

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>21/00119/FUL</b>
<b>LOCATION:</b>	<b>18 Bramcote Drive, Beeston, Nottinghamshire, NG9 1AS</b>
<b>PROPOSAL:</b>	<b>Demolish existing dwelling and construct 2 dwellings</b>

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

1 Executive Summary

- 1.1 This application seeks planning permission for the demolition of the existing detached chalet bungalow with an attached garage and the construction of 2 dwellings.
- 1.2 The main issues relate to whether the scale and design of the dwellings are appropriate, if there would be harm to the character and appearance of the area and whether there would be an unacceptable impact on neighbour amenity and highway safety.
- 1.3 The benefits of the proposal are that two modern family homes in keeping with the character of the surrounding area would replace a chalet bungalow which is in need of modernisation and the plot is relatively wide in comparison to neighbouring properties, the dwellings would have an acceptable design and provide an appropriate density in an established suburban neighbourhood, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan (this is given significant weight). There are considered to be no negative impacts.
- 1.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

## Appendix 1

1 Details of the Application

- 1.1 The proposal is to demolish the existing chalet bungalow (rooms in roof) and construct two dwellings. Both dwellings would be detached and have attached garages accessible off Bramcote Drive. Plot 1 would be constructed next to the junction with Winchester Avenue (north east), situated away from both highway boundaries. It would have five bedrooms (four on the first floor and one within the loft). There would be bathroom facilities on each floor, some en-suite and a balcony area (facing north west towards the golf course) on the first floor. The ground floor would have living and service areas. Plot 2 would infill between Plot 1 and no. 20 Bramcote Drive (it would be the narrower of the two plots) and would be a smaller dwelling than the dwelling on Plot 1. It would have five bedrooms (two in the loft space) and would provide bathroom facilities on the first and loft floor (some en-suite). On the ground floor there would be living areas with a separate utility room.
- 1.2 Both Plots 1 and 2 would have side facing gable roofs, to the front they would both have overhanging asymmetrical gable roofs (with a longer slope away from each other). Plot 1 would have a wider front gable, both gables would have symmetric ground and first floor windows (with glazing up to the eaves), then for Plot 1 there would then be a full height stairs window and as the roof gets lower this would form an entrance area (with glazing at the side) - on the side of this roof there would be two rooflights. In the north east elevation (facing Winchester Avenue), plot 1 would have three ground floor windows (with an air source heat pump below the rearmost window), three first floor windows (one obscurely glazed) and in the loft space, there would be an obscurely glazed window. Plot 1 has two rear facing gables, with a flat roof in-between (above this flat roof would be a box dormer). The ground floor rear elevation would be predominately glazing with doors, windows and full height windows and on the first floor, there would be windows extending up to the eaves. There would be rooflights on the rear and front roof slopes and a rooflight on the higher gable roof facing Plot 2. On the side of the single storey element (facing Plot 2), there would be two separate windows up to a lower part of the eaves, two obscurely glazed windows on the first floor and a ground floor window on the forward gable elevation.
- 1.3 Plot 2 would have its front entrance under a canopy connecting to a forward projecting, flat, sedum roofed garage. Plot 2 would have three ground floor windows/doors and a first floor and loft window on the north east side facing Plot 1 – the first floor and loft windows would be non-opening and obscurely glazed. To the rear, Plot 2 would have an orangery single storey element with a sedum roof and roof lantern (with glazing/ doors facing into the rear garden). There would be a rear facing gable roof, box dormer, two first floor windows and loft floor window (up to the eaves). On the side facing no. 20, there would be a box dormer (this dormer window would be obscurely glazed and the top openers would be clear glazed, but 1.7m above floor level), two ground floor windows, a door and two windows for the stairs (one extending up to the eaves) which would both be non-opening and obscurely glazed.
- 1.4 Bounding the perimeter with the front highway, both driveways would be open and sloping downwards to the highway. A lamp post would have to be relocated

for Plot 2's driveway and Plot 1's would be widened from the existing. Along the boundary with no. 20, the existing conifers would be removed and replaced with privet hedging or similar. Beside Winchester Avenue, the fencing would be replaced with 2m high close boarded fencing (1.5m above footpath level) which would also be erected between the two plots.

- 1.5 Vegetation would be retained around the site particularly to the rear. Permeable hardstanding would be laid for the driveways and there would be patio areas to the rear. There would be a 0.5m high retaining wall and steps up into the rear garden areas.
- 1.6 During the course of the application, amendments were received including the addition of obscurely glazed windows on the side elevations, extra detailing to the elevation facing Winchester Avenue and sedum to the flat roof areas of Plot 2. Details have also been provided to show the surface water drainage design.

## 2 Site and Surroundings

- 2.1 The property is a detached chalet bungalow (rooms in roof), with a side facing gable element and a flat roof link to a pitched roof garage. On the north east side roof, there is a box dormer. To the south west side, there is a greenhouse and outhouse. The frontage is a lawn area with a driveway fronting Winchester Avenue (with two access points – one accessing onto the junction), and the rear garden has a lawn. There are trees, shrubs and hedging around the site and along the boundaries. With Winchester Avenue, there is a 2m high fence, then a 1.2m high fence between the driveway entrances, this then continues along the frontage beside Bramcote Drive. Along the south west boundary with no. 20, towards the front there is a 3m high hedge with a retaining wall by the dwelling (0.4m high) and to the rear, there is a 1.4m high curved top fence. On the rear boundary is a 1m high wire mesh fence (vegetation on both sides of boundary) with Beeston Fields golf course beyond, located at a higher level. The site slopes down from the golf course, with a drop to the patio area by the rear of the dwelling and a level rise to Bramcote Drive. Some medium sized trees by the property will be removed.
- 2.2 The plot is relatively wide (and widens towards the rear of the site) in comparison with neighbouring plots along Bramcote Drive, with the street having a mixture of property types and plot sizes. The majority of properties on Bramcote Drive are two storey. Winchester Avenue generally has larger plot sizes, many with extended two-storey detached dwellings with large areas of hard-standing.
- 2.3 To the south west, no. 20 is a detached house and has a door, two ground floor windows and one first floor window (obscurely glazed) in the north east side elevation. This property extends for almost the full width of its plot and has a detached garage and a relatively large area of hard standing to the front.
- 2.4 Across Bramcote Drive, to the front (south east), there are two bungalows and two chalet bungalows (with side facing dormers). These are infill developments built between the prevailing southern street scene of semi-detached housing (with mock Tudor detailing). All properties have hard-standing driveways and garages.

