

Report of the Chief Executive

APPLICATION NUMBER:	20/00645/FUL
LOCATION:	9 Glebe Street, Beeston, Nottinghamshire, NG9 1BZ
PROPOSAL:	Construct dwelling following demolition of garage

Councillor J C Patrick has requested this application be determined by the Committee.

1 Executive Summary

- 1.1 The application seeks permission to construct a dwelling following the demolition of a detached garage.
- 1.2 The site consists of a detached bungalow with living space in the roof. It has a detached double gabled garage and the proposal is to subdivide the land following the demolition of the garage to build a detached dwelling. The site is a spacious corner plot and has two car parking spaces accessed from Glebe Street. The site is located within St John's Grove Conservation Area and the host dwelling is identified as having a positive contribution in the conservation area in accordance with the Broxtowe's Conservation Area Character Appraisal for St John's Grove.
- 1.3 The main issues relate to whether the principle of a dwelling would be acceptable, the impact on the conservation area, parking and access, design and whether there will be an unacceptable impact on neighbour amenity.
- 1.4 The benefits of the proposal would mean one additional home within an urban location which would be in accordance with policies contained within the development plan which is given significant weight. Whilst it is acknowledged there would be a change in character to this part of the conservation area and there would be some impact on neighbour amenity, it is considered these matters are 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 application seeks permission to construct a dwelling following the demolition of a detached garage. The site consists of a detached bungalow with living space in the roof. It has a detached double gabled garage and the proposal is to subdivide the land following the demolition of the garage to build a detached dwelling. The site is a spacious corner plot and has two car parking spaces accessed from Glebe Street. The site is located within St John's Grove Conservation Area and the host dwelling is identified as having a positive contribution in the conservation area in accordance with the Broxtowe's Conservation Area Character Appraisal for St John's Grove.
- 1.2 The proposed dwelling will largely align in height and no. 7 Glebe Street. It will be a maximum of 7.9m (to the highest gable) and will be between 3.4m and 5.4m from the host dwelling and no. 7. The proposed dwelling will reflect a contemporary design and will have a mixture of hipped/gable/flat roofs. There would be space for three cars (one in an integral garage and two on the driveway to the front). A private garden would be accommodated to the rear.
- 1.3 During the course of the application a number of changes were made to the design in order to improve its appearance. The main changes included the following: increase in distance between neighbouring properties, reduction of height to align more with neighbouring properties, roofline amended to reduce visual impact, set back and stepped front elevation to focus on the front entrance (and not the garage) and contemporary style garage door. The property was extended in length by approximately 1m.

2 Site and surroundings

- 2.1 The host dwelling is a detached bungalow with some living space in the roof. It has various elements including a flat-roofed rear dormer, south west bay window, north west front canopy and a detached double garage. The property has a slate roof with red brick plinth and detailing and white pebbledash render. The boundaries are a 2m high hedge (with pedestrian gate on Glebe St) and the site is relatively flat. There are two off-street parking spaces and a detached double garage accessed from Glebe Street.
- 2.2 The site is within the Beeston St John's Grove Conservation Area and is identified as a positive building within the conservation area. The application site is a corner plot between Glebe Street and Elm Avenue. The following examples represent the contemporary designed development in the area:

- 6A Glebe Street – extensions to dwelling and alterations to roof (06/00098/FUL and 06/01034/FUL)



Google Maps, Sept 2020

- 7 Glebe Street – conditional permission to construct front canopy, two storey side extension, single storey rear extension, demolition of rear extension and the installation of external insulation with rendered finish (18/00586/FUL) (partially implemented)
- 23 Devonshire Avenue – has a two/single storey side, front and rear extensions, replacement windows, application of rendering and cladding to walls and replacement roof covering (14/00074/FUL)



Google Maps, Sept 2020

- 4 Devonshire Avenue – has a two storey side and rear extensions, detached garage / annexe, new driveway, external alterations and erect gates following partial demolition of front boundary wall (17/00629/FUL)



Google Maps, 2021

3 Relevant Planning History

- 3.1 An application to form bedrooms in the roof space (90/00773/FUL) was granted permission in January 1991.
- 3.2 An application to construct two storey and single storey extensions, including new roof, gated access and external alterations (19/00402/FUL) was granted permission in April 2020 (not implemented).
- 3.3 An application for a detached garage (20/00645/FUL) was withdrawn in June 2021.
- 3.4 An application for a revised scheme to 19/00402/FUL to construct two storey and single storey extensions, including new roof, gated access and external alterations (21/00328/FUL) is awaiting determination.

