

Report of the Chief Executive

APPLICATION NUMBER:	20/00820/FUL
LOCATION:	18 Princess Avenue, Beeston
PROPOSAL:	Construct two storey side and rear extension

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

1 Executive Summary

- 1.1 This application seeks planning permission to construct a two storey side and rear extension on a semi-detached house.
- 1.2 The main issues relate to 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.
- 1.3 The benefits of the proposal are that it would be an extension to an existing dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity, would provide accommodation in an existing urban area and would be in accordance with the policies contained within the development plan. The negative impacts would be the loss of part of the garden area to the rear (which is a small area) and the minimal impact on light to no.16 due to the side extension being built up to the boundary with this property, but these matters are considered to be outweighed by the benefits of the scheme.
- 1.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

Appendix 1

1 Details of the Application

- 1.1 The proposal is for a two storey side and rear extension. The extension would have a hipped roof and would extend 2.3m beyond the side elevation. It would have a length of 9.5m (extending 1.3m beyond the rear elevation). The roof would have a ridge height (7.3m) set down 0.4m from original ridge towards the front, to the rear it would have a ridge height (6.8m) set down 0.9m from original ridge and an eaves height to match the house. The side extension would be setback from the front elevation at ground floor by 0.1m and at first floor would have a setback of 1m and would be built up to the boundary with no.16. The rear extension does not extend for the full width of the existing dwelling (it will only extend 4.6m) and would leave a gap of 3.5m between the extension and the boundary with no.20.
- 1.2 At the rear, on the first floor and ground floor, there would be two windows, to the front on the first floor and ground floor there would be one window. The side facing no. 16 Princess Avenue (south east) would be blank.
- 1.3 During the course of the application, amendments were made to the scheme which included lowering the ridge height of the proposed side extension, setting back the first floor from the front elevation and annotating information on the plans requested by the Council's Private Sector Housing Officer.

2 Site and Surroundings

- 2.1 The property is a semi-detached house with hipped roof, front bay window and shared canopy with no.20 (which would be extended across the front of the extension), side carport and single storey rear element with flat roof. The front boundary is a 0.8m high stone wall with metal gates, the frontage has a concrete paved drive and a lawn. On the south west boundary (front boundary with no.20), there is a 0.9m high fence, on the south east boundary (front boundary with no.16) there is a 0.9m high wire mesh fence followed by a 1.8m high fence to the side and rear. On the north east rear boundary, there is a 1.8m high fence and with no.20 (north west rear boundary), there is a 0.9m high fence. No significant level changes are apparent on the site.
- 2.2 The site is located in flood zones 2 and 3. Princess Avenue is a residential street of predominantly 1930's semi-detached housing. No.16 has one first floor north west side window, three ground floor windows and a door and a driveway next to the application property's side boundary. The Middle Street Resource Centre is located to the rear of the site and there is a tree within the centre grounds, beside the boundary with the application site. Many properties along Princess Avenue have off-road parking for one car (including no.16).

3 Relevant Planning History

- 3.1 There is no relevant planning history for the application property, but there is an application for prior approval (reference 21/00061/PNH) pending consideration. This is for a 5m long, single storey rear extension with flat roof.

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 1: Climate Change
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan**

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

- Policy 1: Flood Risk
- 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 Consultation

5.1 **Council's Environmental Health Officer:** No objections.

5.2 **Council's Private sector Housing Officer:** No objections providing:

- FD30 Fire doors are labelled
- Heat detectors/ fire alarm and emergency lighting locations are indicated
- Fire escape windows need to be fitted: ground floor bathroom, bedrooms 1 and 2
- Room sizes should be minimum of 8m².

5.3 **Nottingham Express Transit** - the proposed development is located approximately 100 metres from the tramway. Therefore, no major issues or concerns with the application.

5.4 Five neighbouring properties were consulted on the original proposal, with three responses received, one making observations about the proposed development and two objecting to the proposal. The observation states that access rights will not be granted to the rear of the site during building works as unrestricted access to the car park used by Middle Street Resource Centre's staff must be available at all times.

5.5 The objections can be summarised as follows:

- Princess Avenue is a narrow cul-de-sac with significant levels of on-street parking – construction vehicles will disrupt traffic flows and increasing the amount of tenants would increase on-street parking.
- Loss of privacy

- Loss of daylight/sunlight
- Noise from students will be disruptive
- Concerns about health issues due to generation of dust during construction works
- Sun reflection from existing windows will be worsened due to new windows.

