

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>21/00182/FUL</b>
<b>LOCATION:</b>	<b>29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET</b>
<b>PROPOSAL:</b>	<b>Construct two storey front and rear extensions, raise the ridge height inserting a hip roof to the existing/extended dwelling including a loft conversion and rear box dormer, insert a hip roof to the existing single storey side extension and external alterations</b>

Councillor D K Watts has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for two storey front and rear extensions, raising the ridge height, adding a hip roof over the existing/extended dwelling including a loft conversion and rear box dormer, adding a hip roof to the existing single storey side extension and external alterations.
- 1.2 The proposed extensions are not considered to be harmful to the character of the host dwelling or out of keeping with the character of the surrounding area.
- 1.3 It is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.
- 1.4 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity 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 to development (but that is a paved area) and the increase in development near the boundary with no. 31, though these matters are 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 The proposal is to construct two storey front and rear extensions, raise the ridge height, adding a hip roof to the existing/extended dwelling including a loft conversion and rear box dormer, adding a hip roof to the existing single storey side extension and external alterations. There would be a two storey extension infilling to the southern side of the front elevation (double height bay and catslide element removed) – this would include repositioning the front door. There would also be a two storey extension to the rear which would cover the full width of the existing rear elevation and be constructed to be just beyond the existing side garage/store. (3.2m beyond the existing setback rear elevation). The roof would be hipped, encompassing the entire first floor part of the building and the height would be raised by xm to 9.2m. The roof would include a box dormer facing the rear and two rooflights (front and south side). The chimney would be retained and a hip roof would be constructed on top of the flat roof side garage/ store. The dwelling would have four bedrooms (five including the study) which would be an increase from the current three bedrooms. Internally the dwelling would undergo layout changes including a new staircase within the front extension.
- 1.2 Fenestration on the south side facing no. 31 would be a ground floor door (as existing), a high level window installed (replacing a first floor window) and a full height window for the staircase (near the front). The front elevation would have a front door with narrow full-height windows either side, a window on the ground floor and two windows on the first floor. At the rear, on the first floor there would be two windows and on the ground floor, there would be glazed doors with a window either side. On the rear of the single storey side extension, there would be a door and a window. On the north side elevation, the single storey extension would have two rooflights and there would be a high level window on the first floor. There would be an increase in hard-standing to the front to create space for an additional vehicle.

2 Site and Surroundings

- 2.1 The property is a detached house with an attached side flat roofed garage. It has a double bay under an over-hanging hip roof and a front catslide roof. The dwelling has sandy bricks and dark plain tiles.
- 2.2 The front boundary is open and there is a drive (space for one car) and lawn. Beside no. 27, there is a 1m high fence and beside no. 31 there is a 1.6m high fence with trellis. To the north side, the application property's garage forms the boundary. At the rear, with no. 31 is a 2m high fence (with trellis) above a retaining wall and with no. 27 there is a 2.2m high fence – both fences tier with the level of the land. There is a trellis fence 1.4m high on the rear boundary (over the boundary there is a hedgerow, planting and a garden hut).
- 2.3 Rivergreen Crescent slopes uphill in a southern direction, with no. 27 (house) set minimally lower and no. 31 (bungalow) located on land 0.2m – 0.4m higher than the site. The application property's roof height is similar to no. 27. The rear garden is at a lower level to the house/patio and has a slight slope downwards (north east).

2.4 No. 27 has no south side windows, whilst no. 31 has a garage/ store near the boundary (with one side obscurely glazed window).

3 Relevant Planning History

3.1 There is no relevant planning history.

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**

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 Five neighbours were consulted twice. One objection was received to the first consultation. On the re-consultation, 12 comments were received, with 10 objections and 3 observations.

