

Report of the Chief Executive

APPLICATION NUMBER:	20/00855/FUL
LOCATION:	4 The Old School House, Gilt Hill, Kimberley, Nottingham, NG16 2GZ
PROPOSAL:	Loft conversion including rear dormer

This application has been called to Planning Committee by Cllr Richard Robinson.

1 Executive Summary

- 1.1 The application seeks to construct a dormer window to the rear elevation of the existing dwelling. The dormer will have a contemporary design and will sit atop the existing dormer window.
- 1.2 There is no site specific planning policy covering the application site, and therefore the main matters for consideration are the design and appearance of the proposed dormer and its impact on neighbouring amenity.
- 1.3 It is considered that the proposed dormer is of a significant size that will result in an overly dominant addition to the existing roof and a cramped form of development. It is therefore considered that it would be harmful to the character of the host dwelling and out of keeping with the character of the area.
- 1.4 It is considered that the proposal will not result in an unacceptable loss of amenity for the residents of any neighbouring properties.
- 1.5 On balance, it is considered that the harm of the proposal as a result of its unacceptable design and appearance, and impact on the character of the host dwelling, outweighs any potential benefits of the development. It is therefore recommended that planning permission is refused in accordance with the resolution in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks permission to construct a flat roof dormer to the rear of the existing dwelling. The proposed dormer will adjoin an existing dormer in the rear elevation, and will enable a loft conversion to create an additional bedroom.

2 Site and surroundings

- 2.1 The application property is a residential dwelling which forms part of a converted school. The application property is located in a largely residential area, with residential dwellings to each side. To the rear of the site is a parking area for the development, with Gilt Hill Primary School beyond this. The application property is elevated from the highway to the front. No vegetation of significance is affected by the proposal and access will not be affected.

3 Relevant Planning History

- 3.1 In 2007, planning permission 07/00052/FUL was granted for the conversion of the school building to 5 dwellings. A condition of this permission was that permitted development rights were removed for any additions or extensions to the dwellings.

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 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

- 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 No comments from technical consultees were required for this application.

- 5.2 Three properties either adjoining or opposite the site were consulted. Two responses from members of the public have been received, both of which raise objections. The reasons for objection can be summarised as follows:

- Dwellings within The School House already have additions.
- The proposed extension is out of keeping with the scale of the building, ruins the roof line and the aesthetics of the 19th Century building.
- The proposed design is not in keeping with the existing building.
- There are no photos within the plans to show the proposal alongside the neighbouring properties to highlight the 'ugliness' of the proposal.
- The modern design would make the building an eyesore.
- Loss of privacy and light to neighbouring properties.
- Residents were told at the time of purchase that there are planning restrictions which would not allow anyone to extend the properties, especially the rooflines.

6 Assessment

6.1 The main issues for consideration are the design and appearance of the proposed dormer, and the impact on neighbouring amenity.

6.2 **Design and appearance**

6.2.1 Policy 17 of the Broxtowe Part 2 Local Plan (2019) states that dormers should not dominate the roof. The proposed dormer is designed to wrap around the existing dormer on the rear elevation of the application property, covering almost the full width of the roof to the rear. Whilst the bottom of the dormer will be set up from the eaves, the ridge will not be significantly set down from the ridge of the dwelling, which in addition to the significant width of the proposed dormer results in an addition that dominates the existing roof.

6.2.2 The application property forms part of a converted school, with the conversion having been carried out in a sensitive manner to protect the original features and character of the building. There is an existing dormer to the rear of the dwelling, with the dwellings to each side also having dormers facing in towards the application property. Whilst these dormers are original to the building, it is considered that any further addition would result in a cramped form of development that would be harmful to the character of the existing building.

6.2.3 The proposed dormer is contained to the rear of the building and therefore will have no impact on the street scene. However, the feature will be clearly visible from the rear of the building, where there is car parking for the neighbouring properties, as well as the access to the school to the rear of the building. It is therefore considered that the negative impact of the proposed dormer on the character of the existing building, will result in a form of development that is harmful to the character of the surrounding area.

