

Report of the Chief Executive

APPLICATION NUMBER:	21/00354/REG3
LOCATION:	72 Chilton Drive Watnall Nottinghamshire NG16 1JL
PROPOSAL:	Construct a single storey rear extension

This application is brought before the Committee as it is a Council application.

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 4.7m and a width of 5m. It would have a flat roof with a maximum height of 2.8m. The extension will create a living room, with the existing living room converted for disabled use (bedroom and connected 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 basic but acceptable, as it is to the rear, partial width and single storey. Due to its position and access (and the removal of the store), it is considered that the proposal will have some amenity impact on no. 74 and an impact on the occupiers of the application property (due to the loss of private garden space, which is relatively small). However, the need to provide a mixture of housing types especially adapted for disabled use provides significant weight.
- 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 flat roofed rear extension with a maximum height of 2.8m and a depth of 4.7m. It would have a window facing the rear garden and on the north east (side) facing no. 70. Facing into the garden and no. 74 there would be a door. At a width of 5m, it would extend the partial width of the rear elevation, set 2.6m off the boundary with no.74. The proposal would involve the demolition of a brick shed (on the boundary with no. 74), with the area replaced by paving.
- 1.2 The extension would have a felt roof and pebble dash render (to match the existing pebble dash house). Internally, the extension would be used for a living room, with the existing living room converted into a bedroom and bathroom (with shower).

2 Site and Surroundings

- 2.1 The application property is an end of terrace (three properties form terrace) house with a side facing gable roof, dark pantiles and a cream pebbledash finish.
- 2.2 The site is located on a residential cul-de-sac with similar neighbouring dwellings and garages to the south western end of the street. It is connected to no. 74, with no. 70 (to the north east) having no side windows facing the site and set forward of the application property. At the front of the site, there is a picket fence (on three sides) and wooden gate (with a driveway for one car). There is various greenery in the front garden (with hedging along the side boundaries with neighbouring properties). In the rear, with no. 74 there is a 2m high wall by the house, then a store (to be removed), then a 1.8m to 2m high fence around the boundary (and two small greenhouses). With no. 70 there is a wall, then 1.4m to 1.8m high fencing. No. 74 has a conservatory near the boundary and no. 70 has a brick store (next to the side access). Beyond the rear boundary, there are trees and the rear garden is relatively small.
- 2.3 There is a slight slope down from the highway and then a slight rise towards the rear of the site.

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
- Policy 19: Pollution, Hazardous Substances and Ground Conditions

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 **Council's Environmental Health Officer** – Development is located with 250m of a historic landfill site. As the development may be subjected to migrating ground gases, recommend conditioning gas prevention measures.

5.2 2 neighbouring properties were consulted, with 1 response received with the following observations:

- Had new fence installed - with brick shed being removed, wants matching fencing to be installed.
- Concerned about positioning of back door because of smells coming into garden and through windows (drugs).

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 single storey rear extension is a simple design with a flat roof, a side door into the garden and windows facing the rear and side (NE). It has been designed for purpose as a living room, (with the existing living room providing a bedroom and additional facilities to the ground floor). Providing functional facilities for an occupant with medical condition/disability needs is a material planning consideration which carries significant weight. Due to the gap between the application property and no. 70, there would be some sight of the proposal from the street scene, though the materials would match existing.

6.2.2 Overall, it is considered that the proposed design and materials would be functional but acceptable and due to its size and situation, the extension would have no significant impact on the street scene.

6.3 Amenity

6.3.1 The proposal would provide an additional bedroom and facilities for the occupiers, providing the needed internal ground floor space for the occupiers. The rear

garden would be reduced in size (due to the length of the extension), to a depth of 3.6m and a width of 8.8m. The removal of the brick store by no. 74 would partially mitigate this loss, though increase visibility of the proposal from no. 74.

6.3.2 Attached to the south west, no .74 has a relatively small conservatory just off the boundary. The proposal would be single storey, have a flat roof at a height of 2.8m and be set off the boundary by 2.6m. The proposed extension access (from the living room) would face this boundary but the existing fence provides some screening. It will be conditioned that a fence to match the style and height of the existing is erected where the store is removed from beside this boundary. Odour is not considered to be an issue which would warrant refusal and there is other legislation to deal with this issue. It is considered that the proposal would have no significant impact on no. 74’s amenity given its scale.

6.3.3 To the north east is no. 70 and side access from the front to the rear would be retained along this boundary. This neighbour also has a brick store beside the boundary which will provide some screening of the development therefore it is considered that the extension would have no significant impact on this neighbour.

6.4 Ground Gas

6.4.1 Environmental Health have stated there is an historic landfill site within 250m of the site. The applicant has confirmed the use of gas mitigation methods in the extension to protect against all ground gases. The method stated is considered sufficient and a condition to secure these measures will be used accordingly.

7 Planning Balance

7.1 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 disabled person, would have a functional but acceptable design, would be in accordance with the policies contained within the development plan, the negative impact would be the loss of rear garden amenity space and some impact on neighbour amenity (no. 74). On balance, the proposal is considered to be acceptable given the need for the extension and as it is to the rear.