- 2.5 Across the junction with Winchester Avenue, no. 2 is a bungalow and has windows facing Winchester Avenue and the site. This property's main garden area faces Bramcote Drive concealed by hedging. It has vegetation including trees mainly to the front parts of the property, with a hard standing driveway.

### 3 Relevant Planning History

- 3.1 Planning permission was granted for a single storey detached dwelling to the rear of the property in 1994 (94/00460/OUT). Whilst this permission has expired, the principle of constructing an additional dwelling was considered acceptable. The dwelling would have been situated nearer the golf course boundary, accessed from Winchester Avenue.

### 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 1: Climate Change
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity

#### 4.2 **Part 2 Local Plan**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets

#### 4.3 **National Planning Policy Framework (NPPF) 2019:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 12 – Achieving well-designed places.
- Section 15 – Conserving and enhancing the natural environment.

### 5 Consultation

- 5.1 **Council's Environmental Health Officer:** The proposed development site is close to existing residential properties and therefore occupiers may be adversely impacted by excessive demolition and construction noise. Recommends conditioning construction hours and the submission of a Demolition and Construction Method Statement and note to applicants regarding burning of waste.

- 5.2 **Council's Tree Officer:** None of the trees on site are TPO protected, most of the trees on site have been maintained on a regular basis with crown reduction works to limit the growth and will require regular maintenance to control the regrowth and as such would not be considered worthy of protection. The submitted plans appear to indicate that the majority of the trees will be retained, any tree losses could be mitigated by replacement planting.
- 5.3 **Council's Waste and Recycling Officer:** advisory comments regarding provision of bins.
- 5.4 **Nottinghamshire Wildlife Trust (NWT):** As the site is located within close proximity to several Local Wildlife Sites (LWS) and Local Nature Reserves (LNR), request a Preliminary Ecological Assessment (PEA) to be undertaken to inform a supporting environmental report. Recommend a desktop assessment, a phase-1 habitat survey and a preliminary bat roost assessment. Given the location of the site and its context within the wider landscape (notably the adjacent golf course), recommend that the PEA also considers impacts on breeding birds, badgers, amphibians, and reptiles.
- 5.4.1 **NWT** were further consulted on the submitted Bat Survey and Preliminary Ecological Appraisal (PEA), confirming that the surveys were undertaken following best practice, are in date and to a good standard. NWT are satisfied with the ecologist's assessment of the site and support the recommendations made in sections 5.4-5.7 of the PEA. NWT also welcome the addition of elements which would support a biodiversity net gain, including the creation of a sedum roof.
- 5.5 In the first consultation, six neighbours either adjoining or adjacent to the site were consulted and a site notice was displayed. 13 (including 2 from the same household) responses were received - one observation and 12 objections. Eight objections were received to the second consultation (due to amendments). A third consultation was undertaken in relation to the Bat Survey and Preliminary Ecological Appraisal with no comment received.
- 5.6 Observation – neighbour requested clarification on some queries (agent to respond).
- 5.7 The objections can be summarised as follows:
- **Character & Design:**
    - Over development – two dwellings on plot occupied by one dwelling and it's garden
    - Too high – both dwellings approximately 50% higher than the existing dwelling.
    - Proposal does not fit comfortably with the existing traditional forms of housing in the established residential area
    - Large areas of plain white wall fails to reflect the vernacular of the area
    - Proposed dwelling on plot 1 too large on a prominent corner position
    - All properties either side of, and across the road from, the Winchester Avenue junction on Bramcote Drive are bungalows or chalet bungalows.

- The planning application states plot 2 is “smaller to preserve a sense of scale to the street scene”. This clearly acknowledges that plot 1 does not preserve a sense of scale.
  - Loss of ‘open’ junction
  - Knowing the interior of the existing property can understand the logic in demolition and rebuilding, this will probably prove more cost effective and provide a bespoke property, there may also be logic in applying for an additional property at the same time
  - Plot 2 looks extremely compressed and needs to be considerably deeper as a result.
  - Clear example of “garden grabbing” - council’s responsibility to prevent and will set further precedent.
  - One two-storey building would be more in keeping with the immediate vicinity and cause less strain on services which are already struggling to cope.
- **Amenity:**
    - Loss of light / overshadowing
    - Loss of privacy
    - Plot 1 side windows overlook our garden, should be obscure glazed
    - Sense of enclosure
    - Well-being and Mental Health
    - Residents have recently endured a large amount of construction activity and are fatigued by this.
- **Highway safety & access:**
    - Access difficulties to surrounding properties.
    - Traffic congestion and pollution
    - Access for plot 2 onto Bramcote Drive will create a dangerous lack of visibility (because of vegetation and a wall) for vehicles leaving the property
    - Plot 2 has insufficient manoeuvring space and the presence of a speed reduction bump outside the access means that access problems will be severely exacerbated
    - Parking of visiting vehicles will cause more traffic obstructions
    - A property recently developed on Bramcote Drive had insufficient driveway access signed off by the council, meaning that cars are not parked on the new drive and remain parked in the road.
    - Plot 2 only appears to have driveway space for 1 vehicle and this is not acceptable. More cars will be parked on an already busy through road and will restrict emergency vehicle access and access to drives on the opposite side of the road.
- **Drainage/ surface water run-off/ flooding:**
    - Given that the surface water drains into a combined sewer of small capacity (275mm diameter), any increased rainwater runoff will put the health and safety of local residents at risk as rainwater cannot drain away and sewage is discharged up and out of the drains pressurised by high volumes of rainwater coming ‘downstream’.
    - The main sewage pipe is frequently over-whelmed – causing flooding, the additional roof area and hard-standing will make the current drainage problem worse.

- **Wildlife and trees:**

- Removal of garden space would have a very detrimental impact on local wildlife - local badger sets and fox dens in this area. The trees attract a large variety of birds including owls. There are also bats in the area.
- Planning application form states there will be no 'trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character' - surprised at this response as several trees and the established hedge adjacent to 20 Bramcote Drive are to be removed.
- Several of the proposed plans (eg "Proposed street scene" and "Proposed site plan", "Ariel image") show trees fronting both streets for the new development. There are around a dozen established blossom trees on the site, fronting both streets, and as many of these already-mature trees as possible should be maintained (rather than removed, or replaced) to aid drainage of the water table.
- The planning application makes no reference to the existing trees adjacent to the proposed development site (located on Beeston Fields Golf Course) nor to their Root Protection Area (RPA) located within the property
- The proposed development has not followed tree guidance as no phase 1 preliminary tree survey submitted

- **Consultation:**

- Severn Trent Water should be consulted

- **Covenant:**

- Unaware if the plot has a covenant placed on it by Beeston Fields Golf Club, most properties adjacent to the golf course do

- **Financial gain:**

- Proposed development is for the developer's financial gain and should be refused or at least reduced to a single dwelling that is no higher than the existing property.
- The owner of this property has history of "developing" sites and then moving on to a new project

- **Plans misleading and omissions:**

- The 'visualisation drawing' showing an aerial view, is misleading since it shows smaller shadows being cast from the proposed 3 storey development than the ones created by a single storey home - a 2-storey development would not raise such issues.
- The planning application appears to contain numerous omissions of valuable information and under-represents the full impact of the proposal.
- The drawing of the 'street scene' suggests the proposed 3-storey houses are marginally higher than 20 Bramcote Drive but believe this is not an accurate representation.