5.2 The objections can be summarised as follows.

- Non-compliance with the Broxtowe Local Plan Part 2 and NPPF due to loss of amenity (light) and sense of enclosure.
- Overshadowing of garden/property
- Loss of privacy
- Over-development – size/height
- Adverse impact on street scene/character due to increase in height, design (including angle of roof) and materials (render rather than brick)
- Majority of the properties in the Crescent have been extended but none have increased the overall height of the property.
- The houses were built individually which makes the crescent unique. Other extensions have kept the frontage in keeping with the style of the house. Number 29's frontage will go from having bay windows and sloping roof to a square box and square raised roof – bay should be retained

- Raising the roof height will create a precedent to raise height of properties within the vicinity.
- Inaccurate plans/description and misleading description – no mention of upward extension
- Lack of consultation
- Drainage – the living space will extend by approx. 60% with hard landscaping for the driveway. Rivergreen Crescent has issues with drainage with the properties being built upon clay. The drainage is particularly poor with flash flooding to gardens being a known issue - the developer should be required to install a SUDS system.
- Severn Trent should have been consulted regarding building over the drainage.
- Visual impact
- Electric vehicle charging point should be conditioned
- Lack of parking
- Energy Efficiency - if the EPC rating is currently F, then will there be a pre-occupation condition requiring proof of an A rating at the completion of the works
- Detrimental impact on house values.

## 6 Assessment

6.1 The main issues for consideration are the design of the extensions and the impact on neighbour amenity.

### 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 proposal would be no further to the front, rear or side than the existing building (albeit with a footprint increase). Whilst the ridge height would increase by 1.5m, this would be to the centre of the dwelling away from neighbouring properties and on a street where property heights step upwards. (with changing roof heights). The hipped roof and height increase are therefore considered to be acceptable. The height of the garage/store would be increased, with the new hip roof but the eaves height by the boundary (2.2m) would be maintained. This would also maintain a difference to no. 27 which is a two-storey detached house with a side gable roof, situated next to the retained side garage/store and no. 31 which is a bungalow (and at a higher level). Therefore, it is considered that there would be no terracing or cramped effect. The rear dormer has been set in from the sides of the roof and is ample distance from the roof ridge, it is therefore considered not to dominate the roof slope.

6.2.2 The development has been designed to provide improved internal amenity and additional bedroom space for a modern standard of living. This means that there would be a change to the external appearance of the property, which would have a visual impact on the existing character of the property and area. However, the property has changed relatively little since it was built and it is considered that the development would give the dwelling the facilities to provide a home for lifetime living, would improve access to the garden and provide direct access to the current side garage/store which is only accessible from the outside (and provide a utility room and downstairs bathroom). It is considered that the proposed design would

add to the prevailing individual character of dwellings and the extended dwelling would be no further forward than the existing building and would not harm the street scene.

6.2.3 The proposed materials are an off-white render finish (including to the existing brick – brickwork would remain exposed on the side (north) elevation of the single storey garage/ utility room) and charcoal grey tiles which are similar to existing. These materials are considered acceptable, as there is render on a number of properties on Rivergreen Crescent and surrounding streets and the use of render provides an efficient form of insulation. The materials will be conditioned including the render colour.

### 6.3 Amenity

6.3.1 Whilst the proposal would involve an increase in the overall roof height, this would be to the centre of the dwelling, with the current eaves height retained. The two storey rear extension would extend minimally beyond the current rear garage/ utility room. The two storey front extension would be no further forward than the existing front elevation (with the bay removed). Therefore, the proposal is considered sufficient distance away from the front and rear neighbours (including Denewood Avenue properties) to have no significant impact on their amenity.

6.3.2 The proposed rear dormer is no further to the rear than the existing building and does not directly face neighbouring rear properties. The application property is at a higher level when compared to the rear properties (as they are bungalows and at a lower level) and properties on Denewood Avenue are at a higher level. Therefore, it is considered that this would not impact upon the current situation and the dormer would have no significant impact on neighbouring properties (either to the rear or side).

6.3.3 No. 31 is a bungalow and has a garage store along the boundary with the site, is at a slightly higher level (0.2m to 0.4m) and is to the south. Therefore, whilst there would be some impact in terms of sense of enclosure due to the two storey rear extension extending beyond no. 31's rear elevation (by 2m), the extension would be 0.9m away from the boundary (and no. 31's garage/store is located xm from the boundary) and therefore is considered to have no significant impact on their privacy or light.