6.2.4 The proposed dormer has a modern design, with a powder coated cladding finish. The contemporary design approach is not unacceptable in itself, as it would contrast the existing red brick building, with matching materials unlikely to be achieved in a manner that does not cause further harm to the appearance of the building. However, this factor is not considered to be of such significant benefit to the existing building so as to overcome the harm that results from the proposed dormer.

6.2.5 Overall it is considered that the proposed dormer would dominate the roof of the existing dwelling and result in a cramped form of development that would be out of keeping with the character of the host dwelling and harmful to the character of the surrounding area.

6.3 Amenity

6.3.1 The proposed dormer is within a part of the roof that is set back from the principal rear elevation of the original building, which has now been converted to multiple dwellings. There are two existing dormers facing in towards the proposed dormer, each one serving the dwelling to each side of the application property. Light to these dormers is already restricted by the existing roof of the application property. The proposed dormer is set back into the roof and whilst it may result in some additional loss of light, it is not considered that this will be so significant when compared to the current situation as to be a justifiable reason for refusal.

6.3.2 The proposed dormer will not project to the rear to such an extent that it will be in line with the dormers which serve the dwellings to each side of the application property. It is therefore considered that the proposal would not result in an unacceptable sense of enclosure for the dwellings to either side.

6.3.3 The existing make-up of the dormer windows to the rear of the application property, along with those to each side, allow for some level of overlooking into each property. The openings on the rear elevation of the proposed dormer will be relatively small, and positioned at a higher level than the neighbouring dormers. The windows will also be at an oblique angle to the dormers closest to them on each side, making any direct line of sight into the existing dormers difficult. Views across from each opening to the dormer to the other side of the building will also be partially obscured by the existing dormer at the application property. Taking these factors into account it is considered that the proposal would not result in an unacceptable loss of privacy for the residents of the neighbouring property.

6.3.4 The rear of the application property is set back from the neighbouring dwellings to each side and the proposed dormer will be set back from the existing dormer on the rear elevation. It is therefore considered that the proposal will not result in any unacceptable overlooking to the rear of either of the neighbouring properties.

6.3.5 Overall, it is considered that the proposal will not result in an unacceptable loss of amenity for the residents of any of the neighbouring dwellings.

6.4 Other Matters

6.4.1 One of the comments submitted by a member of the public states that upon purchasing the dwellings it was stated that no further additions to the dwellings were allowed. The original planning permission (ref: 07/00052/FUL) which granted planning permission for the conversion of the school building to dwellings removed permitted development rights, meaning any additions, such as this proposed dormer, require planning permission. Once submitted an application for an addition can then be assessed on its merits. This condition does not automatically restrict all further development at the site.