6 Assessment

6.1 The main issues for consideration are the design of the extension, the impact on neighbouring amenity, access and flooding.

6.2 **Principle**

6.2.1 The proposal is for a two storey side and rear extension. The property is located within a residential area, and as such, it is considered the development is acceptable in principle.

6.3 **Design**

6.3.1 In terms of mass and scale, it is considered that the extension does not represent a disproportionate addition as it is set back 0.1m from the front of the property at ground floor and 1m at first floor and set down 0.4m and 0.9m from the main ridge, making it clearly subservient to the main building and no terracing effect will occur. The side extension is a modest width (2.3m) and the rear extension does not extend for the full width of the original dwelling and replaces a smaller rear element.

6.3.2 The design is considered to match the style of the original dwelling as a hipped roof is proposed and the ground floor canopy roof will be extended. The set down of the proposed roof is considered to be appropriate and will distinguish the extension from the original house. The size of the extension will not dominate the existing building and it is considered that the design is acceptable. It is considered that the proposed extension will not result in an over intensive development of the site, or have a cramped effect that would be out of keeping with the character of the area.

6.3.3 Brickwork and roof tiles are proposed to be similar to existing materials and materials will be conditioned to match existing.

6.3.4 The development would be to the side and rear of the property and would be visible from Princess Avenue and from a distance, Middle Street. From Middle Street, due to the position of the site behind Middle Street Resource Centre, there would be limited sight of the rear extension, so it is considered to have no significant impact on the street scene. The side extension is set back from the front boundary; the first floor is setback by 1m and has a modest width so it is considered to have no significant impact on the street scene of Princess Avenue.

6.3.5 Overall, it is considered that an acceptable standard of design has been achieved and that the proposal would maintain the character of the property and have no adverse visual impact on the surrounding area.

6.4 Amenity

- 6.4.1 The north west elevation of the rear part of the extension would be blank and would be 3.5m away from the boundary with no.20. There is currently a degree of mutual overlooking between the application site and no. 20 due to the small rear gardens and low boundary treatment. Therefore, it is considered that the impact of the proposed rear windows and French doors will be unlikely different to the impact caused by the existing rear windows. The separation distance is considered to be sufficient to avoid any overbearing impact on no. 20.
- 6.4.2 The immediate neighbour to the south east is no.16. This property has four windows and a door in the north west side (one first floor and three ground floor, with the main windows being to the front of the property (south west facing), and the rear (north east facing). As the north west windows are secondary windows and already impacted by no.18 to a certain extent, it is considered the proposed extension will not have a significant impact on the light they receive.
- 6.4.3 The proposal would be noticeable from no.16 as the side extension would be two storeys and built up to the boundary with this property. However, it would have a blank side elevation, the roof height will be set down from the original ridge by 0.4m and this set down will be increased further to 0.9m towards the rear, thereby mitigating the mass and potential overbearing impact and any sense of enclosure. In addition, number 16 has a drive beside the site which creates some separation. The side and rear extension would extend beyond no.16's single storey rear element by 1.3m. It is considered that the height and style of the extension (hipped roof) has been designed to minimise the impact on no.16 with the reduced roof height and first floor setback amendments and the orientation of both properties meaning there will be no significant impact on the light received by no.16.
- 6.4.4 The rear extension would be facing Middle Street Resource Centre and would be between 4.6m and 7m away from the boundary with this property, which has a parking area beside the rear site boundary. The proposed development would be visible from this property, albeit at a distance of 11.8m. To the front, the side extension would be noticeable from the properties on the opposite side of Princess Avenue, albeit at a distance of 14m from nos. 13 and 15's boundary with the highway. Therefore, due to the distance, it is considered that the proposal would have no significant impact on the neighbours at Middle Street Resource Centre nor on the opposite neighbours on Princess Avenue.
- 6.4.5 A degree of noise and disturbance, including dust, is to be expected from construction works. Anything that is considered to be excessive will be dealt with by the Environmental Health Department. With regard the concern about sun reflection, this is considered to be not materially harmful giving the existing buildings in this built-up residential area.
- 6.4.6 One concern raised relates to the loss of privacy due to the type of occupants (students) that could potentially be living in the property. It is acknowledged that due to the location of Princess Avenue being close to The University of Nottingham's campus and the Article 4 direction in place in Nottingham, family homes have been and are being developed into student houses within Beeston. At the moment, there are no planning restrictions to prevent a House in Multiple

Occupation (HMO) (up to and including six bedrooms). It is considered the proposed extension would be acceptable in terms of its design and size, irrespective of the type of tenant and retains a family home appearance that is in keeping with the character of Princess Avenue.