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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment

4.2 **Part 2 Local Plan (2019):**

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 23: Proposals affecting Designated and Non-Designated Heritage Assets

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

- Section 4 – Decision-making
- Section 5 – Delivering a Sufficient Supply of Homes
- Section 11 – Making Effective Use of Land
- Section 12 – Achieving Well-designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

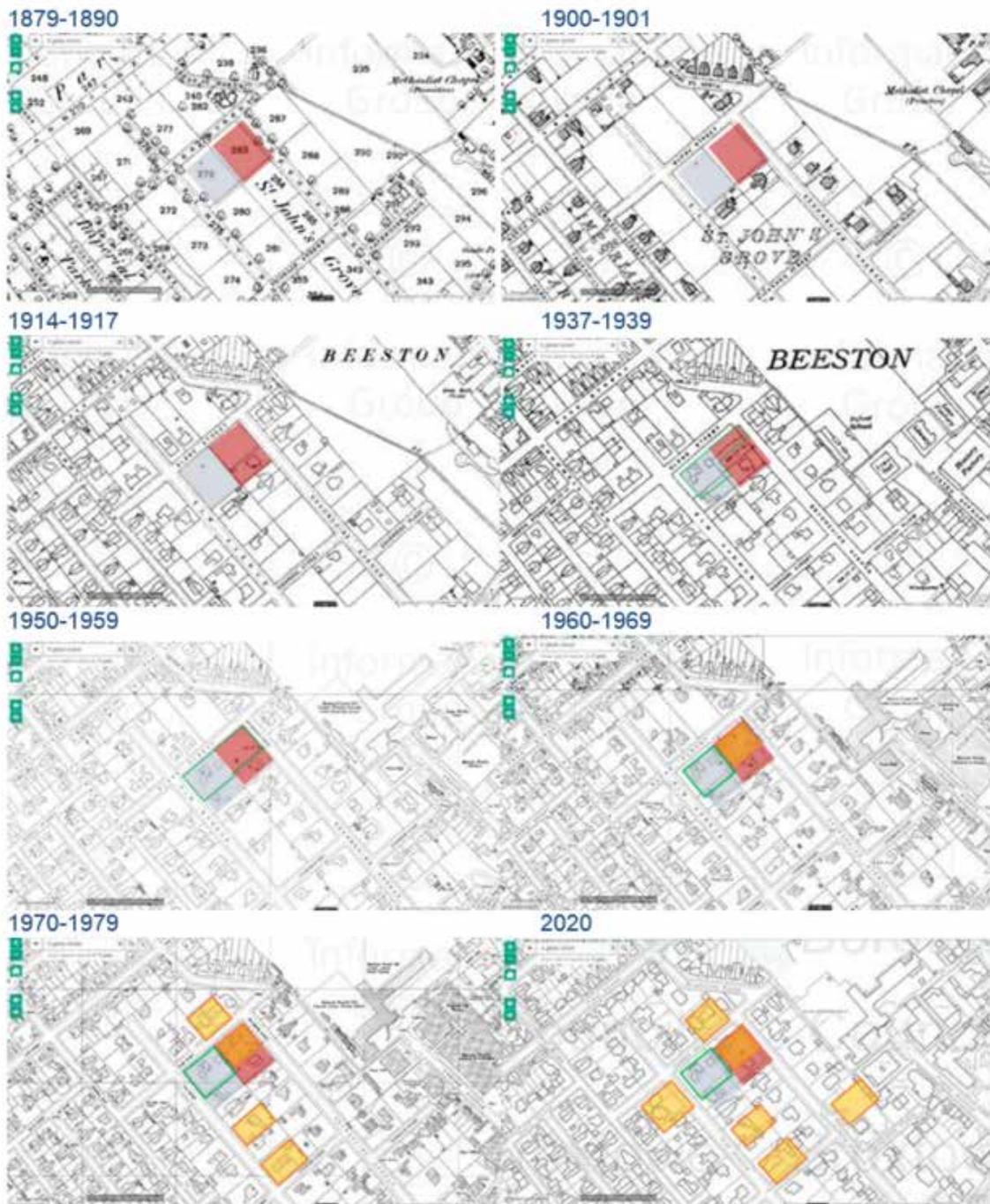
5 Consultations

5.1 **Council's Conservation Officer:** In the first instance, the existing double garage is contemporaneous with the existing dwelling, which would correspond to Historic England's guidance that new housing developments started to incorporate space for a domestic vehicle from about 1930. This dwelling is unusual (in this setting) in its architectural style and a little out of character with the rest of the surrounding area; its layout and arrangement has historically had minimal active frontage for

this large corner plot, the single storey layout and the Edwardian Arts and Crafts architecture being different from the neighbouring plots. The hedge restricts views to the host dwelling, a small pedestrian gated entrance to the front door allowing the only glimpse of a front elevation, but the main visual to the plot being the opening in the boundary hedge for the vehicle access. The existing positioning of the garages also impacts upon the privacy and separation of the front, side and rear gardens for the owners. Historic mapping can help to demonstrate how the plot size has changed over time.

Based on the Council's earliest records, the existing bungalow predominantly sits within the plot numbered **279** (see maps below). Part of plot numbered **883** is also relevant, and the section to which is referred is highlighted in each of the maps below, for ease of comparison. The mapping provides a clear record of how the area was laid out into plots, how each plot was developed, and the progressive development of St. John's Grove. When the existing bungalow appears on the 1937-1939 map note the curtilage is outlined in green. This curtilage changes in the next image, creating a much larger side garden (the principal elevation being to Glebe Street) up until the 1960s. In the 1960-69 map the curtilage that we see today has been established, with two new dwellings developed on the side garden to no.9 Glebe Street (overlaid in orange). Changes to the immediate local area have been highlighted in **orange**, in the year in which they appear on the map, which demonstrates gradual change to the character and street scene is ongoing.

