

Report of the Chief Executive

APPLICATION NUMBER:	20/00667/FUL
LOCATION:	28 Park Road Chilwell NG9 4DA
PROPOSAL:	Construct pair of semi-detached dwellings following demolition of existing bungalow

1 Executive Summary

- 1.1 The application was first brought before Planning Committee 10 March 2021 with a recommendation for approval. The original Committee report is included at appendix 2. Members resolved to defer making a decision on the application in order that a site visit be made.
- 1.2 The application is being returned to Committee following the opportunity for members to visit the site, and following the receipt of details in respect of materials.
- 1.3 The details of the materials proposed have been submitted and samples have been made available to view on site. (Imperial bricks and clay plain tiles.)
- 1.4 The Committee is asked to resolve that planning permission be granted subject to conditions outlined in appendix 1.

APPENDIX 1

1 Details of the Application

- 1.1 The proposal seeks to construct two x two storey semi-detached dwellings with a single storey extension to the rear, and associated garden area. Off street parking would be provided to the front. The buildings would be built of traditional materials and be of a Victorian style of design.

2 Relevant Policies and Guidance

- 2.1 The relevant policies have previously been set out in the original committee report, attached as an appendix.

3 Re-consultations

- 3.1 Re-consultations were not considered necessary, as the deferral was for a site visit only, so as to assess the impact of the development on the character of the area and on neighbour amenity.

4 Assessment

- 4.1 Members would have had an opportunity to visit the site in order to consider the impact of the development.
- 4.2 Additional information in the form of an email with photos and samples of materials have been submitted, which demonstrate that the applicant intends to construct a development using appropriate high-quality materials that would respect the character of the area. A condition to ensure that the development is built using these materials is recommended, or, should alternative materials be proposed, the condition would require these details to be approved.

5 Planning Balance

- 5.1 The benefits of the proposal are the provision of two dwellings suitable for occupation by a range of tenants.
- 5.2 The negatives are the impact on the Chilwell Cottage Grove Conservation Area and impact on neighbour amenity.
- 5.3 On balance, the negative impacts have been satisfactorily addressed and mitigated for by appropriate planning conditions.

6 Conclusion

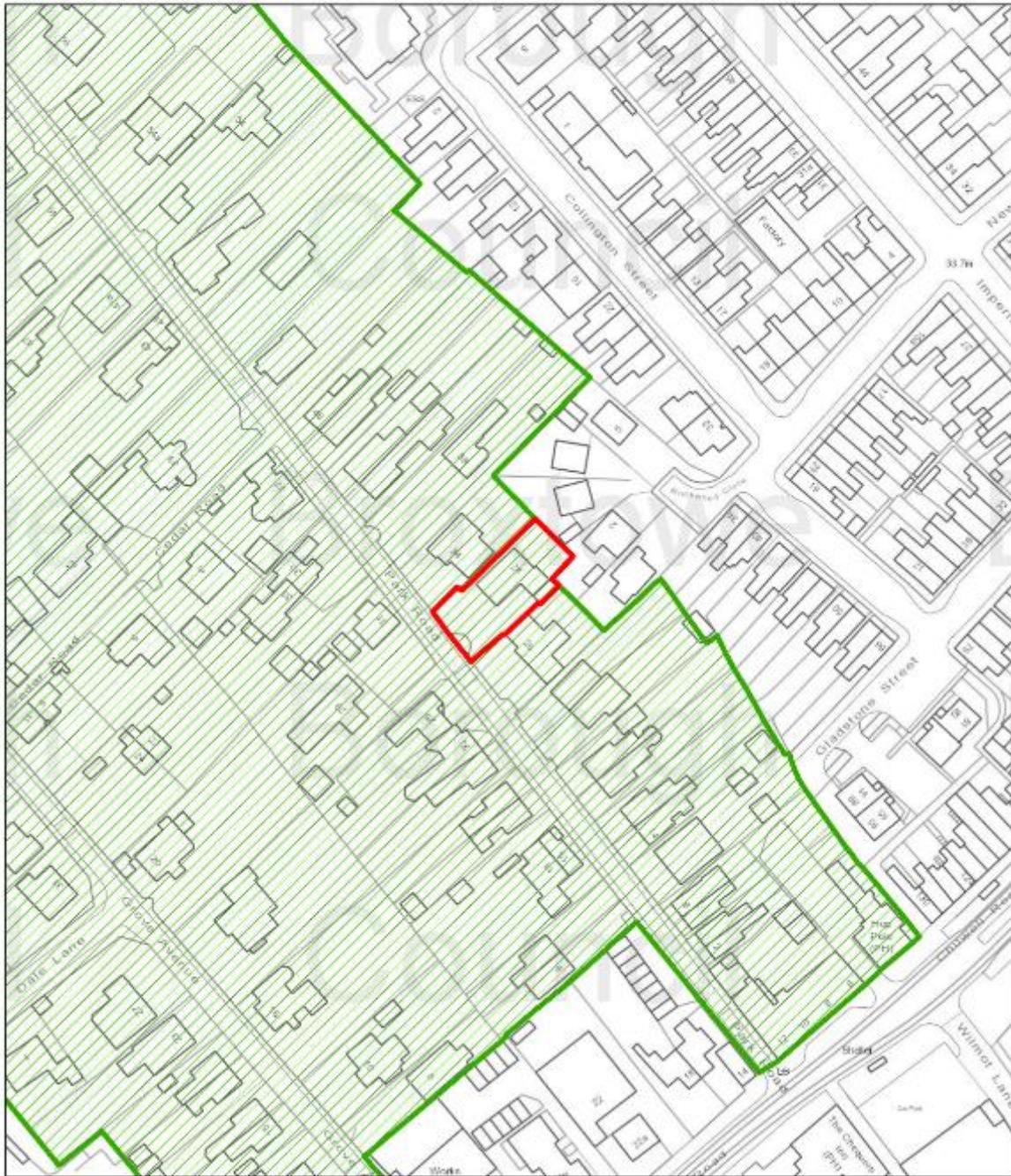
- 6.1 Recommend that planning permission be granted subject to the conditions outlined below.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
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 drawings numbered: 20/976/10 rev B, and 20/976/12 rev A received by the Local Planning Authority on 04.01.21, drawing number 20/976/11 rev C received by the Local Planning Authority on 16.02.21.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The development hereby permitted shall be carried out in accordance with the details of materials submitted by email received 22.03.21, unless alternative details have first been submitted to and approved in writing by the Local Planning Authority prior to any above ground works being carried out. The development shall be constructed only in accordance with the approved details.</p> <p><i>Reason: To ensure the development presents a satisfactory standard of external appearance within the Chilwell Cottage Grove Conservation Area, in accordance with the aims of Policy 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 and 11 of the Aligned Core Strategy (2014).</i></p>
4.	<p>No above ground works shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> (a) numbers, types, sizes and positions of proposed trees, hedges and shrubs (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) planting, seeding/turfing of other soft landscape areas <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p>

