

APPENDIX 2

Report of the Chief Executive

APPLICATION NUMBER:	21/00041/FUL
LOCATION:	42 Sandy Lane, Bramcote, Nottinghamshire, NG9 3GS
PROPOSAL:	Construct first floor rear extension and front and rear dormer windows

Councillor D K Watts has requested this application be determined by Planning Committee.

1 Executive Summary

- 1.1 This application seeks permission to construct a first floor rear extension and front dormer window. The first floor rear extension will have a setback beside the boundary with no. 44 Sandy Lane and a rear dormer.
- 1.2 During the course of the application, amendments were secured to reduce the scale of the extensions and improve the design which is explained in more detail below.
- 1.3 The main issues relate to whether the principle of the extensions is acceptable and if there is an acceptable level of design and the impact on neighbour amenity.
- 1.4 The benefits of the proposal are that it would provide additional space to a family home which reflects an acceptable level of design and would not appear out of character with the surrounding area that would be in accordance with policies contained within the development plan which is given significant weight. There is some impact on neighbour amenity but this matter is considered to be outweighed by the benefits of the scheme.
- 1.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX**1 Details of the Application**

- 1.1 This application seeks permission to construct a first floor rear extension and front dormer window. The first floor rear extension will have a setback beside the boundary with no. 44 Sandy Lane and a rear dormer.
- 1.2 The first floor rear extension will have a large gable feature with contemporary style glazing in the rear elevation, a first floor element with hipped roof and a rear dormer with hipped roof. The first floor extension will have a height to ridge of 8m and matching eaves height. The first floor extension will follow the same footprint as the ground floor extension apart from the set back next to no. 44. This element will be set back approximately 2.98m above the rear of ground floor extension (meaning it will project approximately 2.6m at first floor level beyond the rear elevation of the main house).
- 1.3 The hipped element will have a matching height to eaves and ridge. It will have a rear dormer with a hipped roof which will have a window in the rear elevation. A dormer with hipped roof is proposed to the front.
- 1.4 The internal layout of the property will be reconfigured. At ground floor level there will be a prayer room, kitchen, living room, utility room, toilet/shower room, reception room and an unidentified room. At first floor level there will be three bedrooms (one with an en-suite and two bedrooms sharing an en-suite), a bathroom and a study. At second floor level there will be two bedrooms with en-suites.
- 1.5 During the course of the application, amendments were incorporated into the design which included the removal of the flat roof side facing dormer, reduction in the first floor projection next to the boundary with no. 44 and reducing the size and altering the design of the front dormer. A first floor rear dormer was included in the rear extension.

2 Site and surroundings

- 2.1 The application site comprises a detached house with hipped roof, front gable feature and an integral garage. It has a single storey rear extension with pitched roof. The house is positioned within a residential area.
- 2.2 Sandy Lane slopes down from north to south. The garden is elevated above the patio. No. 44 is positioned at a slightly higher level than the application property due to the slope in the road. No. 40 is at a slightly lower level.
- 2.3 The rear boundaries consist of hedges, vegetation/trees and wall/fencing. No. 44 has a rear dormer and a conservatory up to the boundary with the application site.
- 2.4 Nos. 44 and 40 are detached houses that adjoin the site to the north and south.

3 Relevant Planning History

- 3.1 An application for an extension (77/00172/FUL) was granted permission in April 1977.
- 3.2 An application for garage extension (81/00537/FUL) was granted permission in August 1981.
- 3.3 An application for a two storey extension (88/00620/FUL) was granted permission in October 1988.
- 3.4 An application for a first floor rear extension (93/00631/FUL) was refused permission in December 1993. This was appealed and dismissed.
- 3.5 An application for a two storey extension (94/00200/FUL) was refused permission in June 1994. This was appealed and dismissed.
- 3.6 An application for a two storey extension (95/00411/FUL) was granted permission in September 1995.

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 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 Consultations

- 5.1 10 neighbouring properties were consulted on the application and one objection was received which can be summarised as follows:
- Loss of privacy
 - Loss of daylight/sunlight
 - Sense of enclosure
 - Side dormer and rear extension will block light to garden/conservatory
 - Side dormer right up to the boundary
 - Give appearance that property is semi-detached and not detached

- In effect be living next to a block of flats.