The maps demonstrate that the plots as originally laid out have been developed in a piecemeal way, not necessarily as one dwelling per plot, or indeed maintaining the exact layout (although it is acknowledged that the general grid pattern was always maintained). Through each generation, the area has subtly changed. Plots have been subdivided, gardens have been developed.



Broxtowe Maps

It is therefore concluded that it is not a unique situation that an application to develop a garden into a development plot is received. That is not to say that all gardens are suitable for subdivision or development. As per all applications, it is considered on its own merit and potential impact upon the conservation area.

What has emerged as a final proposal is the result of a number of assessments and style comparisons, therefore it is considered that the suitability of the site and the style now proposed has been assessed, modified, appraised and improved from the original submission.

The proposed dwelling has been adjusted to:

- Increase distance between the proposed dwelling and the two neighbouring houses
- Reduce the height of the proposed dwelling
- Amended roofline to reduce the visual impact
- Set back and stepped front elevation to focus on the front entrance and not the garage

Based on an earlier assessment, plus the alterations made to lessen the visual impact of the proposed replacement building, it is considered that the proposal would result in less than substantial harm to the character and appearance of the conservation area.

A number of contemporary design ideas were mooted, and elements of style investigated and compared, prior to the final option. It was useful to explore alternative designs. This has enabled the scheme to accommodate a style that may 'infill' an area which was largely laid out in the Edwardian era, but has had ongoing changes appropriate to the year of construction of further developments. This has produced an attractive suburban character. It was important during conversations that the style of the proposed dwelling should be of its time. There are examples of modern construction directly across the road from this plot. They do not affect the character of the conservation area, indeed they add a new layer of character, and one that is in keeping with the original ethos of the area, where largely, each plot was individually designed, and continued piecemeal development. Do not object to the proposed architectural style of the replacement building.

Whilst the points for objection, especially those highlighting elements in relation to the Conservation Area Appraisal, are understood and the site is of a positive appearance, it is considered the quality and usability is not what would be suggested as significant quality to protect all elements in situ. The rich tapestry of heritage has only been achieved through change, some planned and some fortuitous. It is not the role of conservation to prevent all change but rather protect significance and manage potential harm.

With regards to the garage, this is an occasion where a building without any designation as a heritage asset may be considered for loss. It is considered there should be a compromise made between what can realistically be insisted to keep, and what may be lost, if the resulting change can meet (preserve) or improve (enhance) the existing character and appearance. It is considered that the significant elements of the host dwelling have been retained during planning discussions. Initial proposals were to engulf the existing property with extensions until no element of the original was visible. An alternative was to demolish the site and rebuild a contemporary 'arts and crafts' style building. The application for the principle dwelling took a long time to develop into a scheme whereby the original property is still legible. A balance between historic legible style, with contemporary architecture and liveability was sought and agreed.

In the context of the approved scheme for the host dwelling, it is considered it will sit well in the proposed new curtilage of the plot. Landscaping can be designed in keeping with the final scheme, with new access points from Elm Avenue. The mixture of historic and contemporary has been established as an acceptable design

style. As per the initial background and mapping assessment, the area was developed in a piecemeal manner, with a range of architectural style, materials and alignment within the plot. As such, the area has evolved with new architectural layers added over time. It is appropriate that there should be fine examples of architectural style of its time to establish an area.

There are examples of more recent developments adjacent and opposite to this development site that have added to the tapestry of character, style and materials. The Character Appraisal refers to these as having a negative contribution to the character of the Conservation Area. This is an example whereby the appraisal is a subjective opinion. Not necessarily in agreement with this assessment and comment should explain why. Every planning application should be considered on its own merits and it is considered that a small number of contemporary additions (this is also the case with extensions), can be justified within conservation areas. The role of conservation is to ensure that proposals are of high quality architectural merit, with attention to detail, and add to the character of the area. It is considered that the approved application for 9 Glebe Street, plus this proposal for a new dwelling will produce an end result that achieves this aim.

- 5.2 **Council's Waste and Recycling Officer:** raises no objection and advises bin requirements.
- 5.3 **Councils Tree Officer:** no objection - there does not appear to be any trees of special significance between no. 9 Glebe Street and no. 7 Glebe Street, so no concerns with trees in the area of the new build. There is a Cedar tree and Rowan tree that are covered by TPOs but they are adjacent to Elm Avenue and should not be compromised by the proposed development.
- 5.4 11 properties were consulted and a site notice and amended site notice were displayed. 39 representations were received (all objections), they can be summarised as follows:
- Impossible to judge if design and layout is consistent with conservation area 19/00402/FUL is built and should be considered with all applications associated with host dwelling
 - Too tall
 - Plot too small and narrow for a detached house
 - No architectural merit
 - Spacious character would be eroded
 - Proposed dwelling would dwarf host dwelling (even under 19/00402/FUL application)
 - Limited depth of plot will result in cramped form of development
 - Remove open spacious character of site resulting in overdevelopment
 - Design results in unsatisfactory composition which doesn't respond successfully to other elements found in the designation
 - Depth is almost double of neighbouring dwellings to the east which means it would be dominant and excessive which would be glimpsed from the public realm
 - Boxy single storey rear extension and unacceptable roof form
 - Incorporates several different forms of fenestration and lacks rhythm and cohesion

