

Report of the Chief Executive

APPLICATION NUMBER:	20/00791/FUL
LOCATION:	39 Eastwood Road, Kimberley, Nottinghamshire, NG16 2HX
PROPOSAL:	Construct two storey side extension, front porch, canopy and external alterations

Councillor S Easom has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for a two storey side extension, front porch, canopy and external alterations. The two storey side extension will extend to the side by 2.6m, and will have a depth of 6.8m, and a canopy at first floor level will extend to the front by 1.7m and will connect to the porch.
- 1.2 The application site is on Eastwood Road, and is a semi-detached property. All properties in the immediate vicinity are semi-detached, and similar two storey side extensions have already been approved and constructed for the immediate neighbours at 37 and 41 Eastwood Road.
- 1.3 The proposed extension will result in a gap to the neighbouring property at 37 Eastwood Road of 0.1m, which is considered to create a terracing effect in the street scene. Creating a terraced effect is contrary to Policy 17, Section 4b, of the Adopted Broxtowe Part 2 Local Plan (2019).
- 1.4 The design of the proposal, in all other respects, is considered to be acceptable. It is possible that the proposed extension may have an impact upon the amenity of neighbouring properties, however it is not considered that such an impact would be unacceptable or detrimental.
- 1.5 Overall, 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 two storey side extension, front porch, canopy and external alterations. The two storey side extension will extend to the side by 2.6m, and will have a depth of 6.8m, and a canopy at first floor level will extend to the front by 1.7m and will connect to the porch. The proposed extension will have an eaves height of 5.1m and a maximum height of 8.1m, with a gable roof design.
- 1.2 The plans show that the ground floor will be used as a carport and will have a garage door to the front, and the first floor will have a small window in the front and rear elevation, and there will be no windows in the eastern side elevation. The plans also show there will be two roof lights installed to create living accommodation on the second floor. The proposed materials will be render on the first floor of the front elevation with red brick on the other elevations to match the existing and roof tiles are to match the existing.

2 Site and Surroundings

- 2.1 The property is a two storey, semi-detached property with a gable roof. The property is partially rendered and red brick, and has an existing carport which will be replaced and a conservatory to the rear. There is a significant ground level change to the rear, as the ground level descends to the rear meaning that the rear boundary is significantly lower than the rear elevation of the property.
- 2.2 The property is located in a small cluster of semi-detached properties along Eastwood Road, and immediate neighbours on either side have both constructed similar two storey side extensions to the proposed.

3 Relevant Planning History

- 3.1 The property has previously been extended to the front for the existing porch, which was granted planning permission with reference 80/00909/FUL.

4 Relevant Policies and Guidance4.1 **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**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 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 Consultation

5.1 **Council's Environmental Health Officer:** No objection subject to a gas prevention measures condition and notes to applicant regarding construction hours and burning of commercial waste.

5.2 Two neighbouring residential properties have been consulted. No responses have been received.

6 Assessment

6.1 The main issues for consideration are the impact of the development on neighbouring amenity, the design of the development and the impact on the street scene.

6.2 **Design**

6.2.1 In terms of mass and scale, it is considered that the extensions do not represent a disproportionate addition as the extension will extend to the side by 2.6m, and will replace the existing carport. The roof height of the extension will be marginally lower than the existing, and canopy extension to the front will create the illusion of subservience to the main dwelling, despite being two storey.

6.2.2 The design in this respect, is considered acceptable, as it will be largely in keeping with the design of the existing dwelling. The use of render on a domestic dwelling is considered an acceptable and common form of finish and the proposed materials are to match the existing and would therefore be considered satisfactory.

6.2.3 The first floor of the extension is only setback 0.3m from the front elevation of the original house. The proposed extension will leave a gap to the boundary of 0.1m, and the neighbouring property at 37 Eastwood Road has previously constructed a two storey side extension which abuts the shared boundary. Due to the small proposed gap between two semi-detached properties, this would create a terracing effect, and would negatively impact the street scene along Eastwood Road. Such a relatively small gap between semi-detached properties, together with the modest setback of the first floor and minimal set down of the roof, would create the illusion of a row of terraced properties, and the street scene would become more cramped, which is contrary to Policy 17, Section 4 (b) of the Part 2 Local Plan.

6.2.4 Overall, whilst the scale of the proposals in isolation would be satisfactory, the impact on the street scene would be significant and the proposal would negatively impact the surrounding area. This impact on the street scene is considered unacceptable, and the application should therefore not be supported.