6.3.4 No. 27 is a detached house to the north of the site and has no side windows facing the site. This property has a side facing gable roof and therefore has a relatively high ridge height next to the boundary (even though this property is at minimally lower level than the site). No. 27 is situated at a slight angle to no. 29 and the rear two storey elevation of this dwelling is situated near the rear elevation of the site's garage/store (further into the rear garden). The proposed two storey front extension would be constructed beside the opposite boundary, the proposed two storey rear extension would be constructed minimally beyond the application property's rear garage/store (and therefore minimally beyond no. 27's rear elevation) and at an angle, slightly away from this boundary (with the garage/store in-between). The roof to the garage/store would be hipped and retain the current eaves height by the boundary. Therefore, it is considered that the proposed development would have no significant impact on no. 27.

**6.4 Parking**

6.4.1 The dwelling would have four bedrooms (five including the study) which would be an increase from the current three bedrooms. There would be additional hard-standing to the front providing one extra parking space and the garage would be retained. There are no on-street parking restrictions therefore it is considered that there is ample parking provision available.

**6.5 Other issues**

6.5.1 The description has been changed (to more fully reflect the proposal) and a re-consultation has taken place of adjoining neighbours (and neighbours opposite) therefore the Council has carried out its legal requirement for a neighbour consultation.

6.5.2 The site is not within a flood zone so it is considered unreasonable and unnecessary to condition the inclusion of SUDs, particularly as this is householder planning application where such measures are not a requirement. The wider surface water flooding issues in the area are a matter for the relevant authorities to deal with and are not a reason to refuse this application. There is no requirement to consult Severn Trent Water on householder planning applications as building over the drain is a matter covered by the building regulations.

**7 Planning Balance**

7.1 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity 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 to development (but that is a paved area) and the increase in development near the boundary with no. 31, though these matters are considered to be outweighed by the benefits of the scheme and would not warrant a refusal.

**8 Conclusion**

8.1 Overall, it is considered that the proposal is acceptable, complies with Local Plan policy and the NPPF and that planning permission should be granted.

<b><u>Recommendation</u></b>	
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 the Site Location plan and the Proposed Loft Floor &amp; Roof plan received by the Local Planning Authority on 8 March 2021; the Proposed Block plan and the Proposed Ground Floor &amp; First Floor plan received by the Local Planning Authority on 31 March 2021 and the Proposed Front Elevation &amp; Section, the Proposed Rear &amp; North Elevation and the Proposed South Elevation &amp; Section received by the Local Planning Authority on 11 May 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The development shall be constructed using tiles of a type, texture and colour so as to match those of the existing building and the existing/proposed elevations shall be finished in an off-white (colour) render (as per the approved elevations).</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
	<b>NOTES TO APPLICANT</b>
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the extended determination timescale.

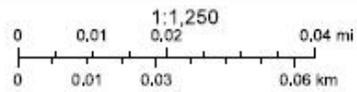
**Site Map**

**29 Rivergreen Crescent**



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-  Flood Zone 2
-  Flood Zone 3
-  Site



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Photographs



Front (west) elevation.



Front in context with neighbours.



Street scene.



Street scene (across highway from site).



Rear (east) elevation.



Rear (east) boundary.



Rear boundary with no. 31.



Rear boundary with no. 27.



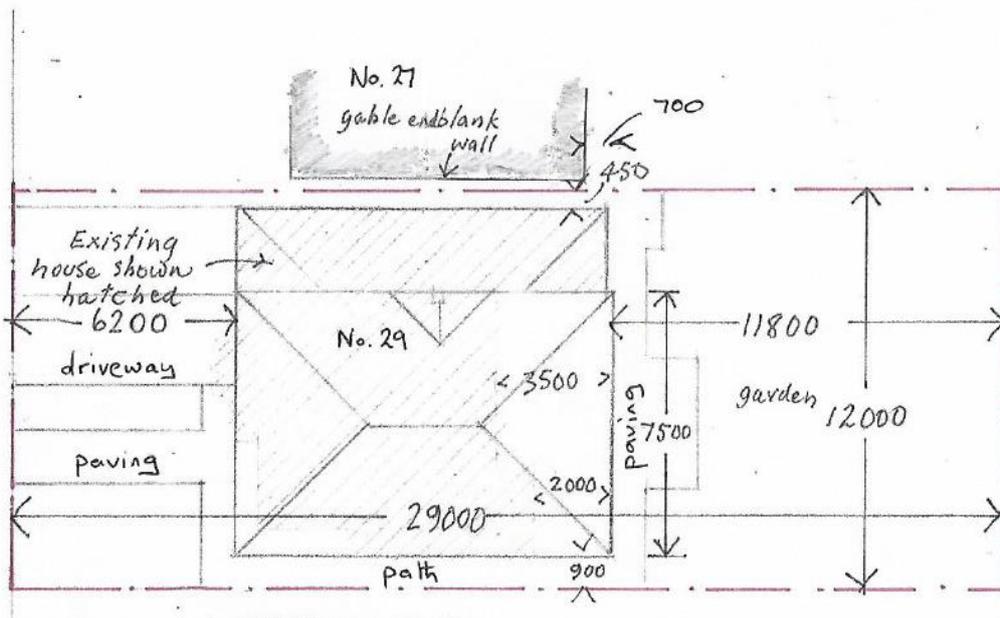
Rear boundary with no. 31 (and rear of properties on Denewood Avenue).