- Proposed dwelling would result in less than substantial harm to the character and appearance of the conservation area by reason of size, scale, design, massing and siting
- Motivated by money
- No attempt to harmonise with fabric and aesthetics of conservation area
- Smaller extensions and amendments to a property requiring permission have required further scrutiny
- Layout of the designation has not fundamentally changed since Conservation Area Guide (dated 1994) which states that proposals for new properties in existing gardens would affect the spacious character of the designation
- Loss of historic connection and the physical relationship between host dwelling and garage
- No public benefit has been identified
- Would not preserve or enhance
- Fails test of NPPF
- Cumulative impact must be considered with host dwelling applications
- Out of keeping with surrounding area and conservation area
- Application for garage is a step-by-step approach to development
- The principle of infill is unacceptable and discouraged and could set a precedent for the area
- The garage is identified as a positive feature
- Scheme would diminish ambience of area and materially change conservation area
- Loss of green space
- Commercially driven
- Contrary to requirements of preserving or enhancing the special character of the area
- Increased density
- Contrary to the St John's Grove Conservation Area Appraisal
- If accepted it should be subordinate to neighbour's properties, screened by hedging and clear of architectural merit
- Should be considered in context of other applications associated with this plot
- Redevelopment of no. 9 Glebe Street more suitable in size and scale
- Size and scale is inappropriate
- Further forward than neighbouring properties
- Inadequate space for front garden
- Loss of large mature garden
- Materials and triangular windows are out of keeping with conservation area
- Conservation area status is being compromised
- Should be linked to arts and crafts host dwelling
- Other modern developments have enhanced rather than detracted from conservation area
- Amendments are minimal

6 Assessment

- 6.1 The main issues relate to whether the principle of a dwelling would be acceptable, the impact on the conservation area, parking/access, design and whether there will be an unacceptable impact on neighbour amenity.

6.2 Principle and Conservation Area

- 6.2.1 The main dwelling and garage are identified as a positive feature within the Beeston St John's Grove Conservation Area. The area is defined by streets lined with mature trees and large, leafy, mature gardens to the front and sides of the majority of properties. The area has Edwardian dwellings, as well as Elm Avenue containing large, high-quality inter-war housing.
- 6.2.2 Several concerns have been raised within representations received as to the unacceptable principle of an infill dwelling, that the scheme fails to preserve or enhance the conservation area and the negative impact on the conservation area. Furthermore, reference has been made to the Conservation Area Appraisal for St John's Grove and its reference to infill development in large gardens eroding the historical regularity of plot sizes.
- 6.2.3 It is accepted that the Conservation Area Appraisal (CAA) for St Johns Grove is a useful document in outlining the key characteristics of the conservation area, including the threats to its erosion with future development. Nevertheless, the CAA is not given the same level of weight as local and national policy, and it doesn't have 'development plan' status, so it doesn't carry as much weight as a Local Plan policy (or a Neighbourhood Plan policy, for those areas that have them). It also doesn't have the status of a Supplementary Planning Document. The CAA still carries some planning weight, although considering the updated Core Strategy and Broxtowe Local Plan part 2 and the detailed commentary from the Conservation Officer (in section 5.1 onwards) this weight has to be tempered somewhat. Consequently, it would seem justified to give more weight to the Conservation Officers comments in this instance. In addition to this, each site is determined on its own merit and whilst the principle of an infill plot on this site is considered to be acceptable, it does not mean it would be acceptable for all other plots with large gardens.
- 6.2.4 The Conservation Officer has firstly outlined the principle of the acceptability of infill development in this part of the conservation area. The historical mapping in section 5.1 demonstrates that the surrounding area has been subject to infill plots and therefore the principle of this argument in relation to this plot is considered to be acceptable.
- 6.2.5 The width of the overall plot is of a significant size and even with the subdivision, it is still considered that it will reflect an acceptable size that it will not be detrimental to the character of the surrounding area or conservation area. This is explained in more detail in section 6.3.2.
- 6.2.6 The principle of the width and length of the plot is comparable to other plots within the conservation and is explained in more detail in section 6.3.1 below.
- 6.2.7 The principle of contemporary style development in conservation areas is a widely accepted design concept and examples of these are provided in section 2.2 above.
- 6.2.8 Paragraph 196 of the NPPF states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this

harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 6.2.9 Paragraph 201 of the NPPF states: “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”
- 6.2.10 The Conservation Officer has assessed the application as having less than substantial harm on the impact of the conservation area. Whilst it is recognised there will be some harm, it has been assessed as less than substantial and the loss of the garage is outweighed by the benefits of an additional home in the borough which is in accordance with local and national policy. The principle of infill has shaped part of the conservation area and the proposed dwelling will not compromise the spaciousness of the host dwelling
- 6.2.11 In regards to the preserve or enhance element of the scheme, it is considered that the scheme is an example of preserving the conservation area by representing a contemporary ‘arts and crafts’ appearance that takes visual cues (e.g. gable roof, similar height to surrounding properties, retaining spaciousness, set back from road and dominant in appearance to address the street scene) from surrounding development, and in particular the approved scheme of the host dwelling. Furthermore, dwellings in the surrounding area are relatively large and although predominantly from the Edwardian era, have gradually developed over time with no consistent style or size of dwelling. Therefore, it is considered the proposed dwelling is not contrary to this character and will therefore preserve the character of the conservation area.
- 6.2.12 It is acknowledged the garage is identified as having a positive contribution in the conservation area in accordance with the Conservation Area Appraisal. However, it is not designated and therefore the insistence of it not being removed for a dwelling that is considered to be acceptable in this location is considered unjustifiable. Furthermore, as mentioned above, the Conservation Area Appraisal is subjective, is not adopted policy and its basis was formed on local and national policy that is now out of date. The contemporary design of the proposed dwelling will be in keeping with the host dwelling under the 19/00402/FUL but as it takes visual cues from the surrounding area, will still not appear out of character.
- 6.2.13 The Conservation Officer has stated the following in relation to the scheme *“In the context of the approved scheme for the host dwelling, it is considered it will sit well in the proposed new curtilage of the plot. Landscaping can be designed in keeping with the final scheme, with new access points from Elm Avenue. The mixture of historic and contemporary has been established as an acceptable design style. As per the initial background and mapping assessment, the area was developed in a piecemeal manner, with a range of architectural style, materials and alignment within the plot. As such, the area has evolved with new architectural layers added*

over time. It is appropriate that there should be fine examples of architectural style of its time to establish an area.”

6.2.14 The Conservation Officer concludes with the following *“There are examples of more recent developments adjacent and opposite to this development site that have added to the tapestry of character, style and materials. The Character Appraisal refers to these as having a negative contribution to the character of the Conservation Area. This is an example whereby the appraisal is a subjective opinion. Not necessarily in agreement with this assessment and comment should explain why. Every planning application should be considered on its own merits and it is considered that a small number of contemporary additions (this is also the case with extensions), can be justified within conservation areas. The role of conservation is to ensure that proposals are of high quality architectural merit, with attention to detail, and add to the character of the area. It is considered that the approved application for 9 Glebe Street, plus this proposal for a new dwelling will produce an end result that achieves this aim.”*

6.2.15 To conclude, it is considered there will be some harm to the conservation area but this is considered to be not substantial harm and the level of harm identified is outweighed by the positives of the scheme by providing an additional family home in an existing urban location.

6.3 Design and Layout

6.3.1 The design of the proposed dwelling is considered to be acceptable and not out of keeping with the character of the conservation area. A number of amendments were made to the scheme in order to improve the design which included the following: increase in distance between neighbouring properties, reduction of height to align more with neighbouring properties, roofline amended to reduce visual impact, set back and stepped front elevation to focus on the front entrance (and not the garage) and contemporary style garage door. A request for the property to be extended in length by approximately 1m was accepted given the substantial length of the plot and that it wouldn't be readily visible from the street scene.

6.3.2 The proposed design will reflect a contemporary appearance which is a welcomed design approach and defines development by different eras which is in line with the advice given by Historic England. The materials would be conditioned to ensure samples are submitted in advance and further consultation would be undertaken with the Conservation Officer on their acceptability. The proposed design is considered to reflect an acceptable design, there is an element of symmetry with



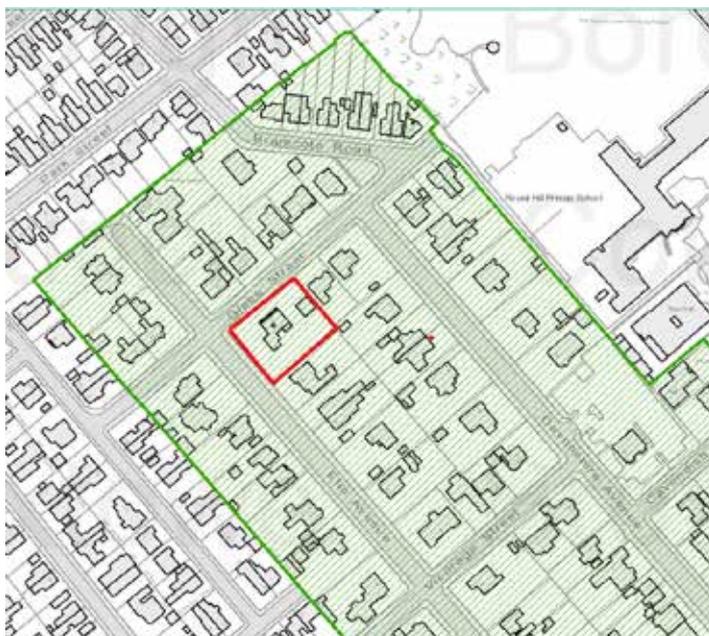
Proposed Front Elevation & Street Scene Elevation

the double gable roofs but the asymmetrical element also mirrors that of the asymmetrical roof belonging to no. 7. The roof line largely aligns with no. 7 and the approved scheme for the host dwelling under ref: 19/00402/FUL. The angled glazing and louvre panels to the front are considered to add visual interest and are typical of contemporary design features.