6.4.7 Once extended, the house would have six bedrooms. As the property is not proposed to be used by more than six residents, no change of use planning application is required. If the property is left in an unacceptably untidy state which is harmful to the amenity of the area, or if the occupants of the property cause undue noise nuisance, then action can be taken under Planning or Environmental Health legislation.

6.4.8 Once extended, the property will have a relatively small rear garden but this is considered acceptable as some residents do not want a large garden and there is no set garden size requirement in the Local Plan.

6.5 Access

6.5.1 The property has off-road parking provision for one vehicle and the proposal would increase the number of bedrooms at the property from three to six. However, this is considered acceptable and the proposed extension is unlikely to generate significant additional demand for parking, since the property is in a sustainable location, close to all the amenities in Beeston town centre, and there are frequent public transport links, including trams and buses, within walking distance of the property on Middle Street. Construction vehicles will need to access the site and it is considered this can be managed appropriately on this cul-de-sac without detriment to highway safety.

6.6 Flooding

6.5.1 The site is located within Flood Zones 2 and 3. A Flood Risk Assessment has been submitted which confirms that floor levels will be set no lower than existing, and the development will receive flood proofing where appropriate. It is considered that flood risk issues have been adequately considered and that the development will not increase flood risk.

7 Planning Balance

7.1 The benefits of the proposal are that it would be an extension to an existing dwelling and would have an acceptable design.