	<p><i>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area 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>
5.	<p>No dwelling hereby permitted shall be occupied until the drive and any parking area related to that dwelling has been surfaced in a hard bound material (not loose gravel) for a minimum of 5 metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.</p> <p><i>Reason: In the interests of highway safety in accordance with the aims of Policy 17 and 23 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 and 11 of the Aligned Core Strategy (2014).</i></p>
6.	<p>No dwelling hereby permitted shall be occupied until the drive and parking area related to that dwelling has been constructed with provision to prevent the unregulated discharge of surface water from the frontage to the public highway and shall be retained for the life of the development.</p> <p><i>Reason: In the interests of highway safety 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>
7.	<p>The first floor window on the side elevation to the south east shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and the windows at second floor level in the south east and north west side elevations shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and non-opening, to a height of 1.7m above the ground floor of the room in which it is installed. Both sets of windows shall be retained in this form for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents 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>
	NOTES TO APPLICANT
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>

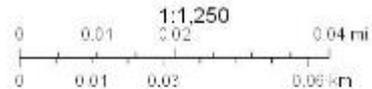
2.	Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays. There should also be no burning of waste on site at any time.
3.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.

28 Park Road Chilwell



2/8/2021, 2:54:15 PM

-  Conservation Area
-  Site



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Photographs



Front elevation of 28 Park Road. The self-contained annexe is to the right.



View of existing access off Park Road



Front elevation of 34 Park Road



Side elevation of 26 Park Road



Rear elevation of 34 Park Road



Rear boundary of the site



Rear elevation of 2 Rookwood Close

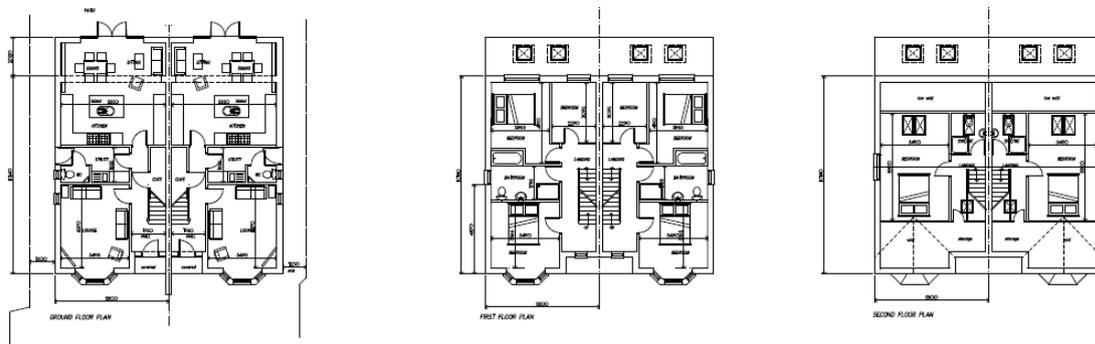
Plans (not to scale)



Proposed street elevation



Proposed elevations



Proposed floor plans