6.3.3 It is considered the plot of approximately 13m in width and 35m in length is acceptable and would not appear out of character with the conservation area. No. 18 Elm Avenue is approximately 13.1m in width, no. 1 Glebe Street is approximately 10.1m in width and 25.6m in length, no. 2 Glebe Street is approximately 11.4m in width and 25.6m in length. Nos. 24 and 26 Devonshire Avenue are both approximately 13m in width and 22.3m in length and no. 19 Devonshire Avenue is approximately 13m in width. Therefore, it is considered the length and width of the proposed plot would be acceptable and not out of keeping with the surrounding area or conservation area.

6.3.4 The proposed dwelling will be approximately 11m in width. It is considered this width is acceptable and will not be appear out of keeping with the widths of existing houses in the surrounding area. Whilst it is accepted there is a wide mix of different widths, no. 14 Avenue is a detached property and is approximately 9.5m in width, no. 27 Elm Avenue, a detached property is approximately 8.4m in width and no. 8 Glebe Street, a detached property is approximately 11m in width. Therefore, the width of the proposed dwelling is comparable to some properties in the area that it is considered it will not appear out of keeping.

6.3.5 The width of the overall plot is of a significant size (approximately 35m in length and 42.5m in width). In comparison, the width of the plot is comparable to the total width of the plots of nos. 8 and 10 Glebe Street which in total are an approximate width of 42.8m. Furthermore, the total width of the plots for nos. 23 Devonshire Avenue and no. 7 Glebe Street (to the north east of the application site) are a total approximate width of 42.2m. No. 7 Glebe Street is approximately 17m in width and no. 23 Devonshire is approximately 25.6m in width. Whilst it is accepted the application site will not be equally divided into two plots, it does demonstrate the significant size and width of the plot and why the principle of an infill plot on this site



is acceptable in regards to existing plots sizes. In addition to this, once subdivided, the host dwelling would be approximately 28m in width which is more than no. 23 Devonshire Avenue which is approximately 26m in width. In regards to proximity to boundaries of houses and neighbouring properties, the proposed dwelling will be between 3.4m and 5.4m from the host dwelling and no. 7 Glebe Street. No. 7 Glebe Street is approximately 4m from no. 23 Devonshire Avenue, no. 6A Glebe Street is approximately 4.3m from no. 6 Glebe Street, no. 33 Elm Avenue is approximately 1.8m from the flats at no. 31 Elm Avenue. It is therefore concluded that the resultant width and length of the plot, proximity to boundaries and remaining plot size of the host dwelling are all acceptable and will not appear out of keeping with the dimensions of plots in the surrounding area.

6.3.6 To conclude, it is considered the plot is of a substantial size and that even with the proposal of a new dwelling, both plots when subdivided will still relate to plots sizes in the immediate area and the development will not appear out of character with the conservation area. The principle of contemporary development is considered to be acceptable and the proposed dwelling is considered to be of an acceptable design.

6.4 Amenity

6.4.1 The property that will be mostly impacted by the development is no. 7 Glebe Street which is positioned to the north east of the plot. The proposed dwelling will be 5.4m from the side elevation of no. 7. No. 7 also has a rear single storey extension (approximately 4.7m in length) which will increase the separation distance between the primary amenity space and the new dwelling. There are two first floor windows in the side elevations serving a bathroom and en-suite, these will be conditioned to be obscurely glazed which is considered to reduce overlooking to neighbours to an acceptable level.

6.4.2 The proposed dwelling is considered to offer a reasonable amount of amenity space via a private rear garden and bedrooms with outward facing windows.

6.4.3 It is considered the proposed dwelling will be a sufficient distance from all other neighbouring properties (including the host dwelling) that there will not be a detrimental impact on their amenity.

6.5 Access and Parking

6.5.1 The proposed dwelling will be served from the existing access from Glebe Street in front of the garage. There will be space for 2 cars in front of the proposed house and one within the integral garage. The approved application 19/00402/FUL, although not implemented, shows a new access from Elm Avenue and parking for 3+ cars.

6.5.2 It is considered there would be sufficient parking for both properties and there would not be a detrimental impact on highway safety.

6.6 Other Issues

- 6.6.1 As applications must be dealt with in a timely manner, it is considered unreasonable to request that the 19/00402/FUL application approved for extensions and alterations to the host dwelling, is completed before this application can be considered.
- 6.6.2 The application for a detached garage (20/00645/FUL) in the garden of the host dwelling was withdrawn in June 2021.
- 6.6.3 It is considered that a substantial amount of green space and garden area will remain even with the approval of the dwelling.
- 6.6.4 A condition would be included to ensure landscaping is considered.
- 6.6.5 The revised scheme under 21/00328/FUL is awaiting determination.