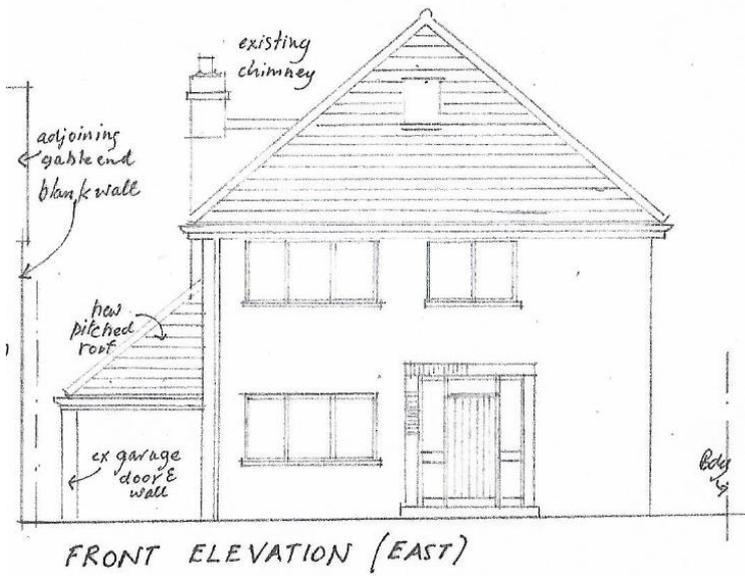
Side boundary with no. 31.

**Plans (not to scale)**

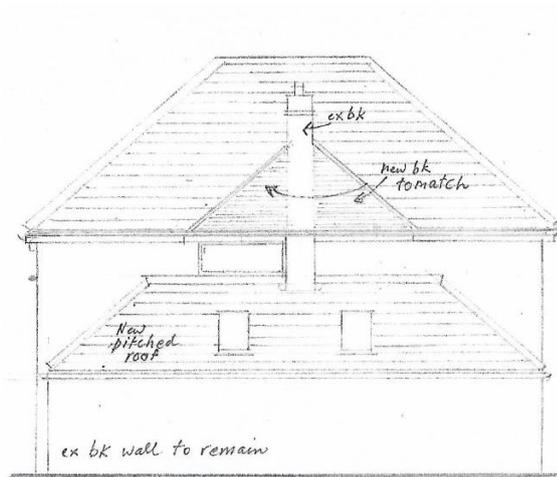
**Site Plan**



Proposed Elevations



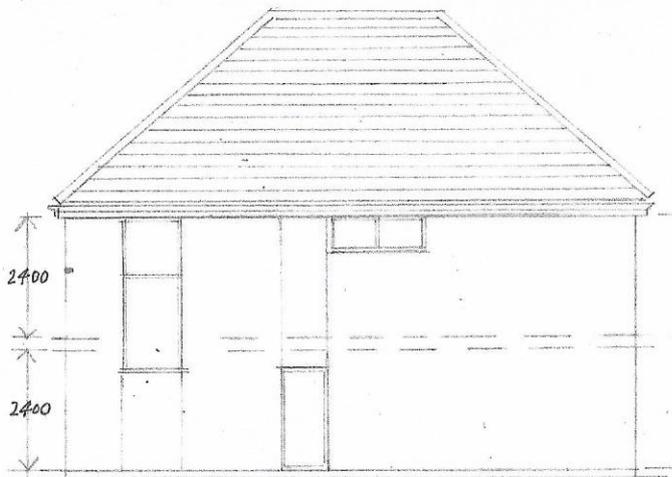
FRONT ELEVATION (EAST)