- **Non-compliance with the Broxtowe Local Plan Part 2:**

- Due to the impact on the visual amenity of neighbours, proportion scale and massing

- Applicant has ignored local design guidance (Policy 17) and contravened Policy 10 due to design, placement, density, visual amenity, character, frontages and landscaping.

- **Conditions:**

- Conditions regarding not obstructing pavements or the junction of Winchester Avenue/ Bramcote Drive, repairing any damage caused to the pavement and road surface and not using Winchester Avenue as a car park for contractors or building suppliers are required to prevent issues like those the recent house rebuilds and developments on Winchester Avenue have caused.

## 6 Assessment

- 6.1 The main issues relate to whether the scale and design of the dwellings are appropriate, if there would be harm to the character and appearance of the area and whether there would be an unacceptable impact on neighbour amenity and highway safety.

### 6.2 **Principle**

- 6.2.1 The site is within an established residential area and as such the principle of residential development is considered to be acceptable. The proposal seeks to build two x five bedroom properties, which would be suitable for occupation by a wide range of occupants, including families, and the ground floor layout could be readily adapted to accommodate the changing needs of the occupants, having separate living areas which could be used as a bedroom, and a utility room for Plot 1 which could be converted to a downstairs bathroom. The proposal would therefore accord with the aims of Policy 8 of the Aligned Core Strategy, and Policy 15 of the Part 2 Local Plan.

### 6.3 **Design**

- 6.3.1 The proposed design would be distinctive from its immediate surroundings and un-mistakenly modern, providing visual interest on this prominent street corner. The dwellings will provide contrasting textures and shapes taking reference from the diverse characteristics of the surrounding dwellings in a contemporary form.
- 6.3.2 On the north side of Bramcote Drive, there is no definitive building line but the proposed dwellings would sit no further forward than other dwellings on this side of the road. Whilst the dwellings as proposed are to be taller than the existing property, this is a chalet bungalow and there is no reason why the new dwellings should replicate its height. Bramcote Drive rises on the north site and continues to rise to Beeston Fields Golf Course, with properties on Winchester Avenue at a higher level (with a mixture of houses and bungalows next to each other). The height of these proposed dwellings would not be more noticeable in comparison to the height change caused by level changes and neighbouring properties at different heights nearby.
- 6.3.3 Whilst there will be an increase in built form, most of the open nature of the site is retained to the front, along Winchester Avenue and within the rear garden area. There are several examples of properties which occupy plots of a similar width to



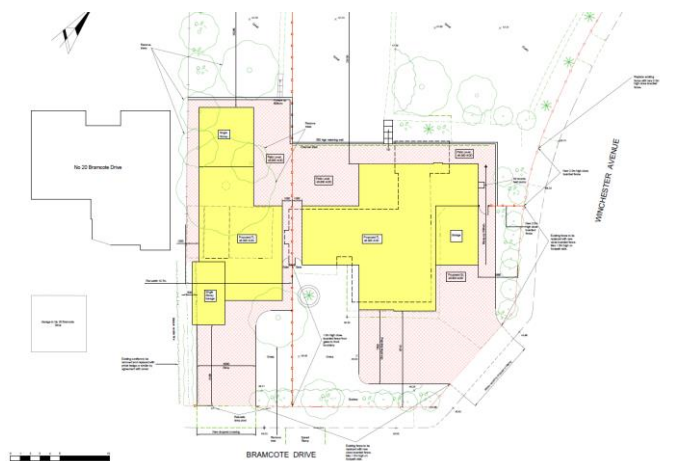
that of the Plot 2 (at a width of 11m), nos. 31, 33, 37, 39 and 45 are all on plots of a width of approximately 11m. As such, the position, height, density of the development and relationship with the boundaries are considered to be acceptable and in keeping with the character of this part of Bramcote Drive, and therefore would not have a detrimental impact on the locality.

6.3.4 The proposed houses would have a mixture of Imperial Brick York Clamp Linea bricks and monocouche render (chalk/ off white). The development of two dwellings (one modernised) at no. 26 Bramcote Drive (18/00433/FUL & 19/00678/FUL) and the yet to be constructed dwelling at 2A Bramcote Drive (20/00571/FUL) have provided modern rendered development, whilst the dwellings at nos. 31 & 33 have rendered finishes. There is also render (paint) used on many properties along Bramcote Avenue (under eaves or between bay windows). On the roofs, there would be natural Spanish slate. Other materials would be Pigmento Red zinc cladding and sedum flat roofs. The use of these materials is considered acceptable given the contemporary style of the dwellings and is reflective of materials used in the local area.

6.3.5 There is ample space within the site to accommodate the appropriate number of bins.

6.3.6 Overall, it is considered that the dwellings have been designed in consideration of the needs of modern families to provide a high quality of internal amenity space, whilst retaining outside amenity space to the rear and the front (between the plots). Materials have been chosen to create modern contemporary properties which will replace a property that is in need of modernisation. The design and materials are considered to be in keeping with nearby sites and it is acceptable to contrast and provide distinction in a street scene which contains a mixture of property types constructed over different periods. The proposal would provide two modern, efficient buildings and it is considered that the design of the buildings would have no adverse impact on the street scene.

## 6.4 Amenity



6.4.1 No. 20 is a detached house with a forward detached garage. There would be a gap of 1.2m (0.5m to the flat roof single storey garage) between the common boundary with no. 20 and the proposed side elevation of Plot 2. This dwelling would project 7.6m at ground floor, and 5.1m at first floor (though this first floor

roof would be at a distance 3.5m from the boundary), forward of the front elevation of no. 20. Plot 2 would extend to a similar depth as no. 20 to the rear, but be single storey. No. 20 has a side door and obscurely glazed windows along this boundary. Given the proposed single storey elements and that no. 20 has secondary windows in the facing elevation (to the north east), it is considered the proposed development would not have a significant impact on loss of light or outlook for the occupiers of this property. Upper floor windows facing no. 20 would serve the stairs and would be obscurely glazed and the dormer window would be partially obscurely glazed (with the top openers 1.7m above floor level clear glazed) - this will be conditioned. Upper floor windows facing the rear would not directly face this neighbour's rear garden. Therefore, it is considered that the proposal would not have a significant impact on the privacy of this neighbour.