7. Planning Balance

The benefits of the proposal are that it would provide one additional family home which reflects an acceptable level of design and would not appear out of character with the surrounding area. Although there will be some impact on neighbour amenity, it is considered these are not detrimental issues that would warrant a refusal. Furthermore, it is considered the proposal would have an acceptable impact on St John’s Grove Conservation Area. On balance, the scheme is acceptable and should be approved.

8. Conclusion

- 8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in the representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<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 drawings: Received by the Local Planning Authority on 2 June 2021: · 012 Rev B

	<p>Received by the Local Planning Authority on 9 June 2021:</p> <ul style="list-style-type: none"> · 010 Rev J <p>Received by the Local Planning Authority on 10 June 2021:</p> <ul style="list-style-type: none"> · 011 Rev E <p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p>No development above ground level shall be carried out until samples and full details of the colour, type and texture of respective external facing materials have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: Insufficient details were included with the application and to ensure the satisfactory appearance of the development and in accordance with Policies 17 and 23 of the Part 2 Local Plan (2019) and Policies 10 and 11 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>4.</p>	<p>No development above ground level shall commence until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</p> <ol style="list-style-type: none"> a. trees, hedges and shrubs to be retained and details of any works to existing; b. numbers, types, sizes and positions of proposed trees, hedges and shrubs; c. planting, seeding/turfing of other soft landscape areas; d. details of boundary treatments and curtilage boundary treatments; e. proposed hard surfacing treatments and f. a timetable for implementation of the scheme. <p>The landscaping scheme shall be carried out in accordance with the approved timetable. If any trees or plants, which, within a period of 5 years, die, are removed or have become seriously damaged or diseased they shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority.</p> <p><i>Reason: Insufficient details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>

<p>5.</p>	<p>The dwelling hereby approved, shall not be first occupied until the driveway and parking area has been surfaced in a hard, bound material (not loose aggregate) and designed to prevent the unregulated discharge of surface water onto Glebe Street.</p> <p><i>Reason: To ensure surface water from the site is not deposited on Peache Way, in the interests of highway safety and in accordance with the aims of Policy 14 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>The first floor windows in the north east and south west (side) elevations serving a bathroom and en-suite 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 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 Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>Positive and Proactive.</p>
<p>2.</p>	<p>Street name and numbering.</p>
<p>3.</p>	<p>The applicant is advised to contact the Council's Waste and Recycling Section on telephone number: 0115 917 7777 to discuss waste and refuse collection requirements.</p>

Map



Legend

-  Site Outline
-  Single TPO
-  Conservation Area
-  Group TPO

Photographs



Facing north east, side elevation of no. 7



Facing north east, side elevation of no. 7



Facing north east, side elevation of no.7



Facing north west towards Glebe Street

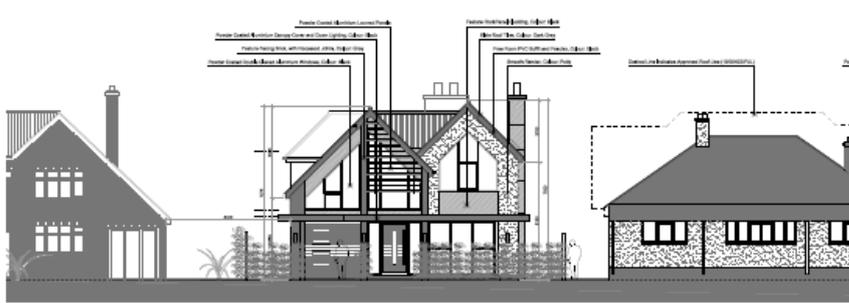


Facing south east, view of no. 7

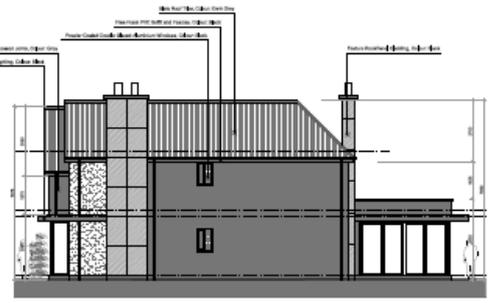


Facing south east, view of site and no. 7

Plans (not to scale)



