

Report of the Chief Executive

APPLICATION NUMBER:	21/00353/REG3
LOCATION:	86 Queens Road South, Eastwood
PROPOSAL:	Construct a single storey rear extension

This application is brought before the Committee as it is an application for development by Broxtowe Borough Council.

1 Executive Summary

- 1.1 This application seeks planning permission to construct a single storey rear extension.
- 1.2 The proposed single storey extension would have a depth of 3.5m and a width of 3.1m. It would have a flat roof with a maximum height of 2.8m. The extension will create a wet room.
- 1.3 The benefit of the development is that it would make the property suitable for disabled occupants.
- 1.4 The design of the proposed extension is considered to be acceptable. It is considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring properties.
- 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 application seeks planning permission to construct a single storey rear extension.

The single storey rear extension would have a flat roof with a maximum height of 2.8m. It would have a window on the north west (side) facing no. 84, the south west (rear) and south east (side) elevations would be blank. In terms of materials, the information provided indicates the use of brick to match the existing and felt on the flat roof.

2 Site and Surroundings

- 2.1 The application property is a semi-detached, hipped roof, two storey dwelling with a detached flat roofed element to the side. The materials are red brick and red plain tiles on roof.

- 2.2 The site is located within a residential area with mainly semi-detached two storey dwellings. Directly to the rear (south west) there are nos. 5 and 6 Robin Hood Close, two storey semi-detached dwellings, the boundary with nos. 5 and 6 is a 1.6m high fence. Directly adjacent the site (to the south east) there is number 88 a two storey dwelling, the boundary with no.88 is a 1.8m high fence. To the north west of the site there is number 84, a semi-detached two storey property, the boundary with no.84 is a 1.5m high hedge.

- 2.3 The rear garden of the property slopes down from east to west.

3 Relevant Planning History

- 3.1 There is no relevant planning history for this site post 1974.

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 Four neighbouring properties were consulted, with no representations received.

6 Assessment

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

6.2 **Design**

6.2.1 The proposed rear extension will have a flat roof and a window on the north west elevation and would be 2m and 7.1m away from the boundary with numbers 88 and 84 Queens Road South respectively. The roof style is considered to be acceptable for this domestic property, and because it would be to the rear, the extension would not be readily visible from the street scene of Queens Road South.

6.2.2 The facing brickwork would match the existing. It is considered that the materials to be used are acceptable.

6.2.3 The main garden area is to the rear of the property. Whilst the garden area would be reduced in size following the completion of the extension, it is considered it will still provide sufficient outdoor amenity for the occupants. It is considered the proposed extension is a proportionate addition to the house.

6.2.4 The proposed extension will provide a downstairs wet room for an occupant who has a medical condition. This is a material planning consideration which carries significant weight.

6.3 **Amenity**

6.3.1 Directly to the south west of the application site are nos.5 and 6 Robin Hood Close. The host dwelling is set behind the rear of these neighbouring properties by approximately 22.9m and 26.5m respectively. Between the application site and nos.5 and 6 there is an existing group of mature pine trees located within the curtilage of these neighbouring properties. The south west (rear) elevation would be blank. As such, it is therefore considered that the proposal will not have any significant impact on the amenity of these immediate neighbouring properties in terms of loss of light, outlook or privacy.

6.3.2 Directly to the north west is no.84 Queens Road South. No.84 has a single storey rear element with lean-to roof. The proposed development would be set 7.1m from the boundary with no.84. Between the application site and no.84 there is an existing 1.5m high hedge. Within the side (north west) elevation of the proposed single storey rear extension, there would be a window facing no.84. Given that the window will be facing no.84, it is considered reasonable to condition the wet room window to be obscurely glazed and retained as such for the lifetime of the development. As such, it is considered that the proposed rear extension would not have a significant

impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.3.3 Directly to the south east is no.88 Queens Road South the adjoining two storey dwelling. The proposed development would be set 2m from the boundary with no.88 which is a 1.8m high fence. No.88 has a conservatory beside the boundary with the application site. The south east (side) elevation of the proposed extension would be blank. It is therefore considered there would be no significant negative impact on the amenities of the occupiers of this property in terms of loss of light, outlook or privacy.

6.3.4 The impact upon all neighbouring properties is considered acceptable.

7 Planning Balance

7.1.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would improve the property to the benefit of a disable person, 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.