6.4.2 No. 2 is a bungalow and is across Winchester Avenue (facing the side of Plot 1), with windows facing the site concealed by a hedgerow. The current bungalow on site is already at a higher height with a dormer window facing no. 2. Therefore, it is considered the addition of windows on the north east side elevation of plot 1 (some of which are proposed to be obscurely glazed), would have no significant impact on this neighbour's privacy.

6.4.3 Nos. 27, 31, 33 and 35 are across the highway from the site (to the front), two are bungalows and two are chalet bungalows and all are at a lower level. The existing dwelling on the site has one upper floor window facing Bramcote Drive. Whilst there would be an increase in upper floor windows facing Bramcote Drive, Plot 1 would be situated 9.7m from the front boundary and Plot 2 would be situated 8.2m from the front boundary (which would be the garage so first floor windows would be further back). This relationship is typical of the street scene and on other parts of Bramcote Drive, facing properties are closer. Due to the level changes, the prevailing highway and separation distance, it is considered that there would be no significant impact on these neighbours.

6.4.4 Overall it is considered that there would be no significant impact on the amenity of neighbouring properties.

## 6.5 Access

6.5.1 Plot one would have three parking spaces and space to manoeuvre on the driveway. Plot 2 would have driveway space for two cars. Both dwellings would have garage space. Bramcote Drive itself has no parking restrictions, therefore this parking arrangement is considered acceptable. Whilst there would be an additional dwelling, it is considered that any associated additional traffic movement would not be to an extent as to cause a disturbance or nuisance to other neighbours. Highways standing advice is applicable, therefore the standard highways conditions will be applied.

## 6.6 Sustainable Development

6.6.1 Sustainability has been considered as part of the proposal. Permeable paving will be used for the driveways allowing surface water to drain within the site, sedum roofing will be used on flat roof areas, render will provide insulation, air source

heat pump systems will provide efficient heating and hot water, materials will be sourced locally (where possible) and the provision of an additional dwelling on a wide plot in a sustainable location represents sustainable development.

- 6.6.2 The dwellings have been designed to meet, and where possible exceed, the requirements of Part L of the Building Regulations, in providing energy efficient homes.

## **6.7 Wildlife and Trees**

- 6.7.1 A Bat Survey and Preliminary Ecological Appraisal (PEA) have been submitted. The Bat Survey confirms that no bats were seen emerging from any buildings on the site during the nocturnal emergence survey undertaken on 14 May 2021 and bat activity was relatively low in the vicinity. It recommends demolition should proceed with caution and a bat survey should be repeated if there is a delay in works commencing of more than 12 months. A condition will be included accordingly and a note to applicant regarding bats to remind the applicant of their legal obligation.

- 6.7.2 The PEA confirms there are a number of local wildlife sites within 1km of the site, but there no records of protected species within or immediately adjacent to the site boundary. Mitigation measures during construction are recommended and a condition will be used accordingly.

- 6.7.3 The site itself borders Beeston Fields Golf course which is an open space. There are no protected trees within the application site, but the vegetated boundary to the rear with the golf course will be retained. The Council's Tree Officer has commented that trees on the site are relatively well-maintained and any loss of trees or vegetation could be incorporated elsewhere on the site. Therefore, subject to conditions, it is considered there would be no significant impact on wildlife or trees.

## **6.8 Other Matters**

- 6.8.1 Surface water will drain to soakaway crates which will be provided for both properties and the driveways will be permeable.

- 6.8.2 There is no requirement to consult Severn Trent Water on such a planning application and site drainage is covered by the building regulations. Other drainage issues such as blocked drains should be reported to Severn Trent.

- 6.8.3 A condition will be imposed in respect of hours of construction, in order to safeguard the amenity of residents in terms of noise and disturbance, and given the relatively quiet surroundings.

- 6.8.4 In regards to a covenant on the site (as per Beeston Fields Golf Course), no evidence has been provided of a specific covenant, but in case would be a legal matter beyond the scope of this planning application.

- 6.8.5 Financial gain is not a material consideration, and in relation to garden grabbing, the development proposal has been appraised above and is considered to have

no significant impact on the character of the area and makes efficient of a sustainably located plot.

- 6.8.6 The Council have worked with the applicant to secure changes to the plans to ensure they are accurate.
- 6.8.7 In regards to conditions for parking restrictions and damaged pavements, it is considered unreasonable to condition these.
- 6.8.8 The granting of planning permission for one site does not automatically set a precedent for future development. Planning applications would be considered on their own merit and in the context of the site in which they are located.
- 6.8.9 Whilst a single dwelling, if proposed, may result in a less cramped development and have less impact on neighbour amenity, it is considered that it would be unreasonable to refuse planning permission for a development which otherwise is considered to accord with the aims of the policies in the adopted local plans.

## 7 Planning Balance

- 7.1 The benefits of the proposal are that two modern family homes in keeping with the character of the surrounding area would replace a chalet bungalow which is in need of modernisation and the plot is relatively wide in comparison to neighbouring properties, the dwellings would have an acceptable design and provide an appropriate density in an established suburban neighbourhood, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan (this is given significant weight). There are considered to be no negative impacts.

## 8 Conclusion

- 8.1 Overall, it is considered that the proposal is acceptable and that planning permission should be granted.