7 Planning Balance

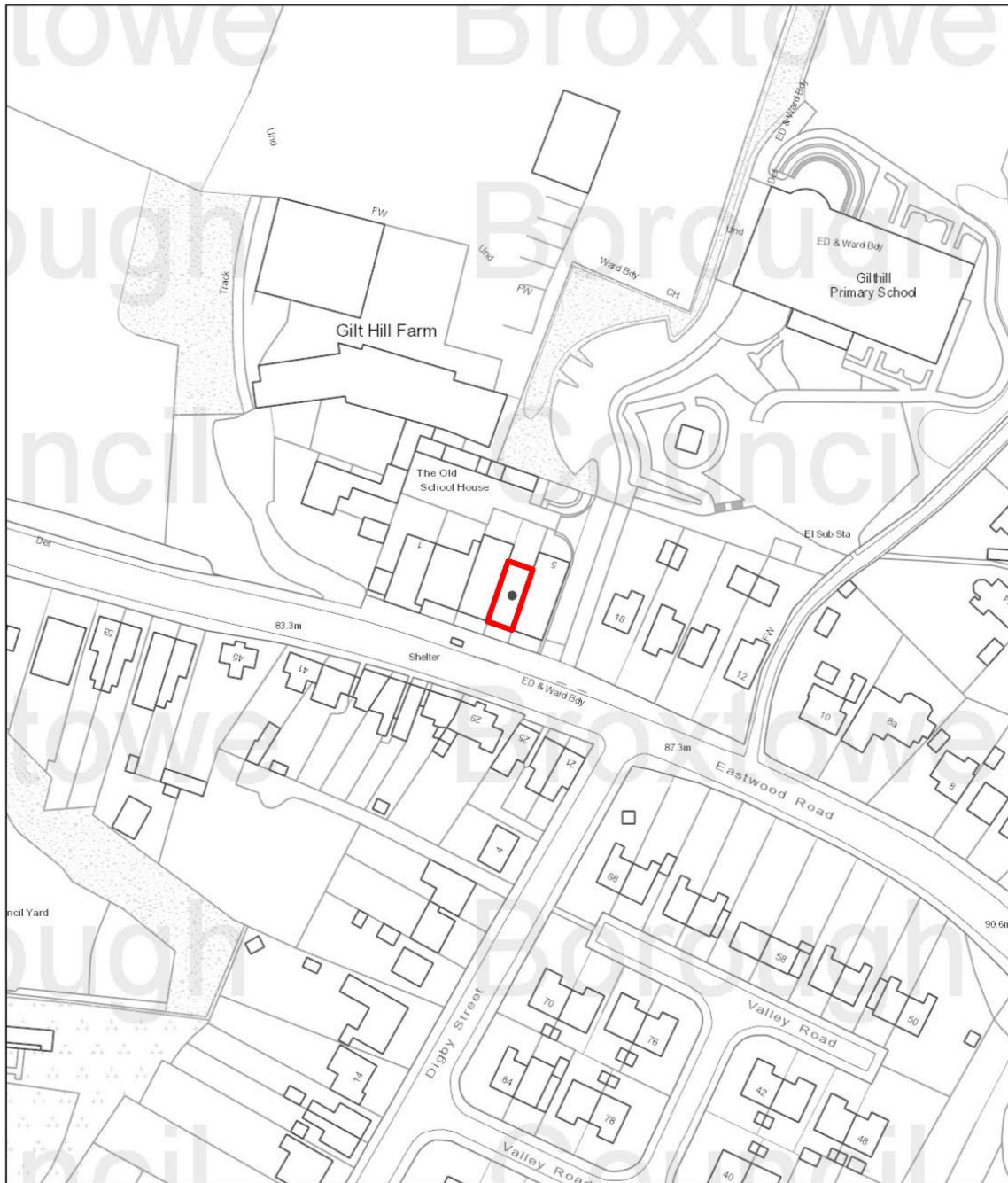
7.1 The proposal will allow for the creation of an additional room within the existing dwelling. However, it is considered that the proposed dormer would be an overly dominant addition to the roof that would result in a cramped form of development that would be out of keeping with the character of the area. On balance it is considered that the harm of the proposal outweighs any benefits.

8 Conclusion

8.1 In conclusion, it is considered that the proposal should be refused due to the unacceptable design and appearance of the proposal.

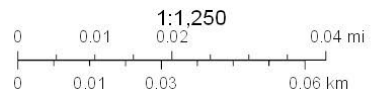
<p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that planning permission be refused for the following reason:</p>
<p>The proposed dormer, by virtue of its substantial size, would dominate the existing roof resulting in a form of development that is harmful to the character of the host dwelling. Furthermore, due to the nature of the existing roof with the neighbouring dormers, the proposal would result in a cramped form of development that is out of keeping with the character of the surrounding area. The proposal is therefore contrary to the Broxtowe Part 2 Local Plan (2019) Policy 17.</p>
<p>NOTE TO APPLICANT</p>
<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>

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 Site



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Photographs



Existing rear elevation and relationship with neighbouring properties.