8 Conclusion

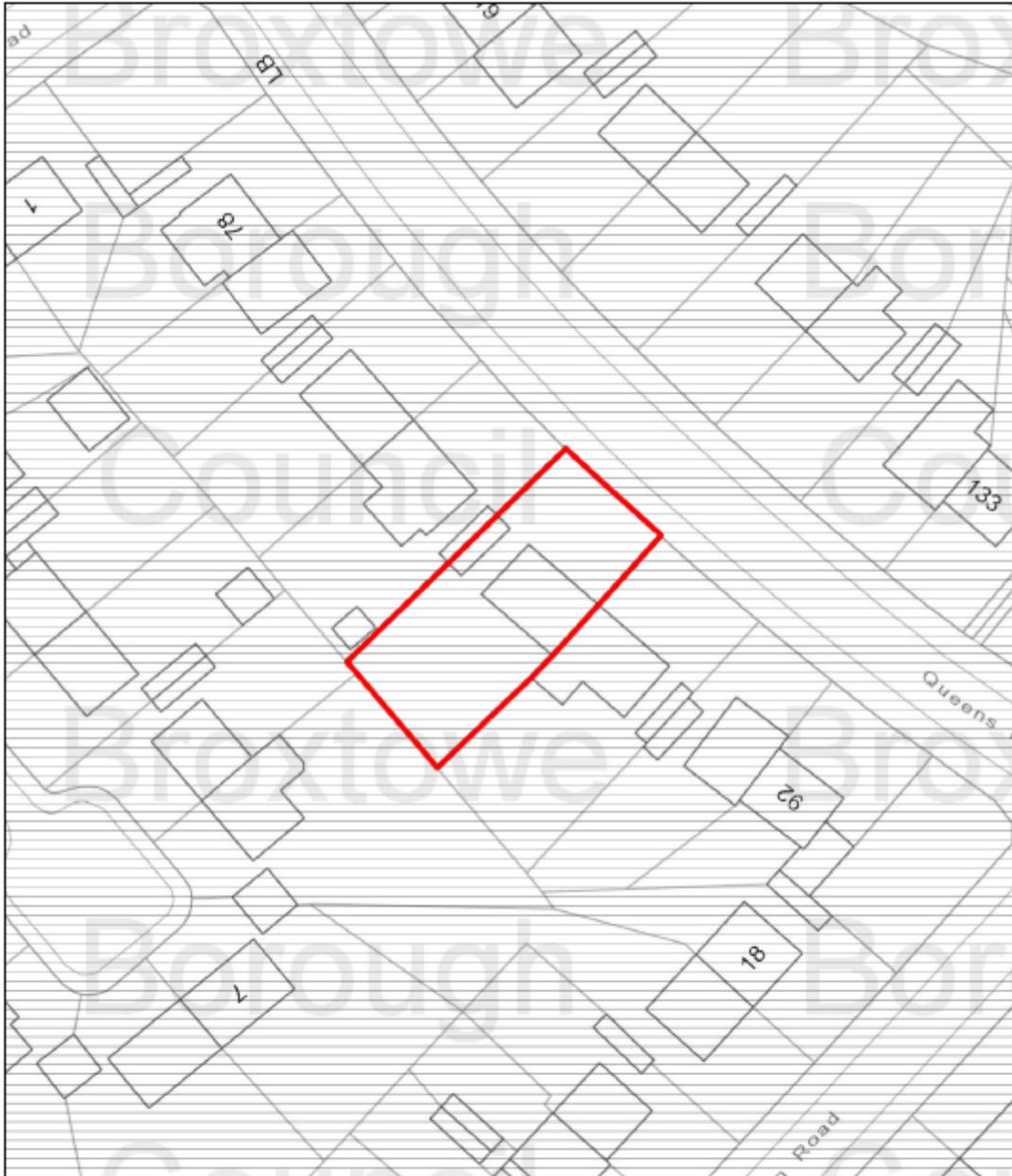
8.1 Overall, it is considered that the proposal is acceptable and that planning permission should be granted.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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>
2.	The development hereby permitted shall be carried out in accordance with the Proposed Floor Plan and Proposed Sections received by the Local Planning Authority on 21 April 2021, Proposed Roof Plan received by the Local Planning Authority on 13 May 2021, Site Location Plan, Proposed Block Plan, and Proposed Elevations, received by the Local Planning Authority on 25 May 2021. <i>Reason: For the avoidance of doubt.</i>

	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the eight-week 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: www.gov.uk/government/organisations/the-coal-authority

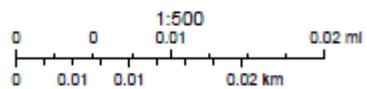
Site Map

21/00353/REG3, 86 Queens Road South. Eastwood



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-  Coal Standing Advice
-  Site



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Photographs



Front elevation



Rear boundary with no.88



Rear boundary with no.84



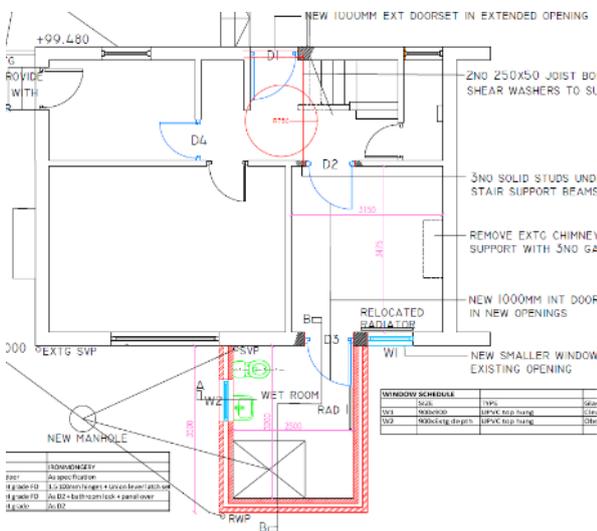
Rear boundary with nos. 5 and 6 Robin Hood Close



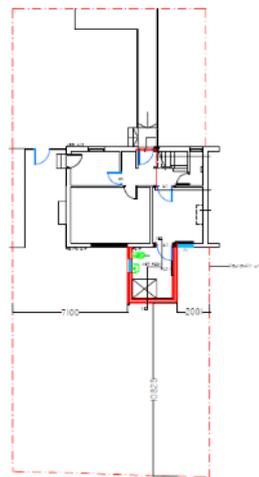
Plans (not to scale)



Proposed elevations



Proposed floor plan



Proposed block plan