6 Assessment

- 6.1 The main issues relate to whether the principle of the extensions is acceptable, if there is an acceptable level of design and the impact on neighbour amenity.

6.2 **Principle**

- 6.2.1 Sandy Lane is a residential road formed of semi-detached and detached houses. The properties adjoining the site to the north and south are both detached. No. 44 has a rear dormer and conservatory. A number of properties have been extended on this road e.g. no. 66 for two storey side, single storey front and first floor rear extensions (18/00382/FUL), no. 40 for two storey side and single storey front and rear extensions (17/00872/FUL) and no. 34 for single/two storey side and rear extensions (17/00620/FUL).

- 6.2.2 It is acknowledged the property has previously been extended at two storey and single storey level; however, the proposed extension will not increase the footprint of the main property. Furthermore, it is acknowledged that two applications were refused and dismissed at appeal (see history section) but both applications were determined a significant amount of time ago in line with policies that are now out of date. Therefore, minimal weight can be afforded to this.

- 6.2.3 The initial scheme proposed was considered to be too intensive and the impact on no. 44 was considered to be unacceptable (explained in more detail below). However, the scheme has been scaled down to incorporate changes that are now considered to be acceptable and whilst there will be some impact on the adjoining neighbours, it is considered this would not warrant refusal. Furthermore, the design of the extensions and dormer are both considered to be acceptable and will not appear out of keeping with the property or surrounding area.

- 6.2.4 To conclude, it is considered the extensions and dormers are in proportion to the main plot, they will not increase the footprint of the property, the setback next to the boundary with no. 44 is considered to be sufficient and they reflect an acceptable level of design. Whilst there will be some impact on neighbour amenity, it is considered the plans have been designed and amended accordingly to overcome these concerns. The matters of design and neighbour amenity will be addressed below.

6.3 **Amenity**

- 6.3.1 The properties that are mostly impacted by the extensions and dormers will be nos. 44 and 40.

- 6.3.2 It is acknowledged that the property has been previously been extended; however, it is considered the proposed first floor extension and dormers can retain an acceptable relationship with both adjoining neighbours. No. 44 is positioned to the north of the plot and therefore due to this orientation would be the neighbour impacted mostly by the extension in regards to a loss of light and overshadowing from the first floor extension and overlooking from the side

dormer. The side dormer was removed and the first floor extension was scaled back so that it only projects approximately 2.6m from the rear wall of the main house (as shown below and in the design section). Whilst it is acknowledged there will still be some impact from the first floor extension on no. 44 in regards to a loss of light and overshadowing to the conservatory and garden, it is considered



this is not significant enough to warrant refusal. Furthermore, it is considered there will not a sense of enclosure caused by the proposed extension.

Block Plan (blacked out elements show new first floor extension, grey elements show original house)

- 6.3.3 The first floor extension will project approximately 2.97m beyond the rear elevation of the main house next to the boundary with no. 40. Whilst it is acknowledged that the cumulative impact of the existing and proposed extensions will impact on this neighbour, it is considered that there will not be a significant loss of light or overshadowing due to the orientation of no. 40 being to the south. Furthermore, both nos. 44 and 40 benefit from sizeable rear gardens.
- 6.3.4 Whilst it is acknowledged the glazing extending into the gable is large, it is considered this is acceptable that it is centralised within the extension and faces towards the rear and not the side.
- 6.3.5 Whilst it is acknowledged there will be some overlooking from the rear dormer, it is considered this is not dissimilar to that of a rear window and does not directly overlook any gardens to the side. It is considered the rear dormer will not have a significant impact on the amenity of any surrounding neighbours.
- 6.3.6 As the front dormer faces out onto Sandy Lane, it is considered it is a sufficient distance from all other surrounding neighbours that there will be minimal impact on their amenity.
- 6.3.7 To conclude, it is acknowledged there will be some impact on the amenity of surrounding neighbours. However, it is considered the extensions and dormers have been designed to reduce the impact by reducing the projection of the first floor extension next to the boundary with no. 44 and removing the side dormer. Furthermore, these neighbouring gardens are east facing and will already experience a loss of light towards the evening. It is considered a neighbourly relationship can be maintained with this scheme.