NORTH ELEVATION

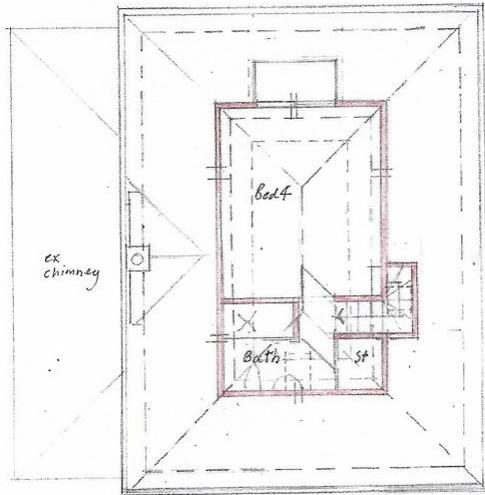


REAR WEST ELEVATION

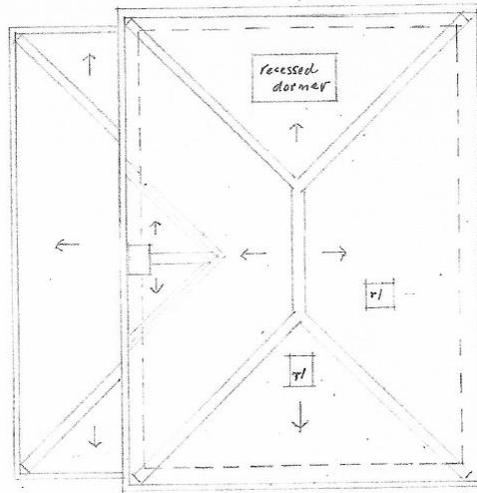


SOUTH ELEVATION

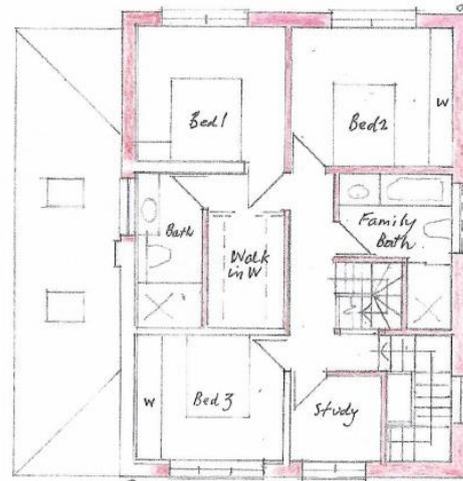
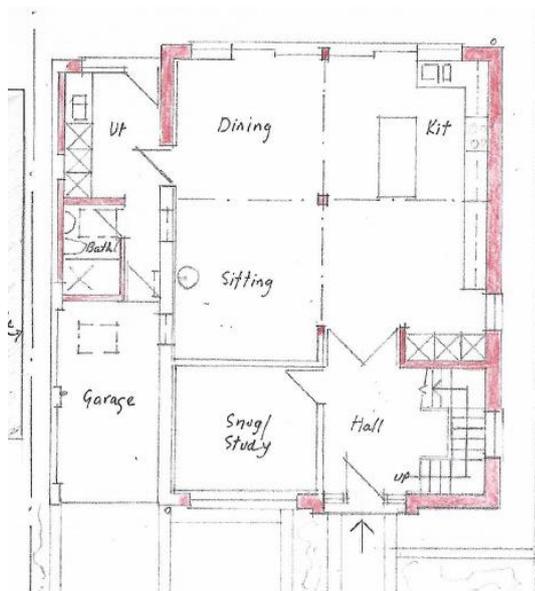
Floor and roof plans



SF PLAN



ROOF PLAN



FF PLAN