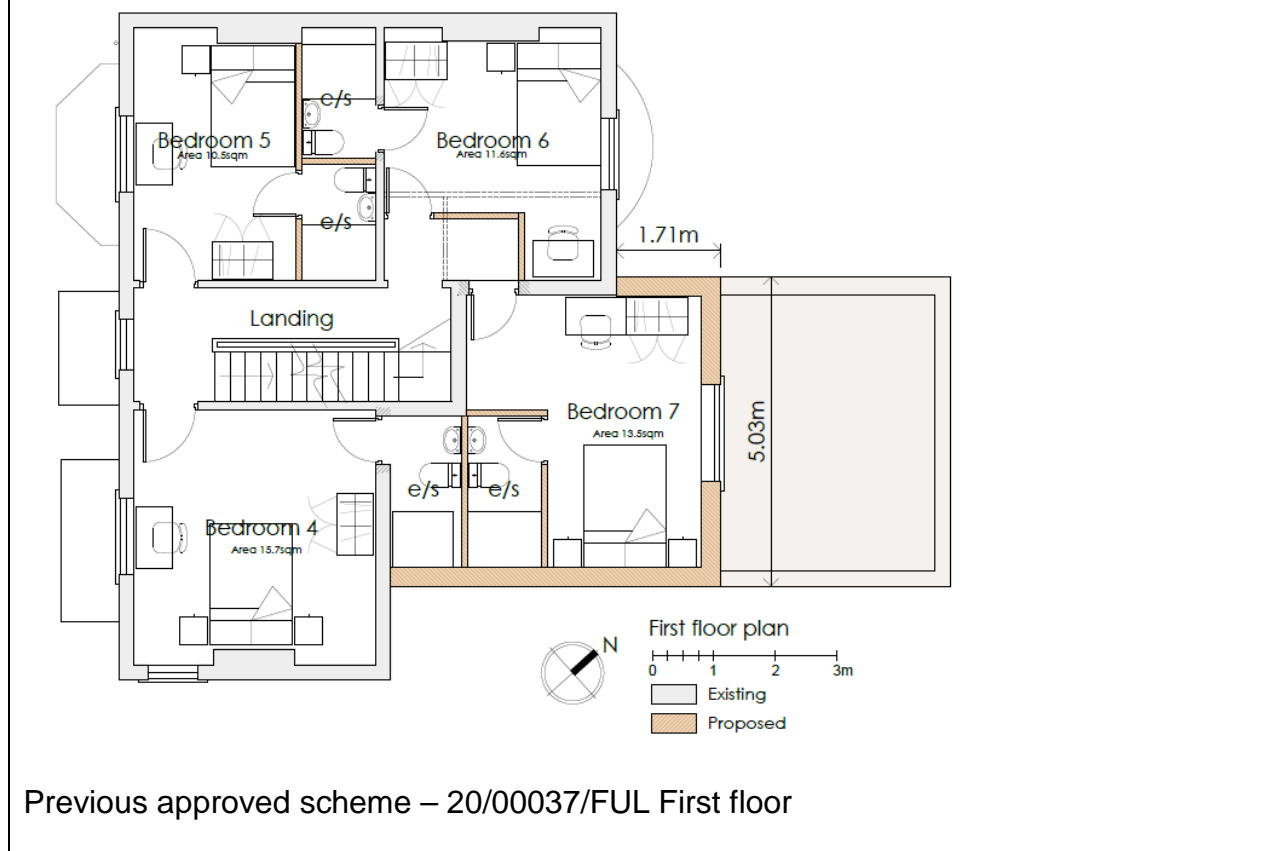
Proposed block plan



Previous approved scheme – 20/00037/FUL site plan and ground floor



Previous approved scheme – 20/00037/FUL Elevations



Previous approved scheme – 20/00037/FUL First floor