### Recommendation

**The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:**

1.	<p><b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b></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><b>The development hereby permitted shall be carried out in accordance with drawing numbers TC/20005/2 received by the Local Planning Authority on 17 February 2021 and TC/20005/3 Rev A, TC/20005/4 Rev A, TC/20005/5 Rev A, TC/20005/6,</b></p>

	<p>TC/20005/7 and TC/20005/8 received by the Local Planning Authority on 17 February 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No demolition or construction hereby approved shall take place until a Demolition and Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> <li>a) The means of access for construction traffic;</li> <li>b) parking provision for site operatives and visitors;</li> <li>c) the loading and unloading of plant and materials;</li> <li>d) the storage of plant and materials;</li> <li>e) a scheme for the recycling/disposal of waste resulting from demolition/construction works; and</li> <li>f) details of dust and noise suppression to be used during demolition and construction.</li> </ul> <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: To protect nearby residents from excessive disturbance and loss of amenity 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>
4.	<p>During demolition and construction, the mitigation measures as detailed in sections 5.4-5.7 of the Preliminary Ecological Assessment (PEA) shall be implemented.</p> <p><i>Reason: To ensure that any protected species which may be present on site are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).</i></p>
5.	<p>No dwelling hereby permitted shall be occupied until the 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 and constructed with provision to prevent the unregulated discharge of surface water from the frontage to the public highway. The parking areas shall then be maintained as such for the life of the development.</p> <p><i>Reason: In the interests of highway safety in accordance with the aims of Policies 17 of the Broxtowe Part 2 Local Plan (2019) and Policies 10 of the Aligned Core Strategy (2014).</i></p>
6.	<p>On Plot 1, the bathroom windows on the first floor south west (side) elevation and the loft room (bedroom 5) window on the north east elevation, and on Plot 2, the upper floor stair window and non-opening section of the dormer window (as shown</p>

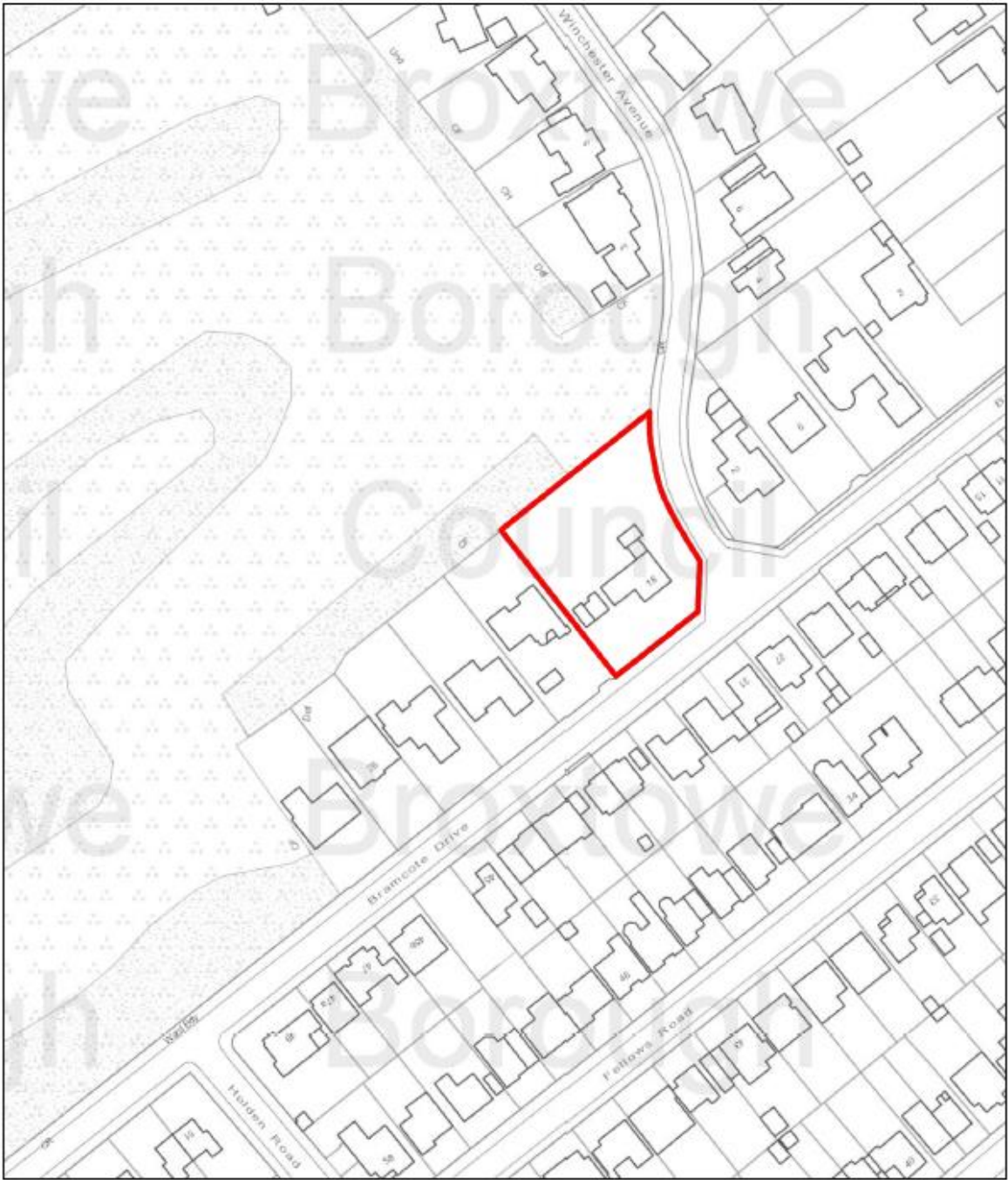
	<p>on drawing number TC/20005/5 Rev A) on the first floor south west (side) elevation and the upper floor windows on the north east (side) elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and for the Plot 2 south west dormer, any opening elements shall be a minimum of 1.7m above floor level. All 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>
7.	<p>No construction, demolition or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p> <p><i>Reason: To protect nearby occupants from excessive construction and demolition noise and vibration 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>
8.	<p>If works do not commence on site within 12 months of the date of this decision, an updated bat survey shall be submitted to and agreed in writing by the local planning authority. Any necessary mitigation shall be implemented in accordance with the agreed details.</p> <p><i>Reason: To ensure that protected species are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Aligned Core Strategy (2014).</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.
2.	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a>
3.	Burning of commercial waste is a prosecutable offence. It also

	causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.
4.	The developer is reminded of their legal obligation to stop work immediately should any bats be encountered during the demolition and building of the existing and proposed dwellings. The Bat Conservation Trust should be contacted on 08451300228 for further advice in the event of bats or bat roosts being found.
5.	If possible demolition works should also take place outside of the bird breeding season (March to September), otherwise the affected areas need to be checked by an experienced ecologist prior to removal. Further information is available: <a href="https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences">https://www.gov.uk/guidance/wild-birds-protection-surveys-and-licences</a>



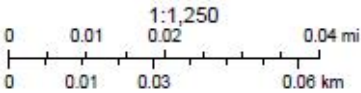
Site Map

18 Bramcote Drive



13/05/2021 13:27:34

 Site



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Photographs



Front (SE) and side (NE) elevations.



Street scene junction Bramcote Drive/ Winchester Avenue (facing away from site).



Street scene junction Bramcote Drive/ Winchester Ave (facing towards site on right).



Street scene along Winchester Avenue (site on right).



Side (NE) elevation.



No. 2 Winchester Avenue as viewed from site.