Proposed Front Elevation & Street Scene Elevation



Proposed Side Elevation



Proposed Rear Elevation

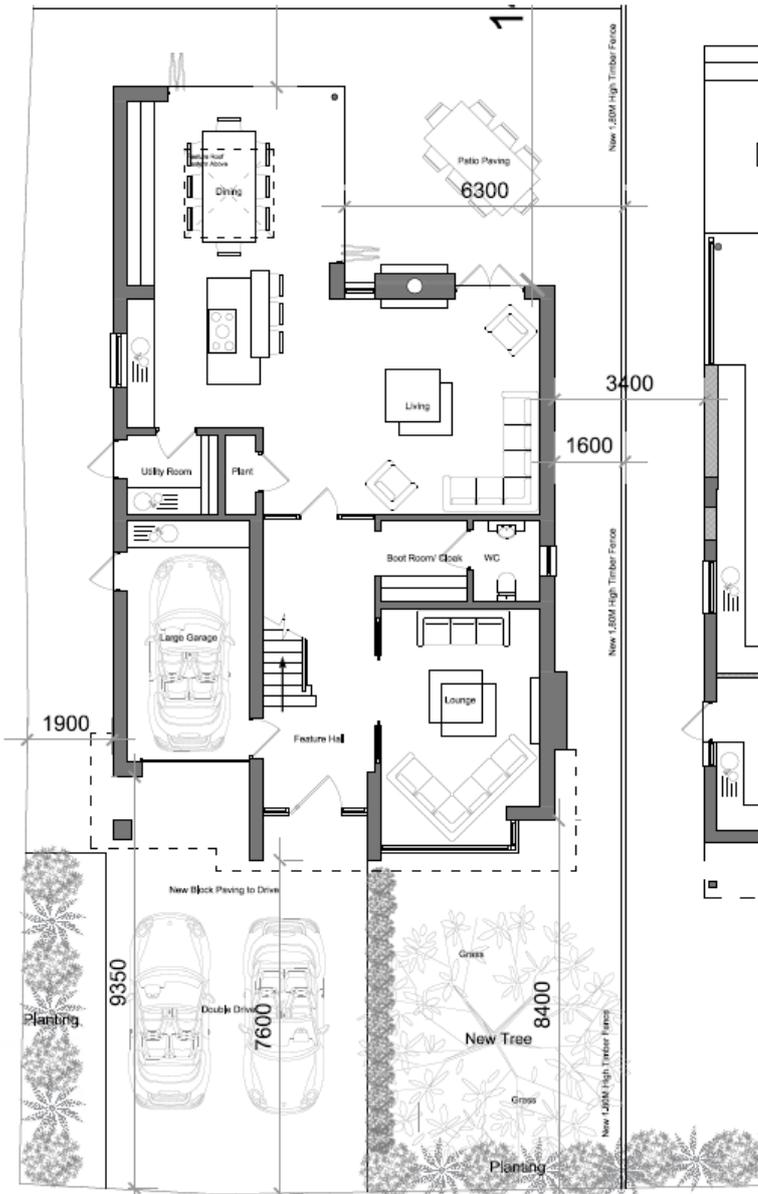


Proposed Side Elevation

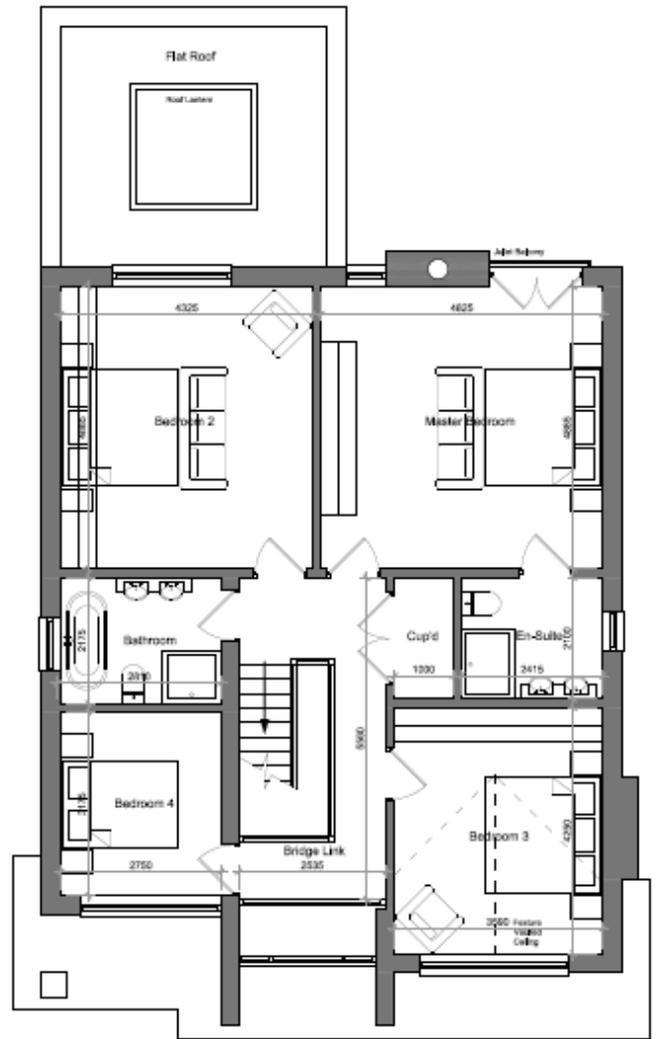


Proposed Site Block Plan 1:500

Plans (not to scale)



Proposed Ground Floor Plan



Proposed First Floor Plan
127.0m² = 101.8m² = 228.8m² / 2,482 SqFt.

Proposed First Floor Plan