6.4 Design

6.4.1 The design of the extensions and alterations are considered to be appropriate and in keeping with the main house in terms of style and proportions.

6.4.2 The below shows the main changes from the original scheme submitted versus the amended, final scheme.

Original scheme



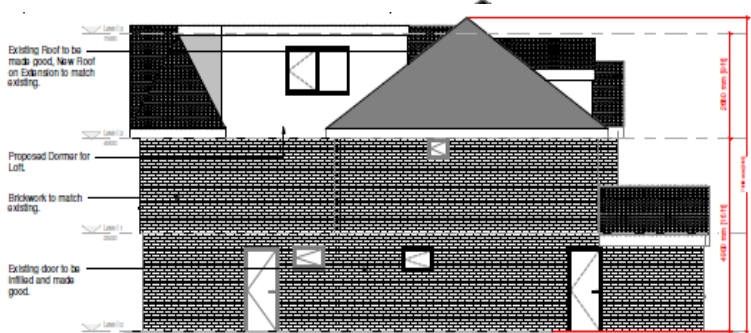
Proposed Front View

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Proposed Rear View

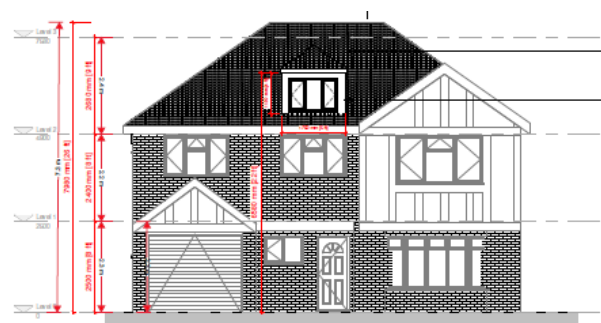
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Proposed North Side View

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Amended scheme



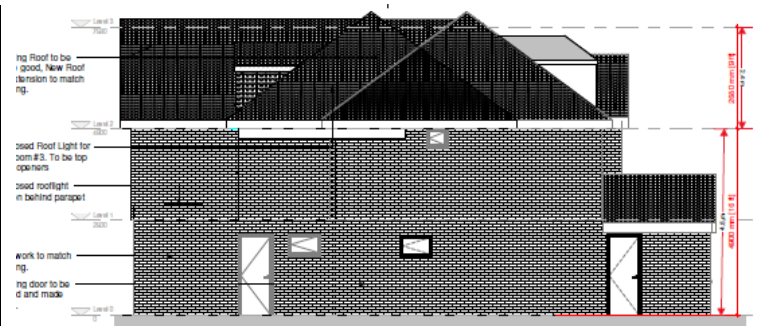
Proposed Front View

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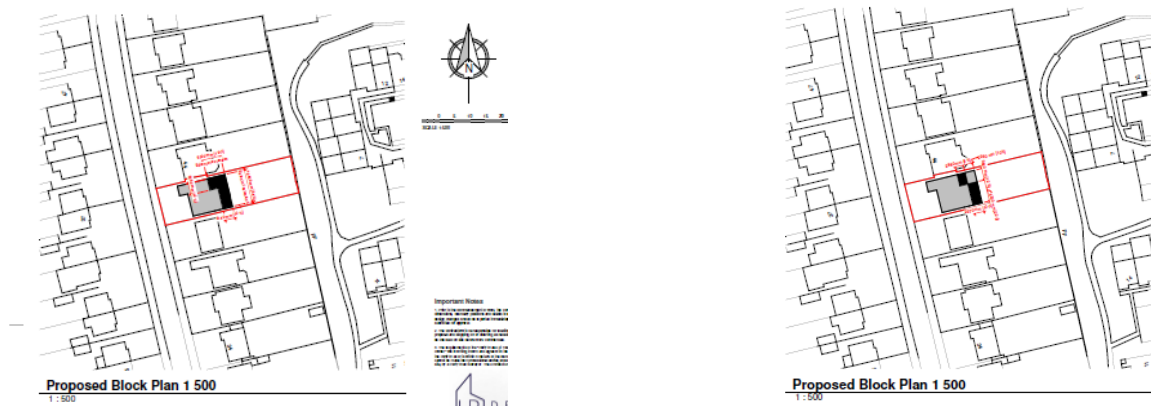
Proposed Rear View