Rear boundary (NW)



Boundary and side elevation of no. 20.



Plot 2 (proposed site).



Plot 2 (proposed site).

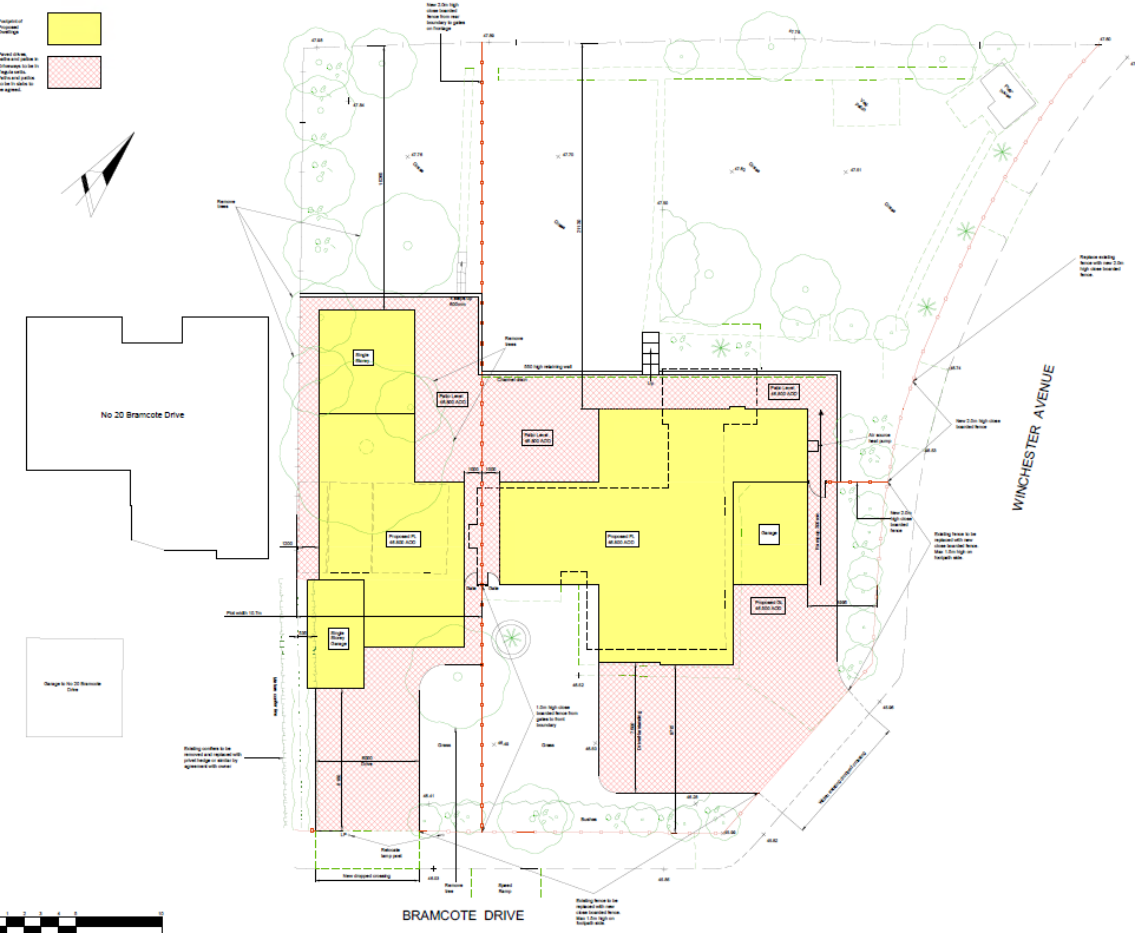


Modern dwelling on Bramcote Drive.

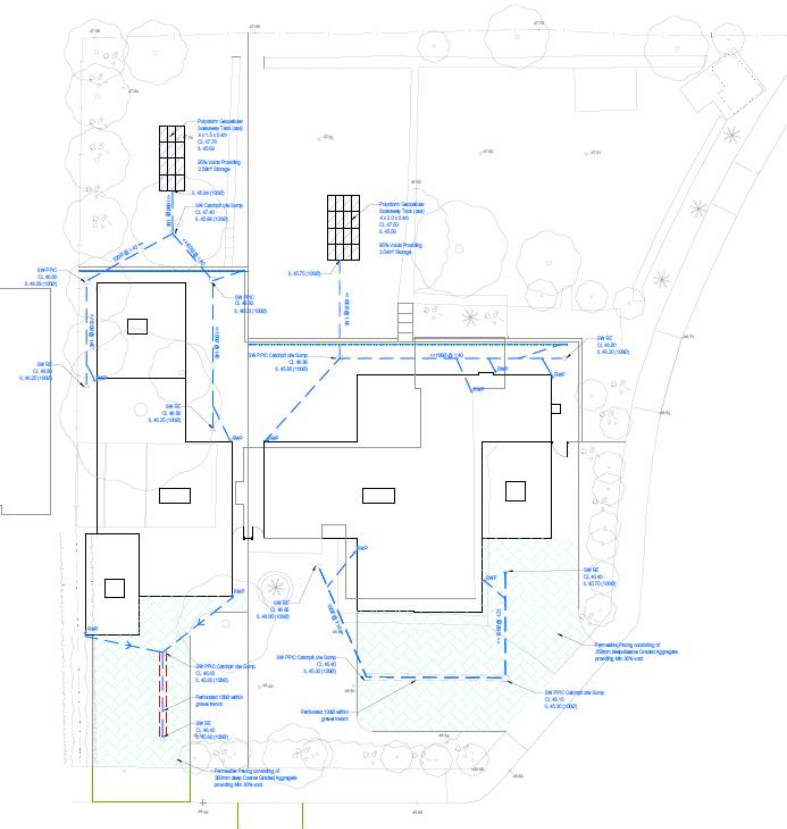


Rear (NW) elevation.