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 There are no neighbouring properties to the immediate north or south of the application property, and the only neighbours who may be affected by the development would be the neighbours on either side of the site.
- 6.3.3 The neighbour to the west is 41 Eastwood Road. Due to the siting of the extension as a predominantly two storey side extension to the east of the main dwelling, this neighbour will be largely shielded from the development. The existing boundary treatment to the rear is a 2m high fence, and this neighbour has already constructed a similar extension to the proposed development. Due to the shielding from the main dwelling, the potential impact of the development on this neighbour is considered to be minimal.
- 6.3.4 The property to the east is 37 Eastwood Road. The extension will be close to the boundary with this neighbour, leaving a gap of only 0.1m between the properties, as this neighbour has already constructed a two storey side extension to abut the boundary, and has a large single storey rear extension which abuts the boundary. The boundary treatment to the rear is a 1.8m high fence. There are no proposed windows in the eastern side elevation, and whilst there is a risk of overlooking or loss of privacy to the rear due to the two storey nature of the proposed development, this impact is not considered to be significant enough to justify the refusal of planning permission.
- 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 benefits of the proposal are that it would be an extension to an existing residential dwelling, would have an acceptable design in isolation and would not have a significant negative impact on neighbour amenity. The negative impacts would be the impact on the street scene and the surrounding area, and the creation of a terraced effect, and the proposal is contrary to Policy 17 of the Broxtowe Part 2 Local Plan, and these matters are considered to outweigh by the benefits of the scheme.