7.2 The negative impact is 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.

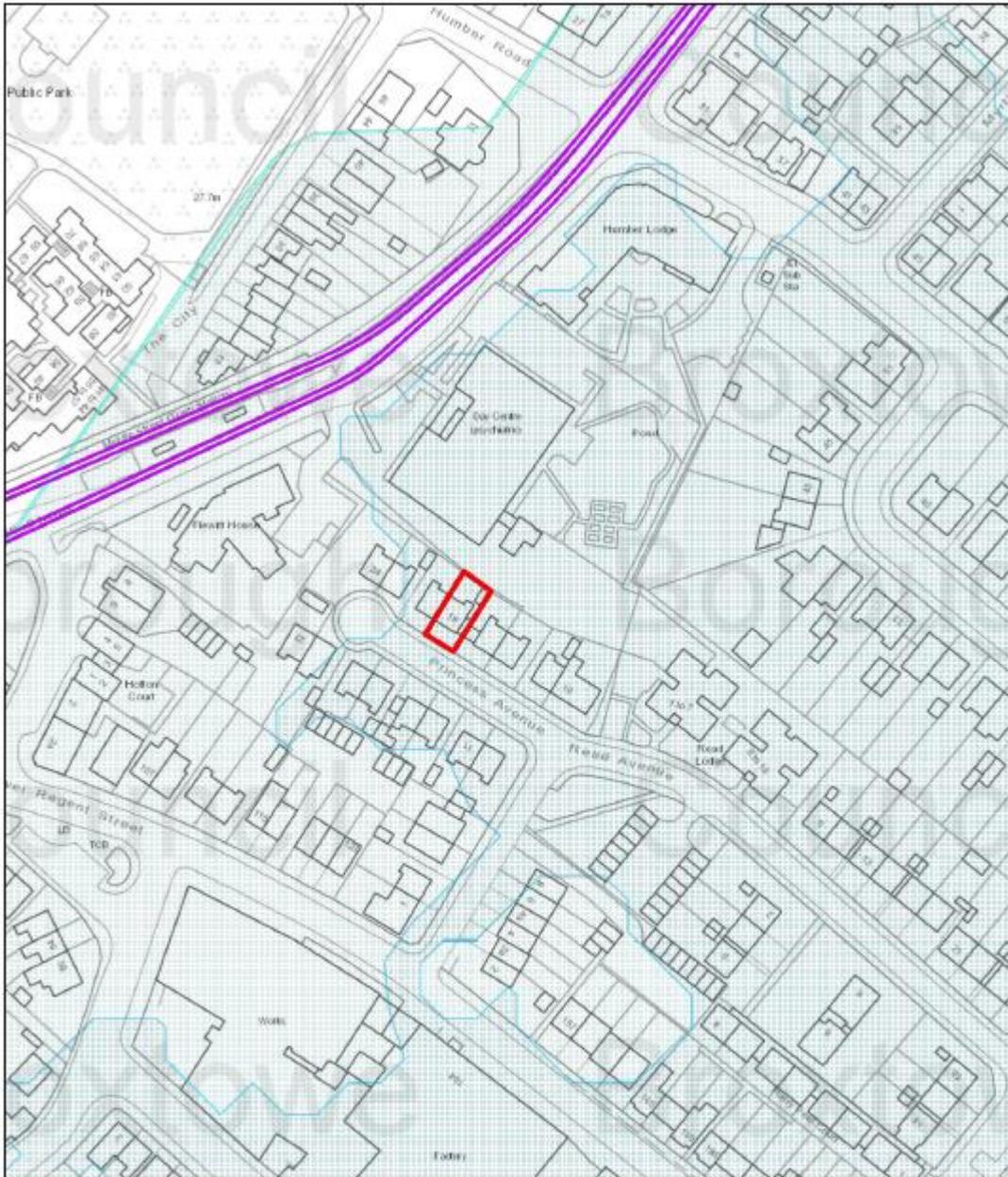
8 Conclusion

8.1 For the reasons set out above, it is considered that the development is acceptable, complies with Policies A, 1 and 10 of the Aligned Core Strategy (2014) and Policies

1 and 17 of the Part 2 Local Plan and planning permission should therefore be granted subject to the conditions set out below.

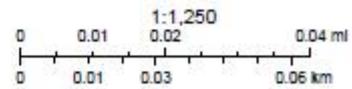
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 23 November 2020, Proposed Block Plan received by the Local Planning Authority on 10 December 2020 and Proposed Elevations and Floor Plans Revision A received by the Local Planning Authority on 01 February 2021. <i>Reason: For the avoidance of doubt.</i>
3.	The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building. <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>
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

18 Princess Avenue, Beeston 20/00820/FUL



2/16/2021, 5:18:01 PM

-  Tram Route
-  Flood Zone 3
-  Flood Zone 2
-  Site



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Photographs



Front (south west) elevation.



Rear (north east) elevation.



Rear boundary with no.20



Rear boundary with no.16



Boundary with Middle Street Resource Centre

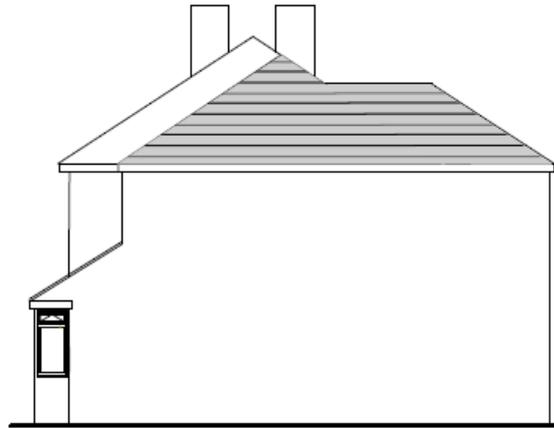


Side boundary with no.16

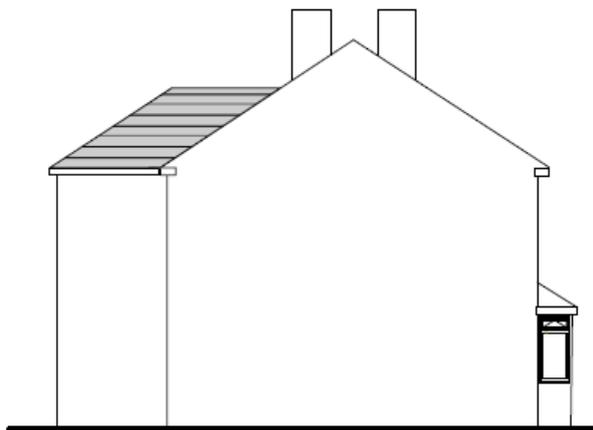
Plans (not to scale)