Plans (not to scale)

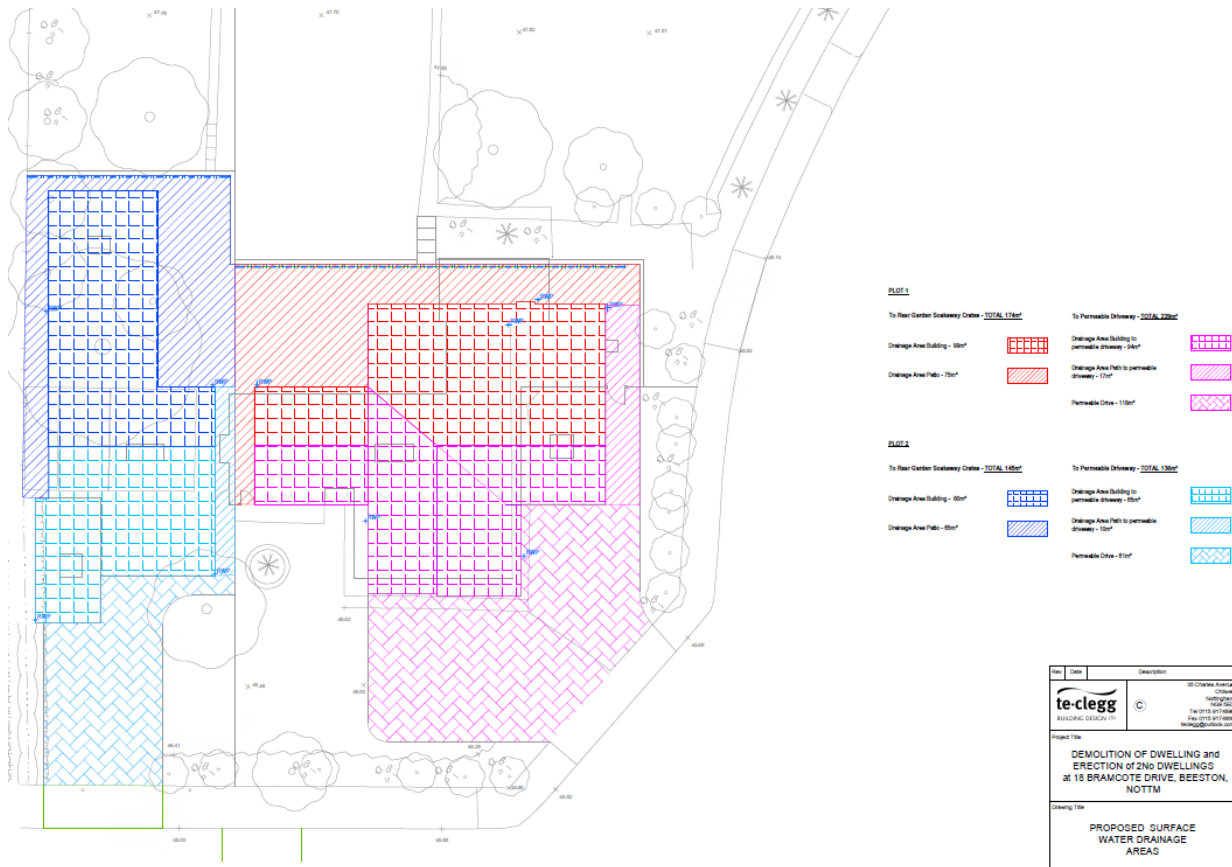


Proposed Site Plan

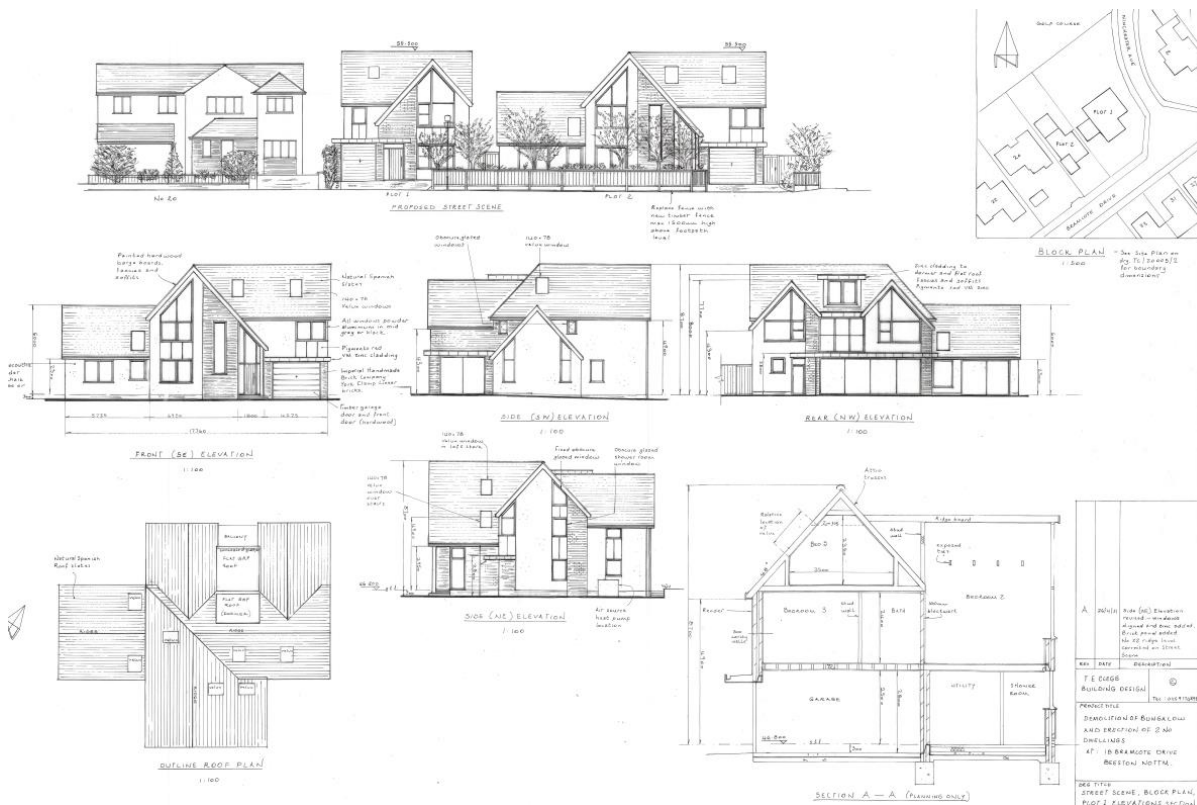


Drainage Layout

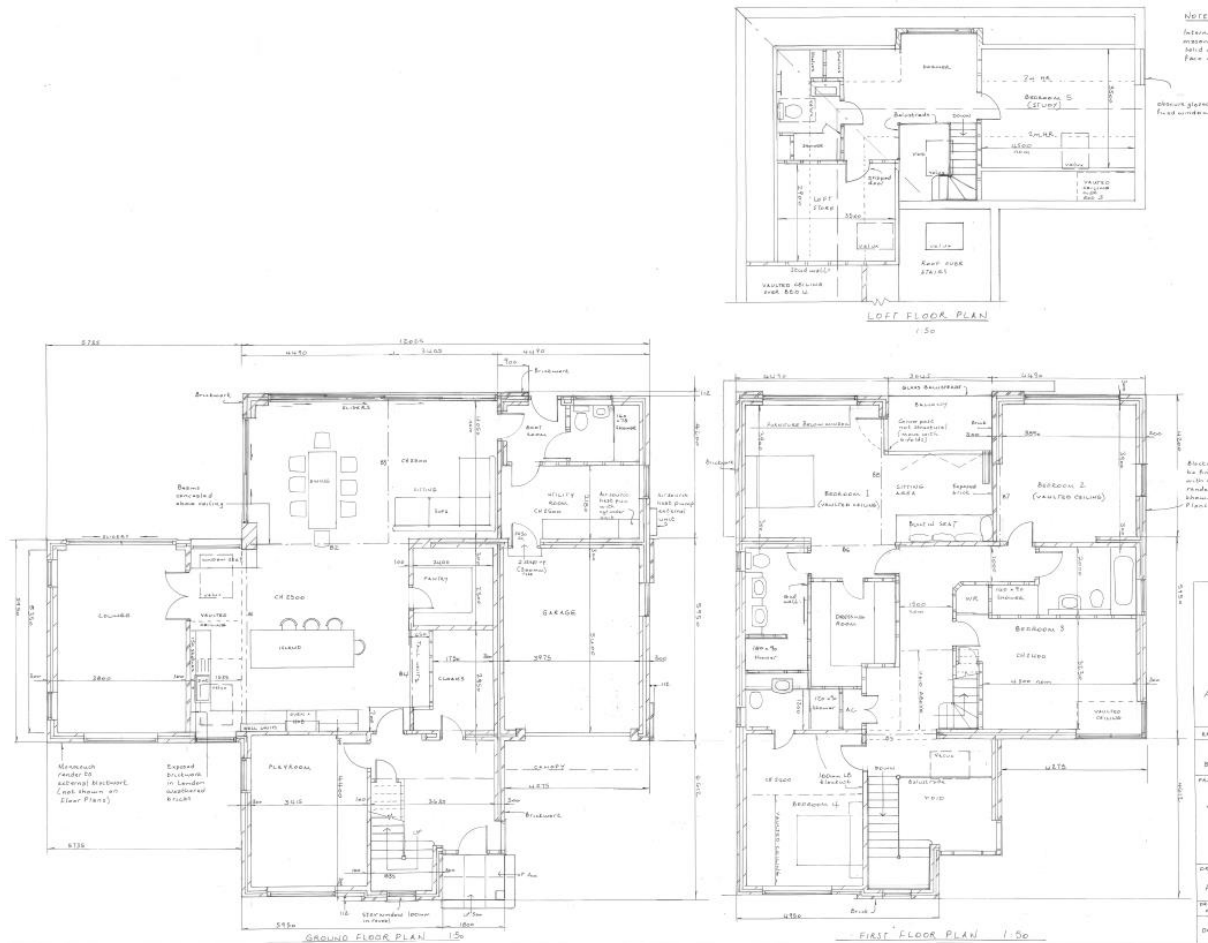