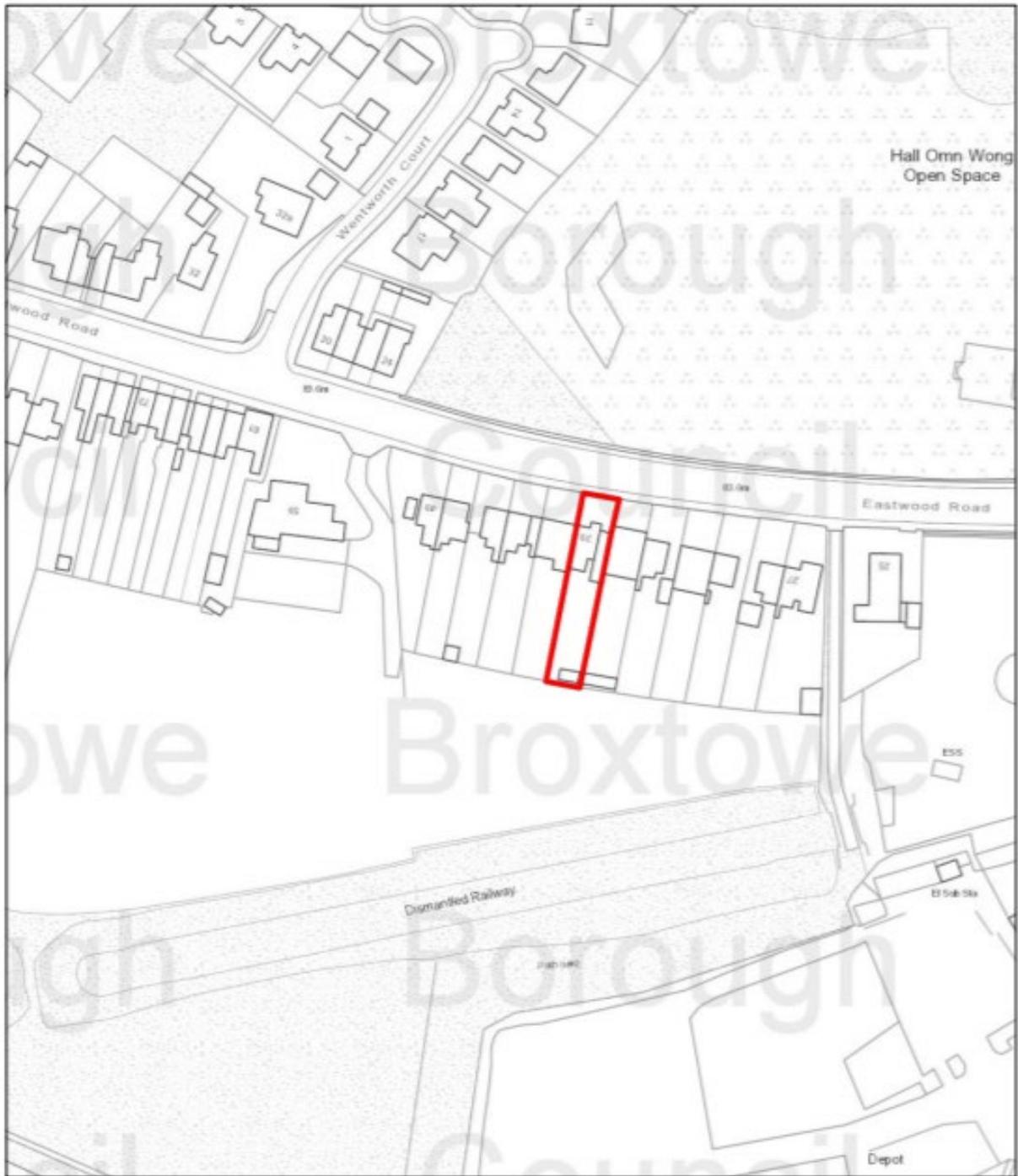
8 Conclusion

- 8.1 Overall, the proposal is considered harmful to the street scene and is contrary to Policy 17 of the Broxtowe Part 2 Local Plan (2019), which outweighs the benefits of the development and it is therefore considered that the proposal is unacceptable and that 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 proposed two storey side extension by virtue of its location and proximity to the neighbouring property, along with the absence of any significant set-back of the front elevation or drop in roof level represents a development that would create a ‘terracing effect’. As such, this development would be of detriment to the character and appearance of the street scene. The proposed extensions would therefore be contrary to Broxtowe Aligned Core Strategy (2014) Policy 10 and Broxtowe Part 2 Local Plan (2019) Policy 17.</p>	
<p>NOTE TO APPLICANT</p>	
<p>1.</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>

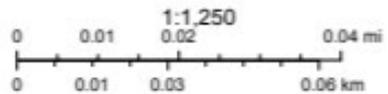
Site Map

39 Eastwood Road



3/31/2021, 6:19:14 AM

 Site



Photographs



Front elevation.



Street scene and neighbour at no 37.



Rear elevation.



Boundary and neighbour at no 37.

Plans (not to scale)

EXISTING ELEVATIONS

SCALE 1:100

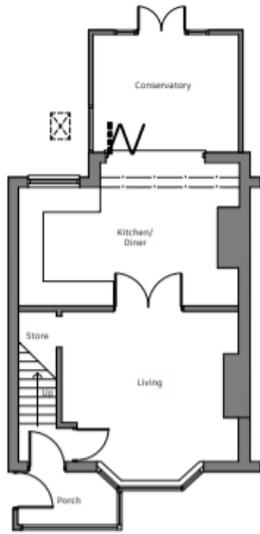


PROPOSED ELEVATIONS

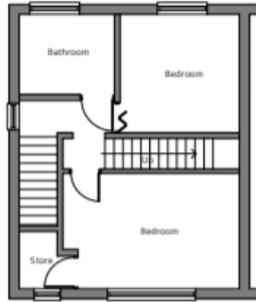
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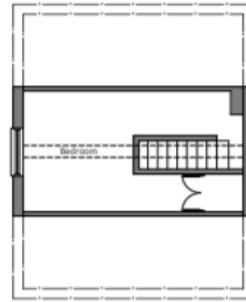
EXISTING LAYOUTS
SCALE 1:100



GROUND FLOOR

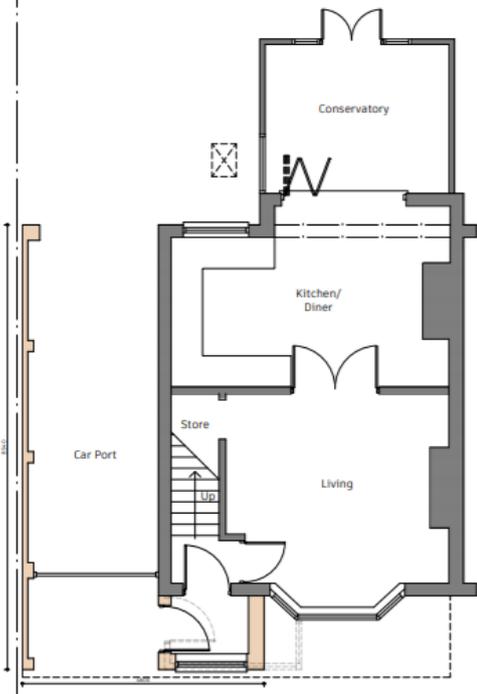


FIRST FLOOR

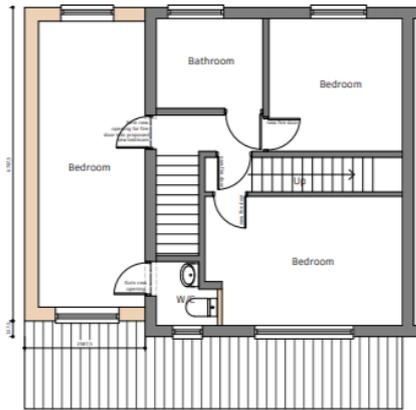


SECOND FLOOR

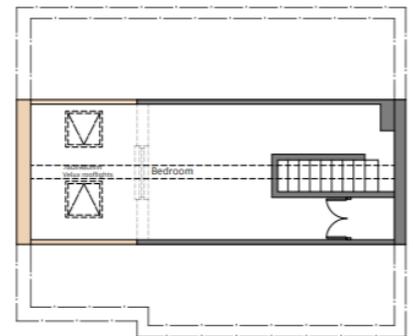
PROPOSED LAYOUTS
SCALE 1:50



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR