

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>20/00908/FUL</b>
<b>LOCATION:</b>	<b>25 Nether Green, Eastwood, Nottinghamshire, NG16 3DW</b>
<b>PROPOSAL:</b>	<b>Construct single storey side and single storey rear extension</b>

This application has been called to Planning Committee by Councillor J P T Parker.

**1      Executive Summary**

- 1.1    The application seeks planning permission for extensions to a domestic property.
- 1.2    The site contains an end of terrace two storey dwelling in a semi-rural location, and within the Nottinghamshire Green Belt.
- 1.3    The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 1.4    The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in a Green Belt and the scale and design of the proposed side extension on the character and appearance of the building and the area.
- 1.5    The Committee is asked to resolve that planning permission be refused for the reasons set out in the appendix.

**APPENDIX****1      Details of the Application**

1.1 This application seeks permission to construct a single storey extension to the north side of the existing dwelling, and a single storey rear extension.

**2      Site and surroundings**

2.1 The application property is an end terraced dwelling with a brick finish to the front, render to the side and rear elevations and tiled roof. The property is located in a semi-rural location with neighbouring residential dwellings to the south, open fields to the west behind the property, and agricultural and equestrian land to the north. The application site is in the Nottinghamshire Green Belt.

**3      Relevant Planning History**

3.1 There are no historic planning applications for the application property. However, it has a single storey rear extension which appears to have been constructed around the 1980s.

**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 2: The Spatial Strategy
- Policy 10: Design and Enhancing Local Identity

**4.2    **Part 2 Local Plan 2019****

- Policy 8: Development in the Green Belt
- 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.
- Section 13 – Protecting Green Belt Land

**5      Consultations**

5.1 No comments from technical consultees are required for this application.

5.2 One property adjoining the site was consulted and a site notice was displayed. No responses were received.

## 6 Assessment

6.1 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, and its impact on neighbouring amenity.

### 6.2 Principle

6.2.1 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Paragraph 145 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt, although an exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2 As stated in the Planning History section of this report, the original dwelling has been extended to the rear. The volume of the original dwelling has been calculated to be circa 377.5m<sup>3</sup>, with the existing extension being 74.7m<sup>3</sup>, which is a 19.8% increase in the volume of the original dwelling. Part of the exiting kitchen will be demolished which is 13.5m<sup>3</sup> and also a shed which is 10.6m<sup>3</sup> to facilitate the proposed side extension. The calculation for the side extension is 139.5m<sup>3</sup>, which would be an increase of 34.1% of the original volume of the dwelling.

6.2.3 The proposed extension would exceed the 30% volume increase which would be considered a limited addition to the original dwelling and therefore an exception to inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

### 6.3 Design and Appearance

6.3.1 The width of the proposed single storey side extension is half the width of the existing frontage and reads as a later addition.

6.3.2 The proposed single storey extension is a more modest extension which incorporates the existing utility room, and extending sideways to the rear of the proposed two storey element and which would measure 4m in length by a maximum of 3.6m. It would have a pitched roof with feature gable entrance on the side elevation. In itself, it is considered that the design of the extension is acceptable, and of an acceptable scale. The proposal would also see the flat roof of the remaining single storey extension raised by 300mm and this would be acceptable given the location of the extension to the rear and being not highly visible from the public domain.

### 6.4 Amenity

6.4.1 As the proposed single storey side and single storey rear extensions would be to the north side of the dwelling, away from the closest neighbouring property (no.

23), with only the raising in height of the kitchen extension being directly adjacent to the common boundary, it is considered that the proposed development would not have a significant impact on neighbour amenity.

## 6.5 Access

- 6.5.1 Access into the site would not be affected by the development and as such it is considered that the development would not have a significant impact on highway safety.

## 7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have a significant impact on neighbour amenity.
- 7.2 The negative impacts are that the development would be inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%, and that the proposed side extension represents an overly prominent addition that would be out of keeping with the character of the surrounding area.
- 7.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

## 8 Conclusion

- 8.1 Recommend that planning permission for the development is refused.