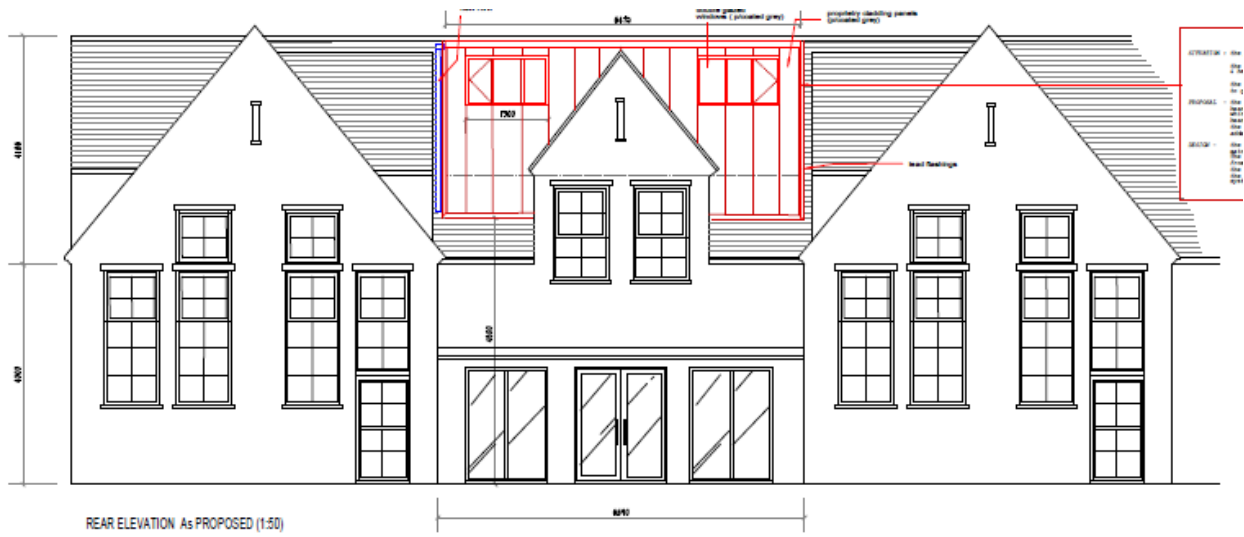


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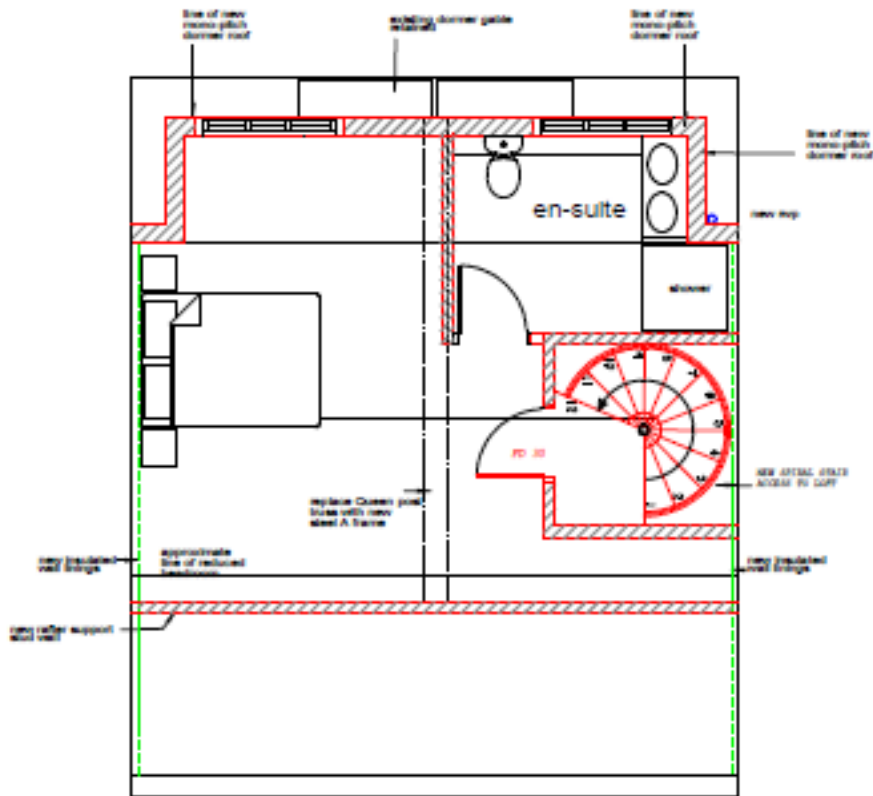


Rear of property.

Plans (not to scale)



Proposed Rear Elevation



Proposed Loft Space Floor Plan