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Proposed North Side View

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- 6.4.3 The first floor rear extension will have a gable/hipped roof with a dormer incorporated into the hipped element. It is considered the roofs integrate into the existing roofs and do not appear out of proportion in scale or design. The dormer to the front was reduced in size and changed from a gable to hipped roof which is considered to reduce its prominence and blend into the roof scape successfully.
- 6.4.4 The proposed rear dormer will have a pitched roof which aligns with the pitch of the hipped roof of the extension. The dormer will be clad with tiles to match the main roof which is considered sufficient to ensure this blends into the roof scape and reduces its prominence.
- 6.4.5 The contemporary style glazing is considered to be an acceptable feature and as it is centralised within the extension it reflects an element of symmetry which is considered to be a positive design feature. The use of contemporary style glazing in a property that reflects a traditional design is considered to be acceptable.
- 6.4.6 The materials will be conditioned to ensure they match the main house.
- 6.4.7 The majority of the scheme is to the rear of the property and therefore will largely be obscured from the public realm. It is considered the property will still appear as a detached house and not blend into the neighbouring properties or reflect the appearance of a block of flats.
- 6.4.8 To conclude, it is considered the extensions reflect an acceptable level of design and whilst it is acknowledged the property has been extended previously and this will be a further addition, it is considered sufficient amendments have been incorporated for it to not represent an overdevelopment of the plot.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide additional space to a family home which reflects an acceptable level of design and would not appear out of character with the surrounding area that would be in accordance with policies contained within the development plan which is given significant weight. There is

some impact on neighbour amenity but this matter is considered to be outweighed by the benefits of the scheme.

8 Conclusion

- 8.1 To conclude, it is considered the extensions and alterations reflect an acceptable level of design that are in keeping with the main house. It is considered the extensions and dormers do not have an unacceptable impact on neighbour amenity and sufficient parking is still available to the front of the property.

<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 drawings:</p> <p>Received by the Local Planning Authority on 21 January 2021:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1000) <p>Received by the Local Planning Authority on 18 March 2021:</p> <ul style="list-style-type: none"> • Proposed Floor and Roof Plans • Proposed Elevations • Proposed Block Plan (1:200) <p>Reason: For the avoidance of doubt.</p>
3.	<p>The extension and dormers hereby approved shall be constructed using bricks and tiles to match the main house.</p> <p><i>Reason: To ensure a satisfactory standard of appearance is achieved and in accordance with Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe 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.
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Map



Legend

Site Outline

Photos



West (front) elevation



East (rear) elevation



Rear/side boundary with no. 44



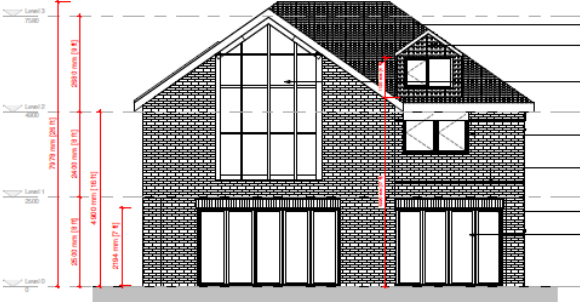
Rear/side boundary with no. 40

Plans (not to scale)



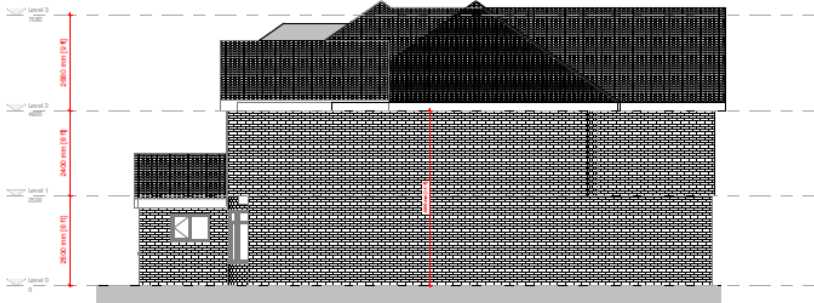
Proposed Front View

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Proposed Rear View

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Proposed South Side View

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Proposed North Side View

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Proposed Block Plan 1 500

1:500

Screen for balcony

Plans (not to scale)