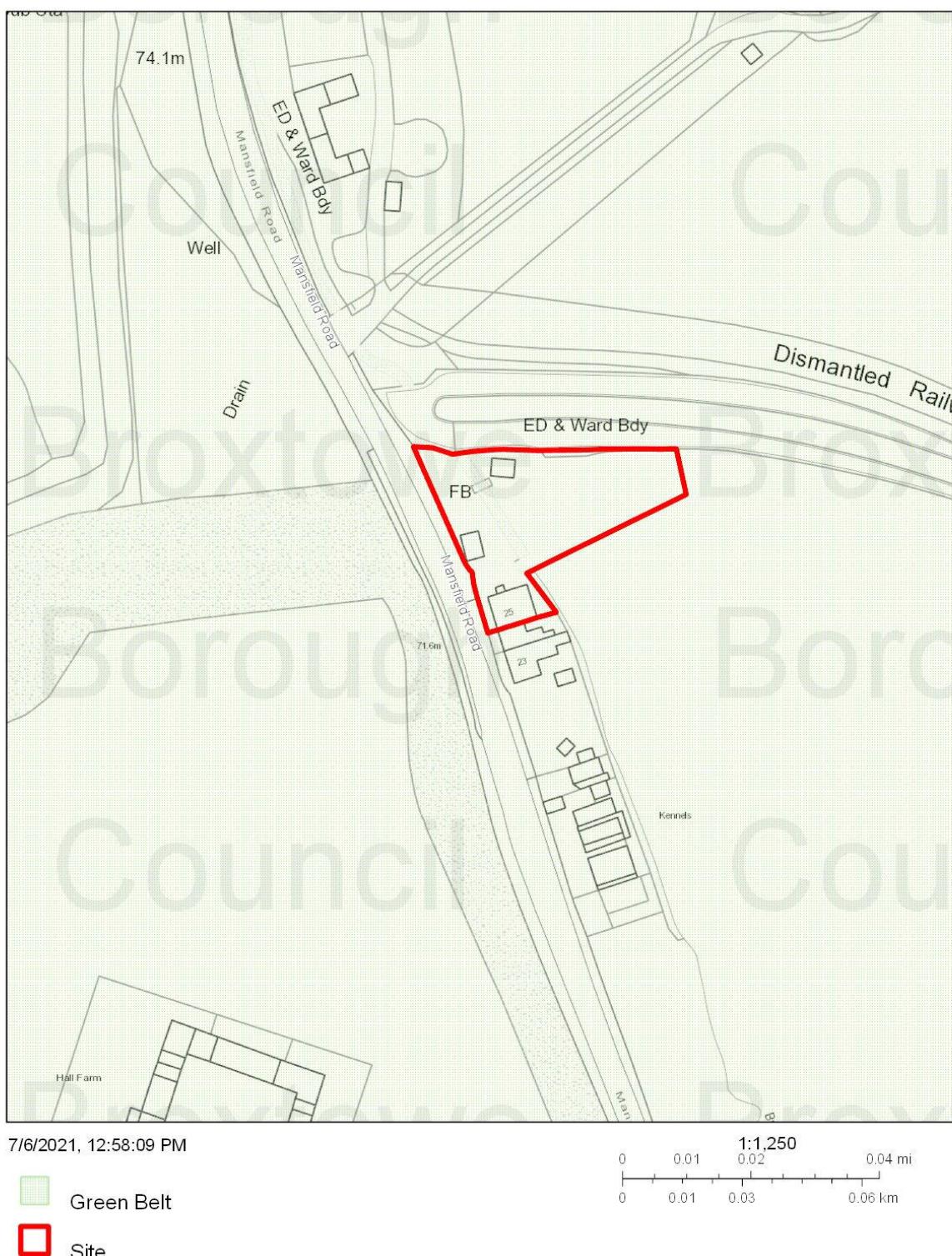
### Recommendation

**The Committee is asked to RESOLVE that planning permission be refused for the following reasons:**

- |    |  |
|----|--|
| 1. | <b>The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing extensions, represent a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2019 and there are no other material considerations that justify treating this proposal as an exception.</b> |
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	<b>NOTES TO APPLICANT</b>
1.	<b>The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.</b>