PROPOSED FRONT ELEVATION



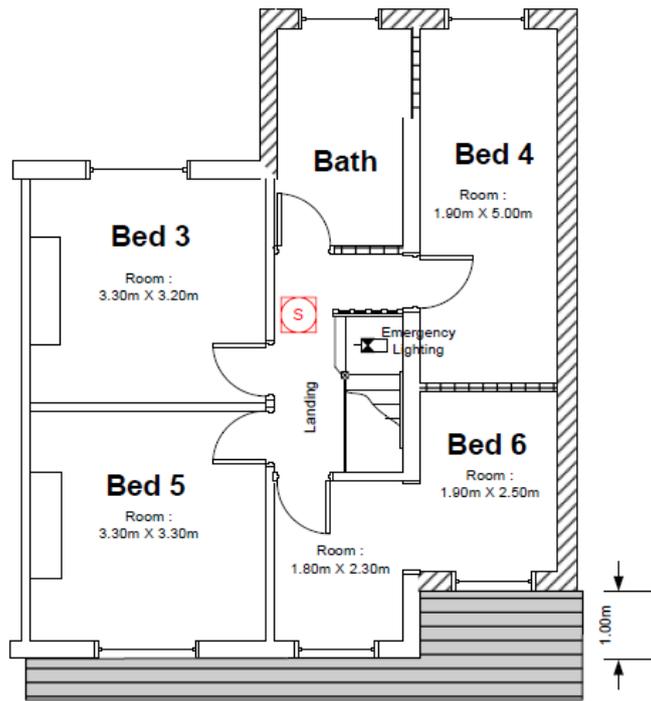
PROPOSED SIDE ELEVATION



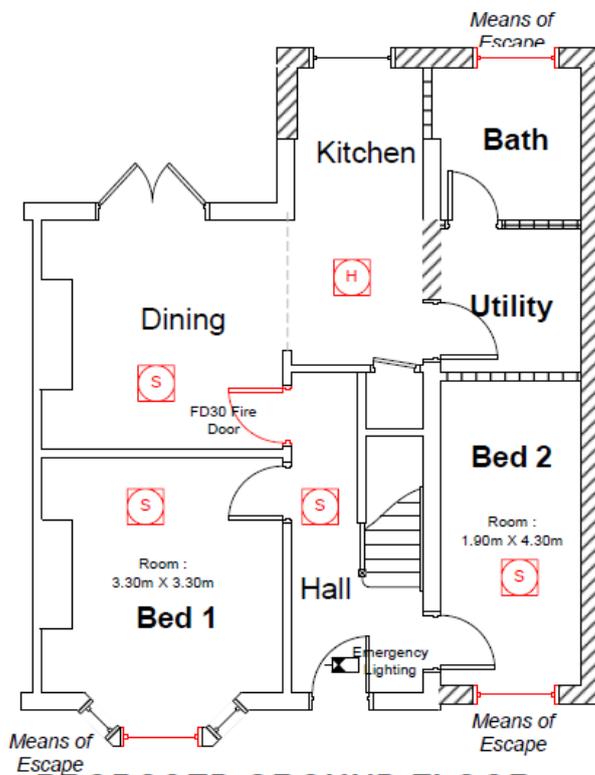
PROPOSED SIDE ELEVATION



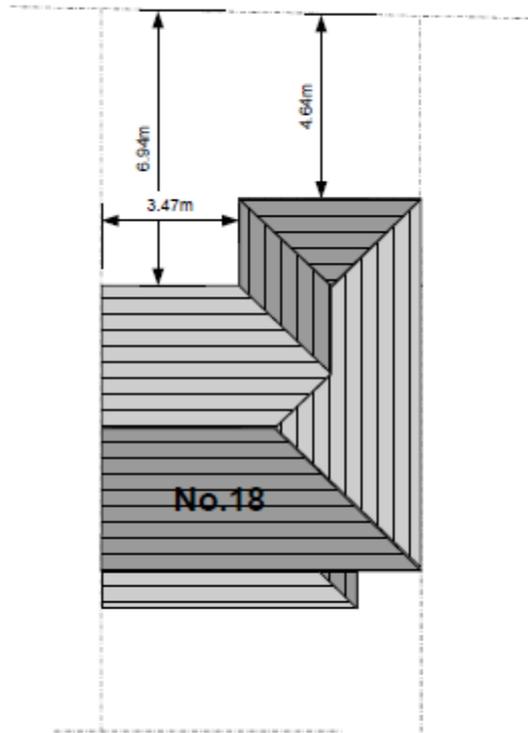
PROPOSED REAR ELEVATION



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR



Princess Avenue

Block Plan