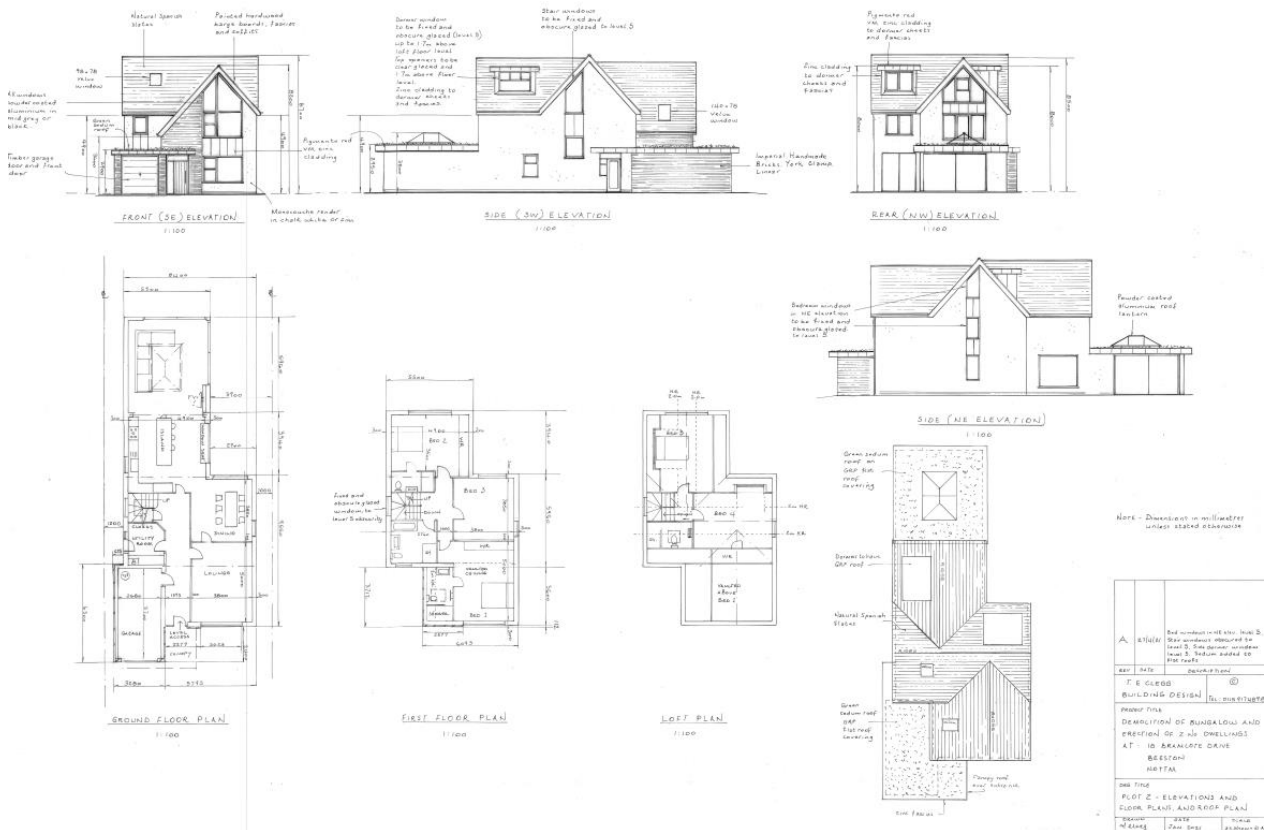
Drainage Area



Street scene and Roof, Elevations of Plot 1



Plot 1 Floor Plan



Plot 2 Elevations, Layout and Roof