## 25 Nether Green Eastwood Notts NG16 3DW



**Photographs**

 A photograph showing the front elevation of a two-story brick house with a tiled roof and two chimneys. A dark-colored car is parked on the street in front of the house. The date '23/02/2021' is visible in the bottom right corner of the image.	 A photograph showing a paved road leading to a wooden gate. Beyond the gate is a grassy area and some trees. The date '23/02/2021' is visible in the bottom right corner of the image.
Front elevation and site of proposed side extension	Existing drive access
 A photograph showing the side elevation of the house, featuring a white garage door and a small extension. The date '23/02/2021' is visible in the bottom right corner of the image.	 A photograph showing the rear elevation of the house, which is a mix of white and brick. There are several extensions and a garden area. The date '23/02/2021' is visible in the bottom right corner of the image.
Side elevation	Rear elevation and existing extensions
 A photograph showing a side view of the extensions, including a brick extension and a white garage. The date '23/02/2021' is visible in the bottom right corner of the image.	 A photograph showing a view to the rear of the house, featuring a garden area with trees and a fence. The date '23/02/2021' is visible in the bottom right corner of the image.
Side view of extensions	View to rear of 24 Nether Green



View north to boundary from side of the house

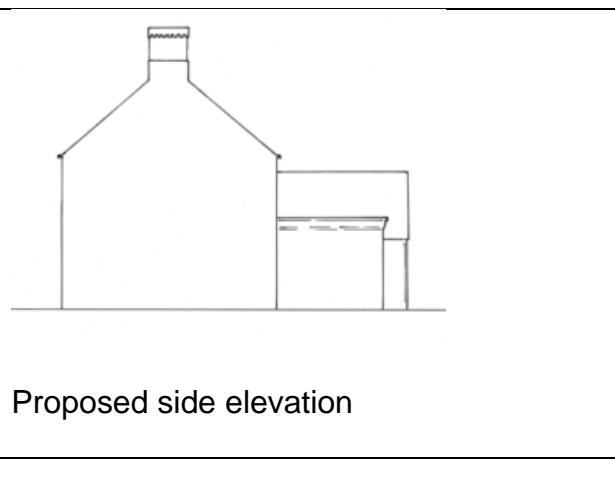


View to rear (east) boundary

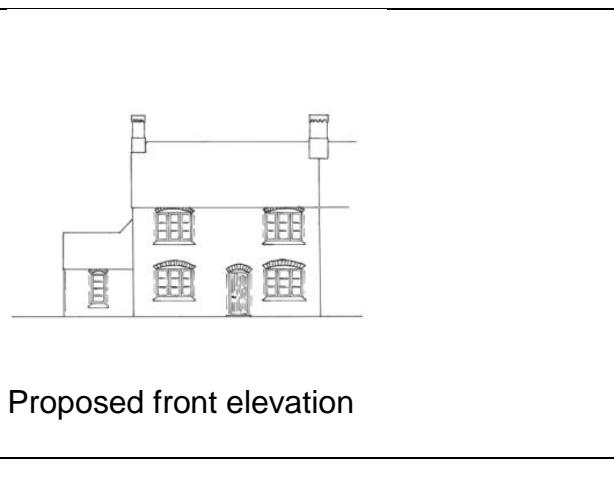


View across the road, opposite the site

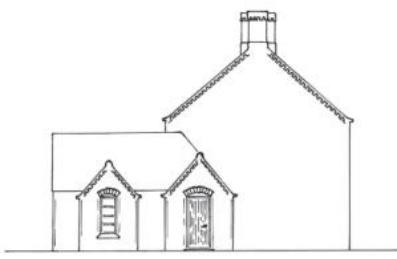
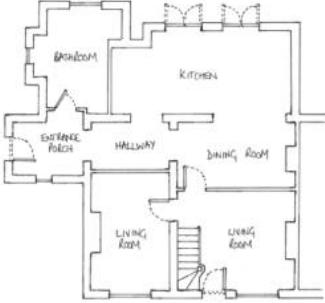
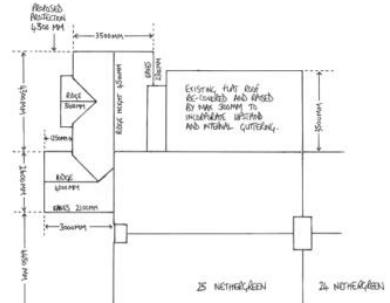
**Plans (not to scale)**



Proposed side elevation



Proposed front elevation

	
Proposed side elevation	Proposed rear elevation
	
Proposed ground floor layout	Proposed roof plan