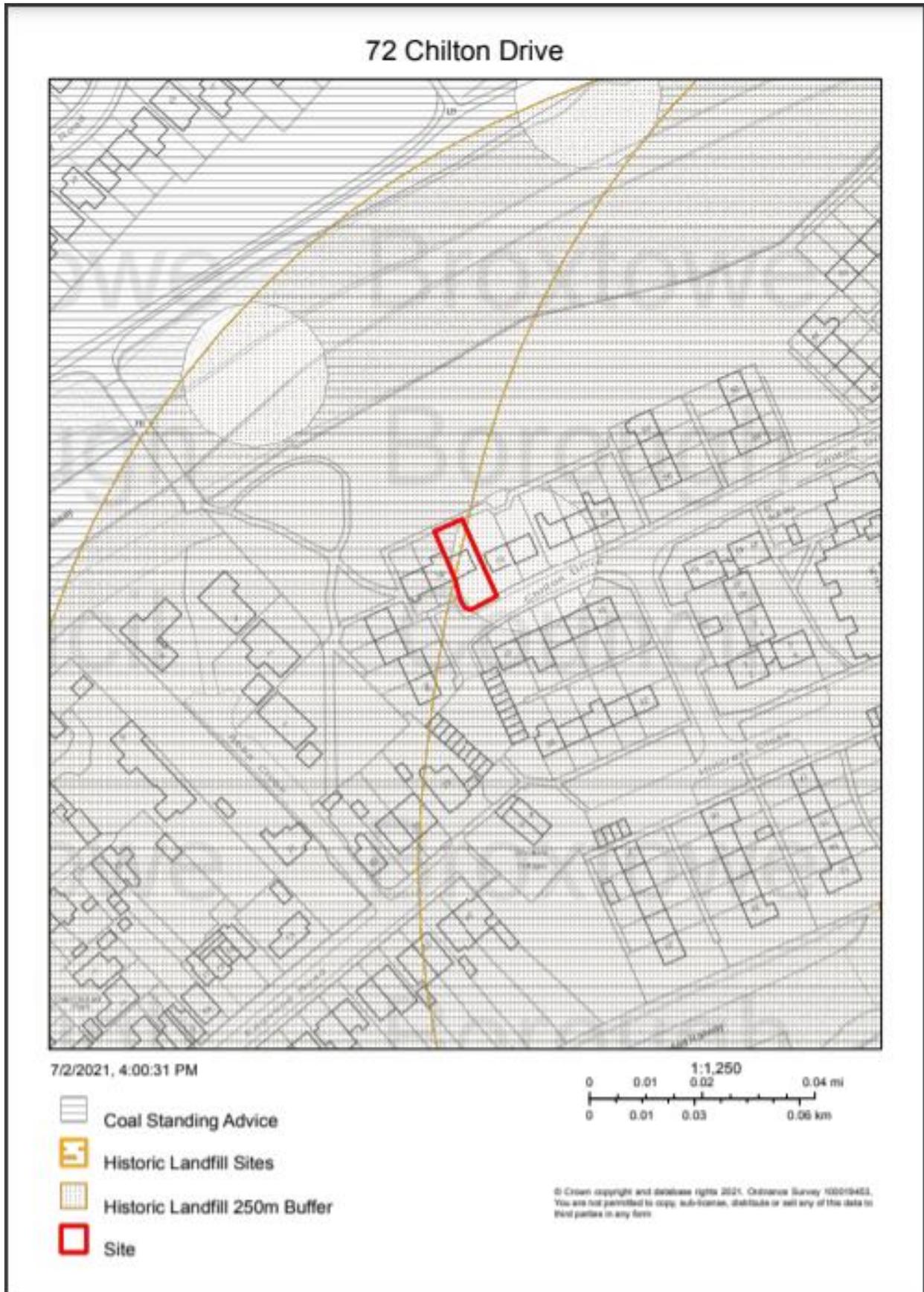
8 Conclusion

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 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

	<p>13 May 2021, Site Location Plan, Proposed Block Plan, and Proposed Elevations, received by the Local Planning Authority on 25 May 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
2.	<p>The hereby approved extension shall be constructed with appropriate gas prevention measures, in accordance with the current version of BS 8485 and the email from the applicant received on 21 June 2021.</p> <p><i>Reason: In the interests of public health and safety and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 19 of the Part 2 Local Plan (2019).</i></p>
3.	<p>Upon removal of the external store, the existing brickwork on the boundary with no. 74 shall be retained or replaced with a fence to match the style and height of the existing boundary fence.</p> <p><i>Reason: To ensure a satisfactory standard of neighbour 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>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the extended determination timescale.</p>
2.	<p>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</p>
3.	<p>Gas prevention measures will require approval and inspection during installation by Building Control.</p>

Site Map



Photographs



Front (south east) elevation
no.



Front and side (north east) elevation and
70.



Rear (north west) elevation.



Rear boundary.



Boundary with no. 70.

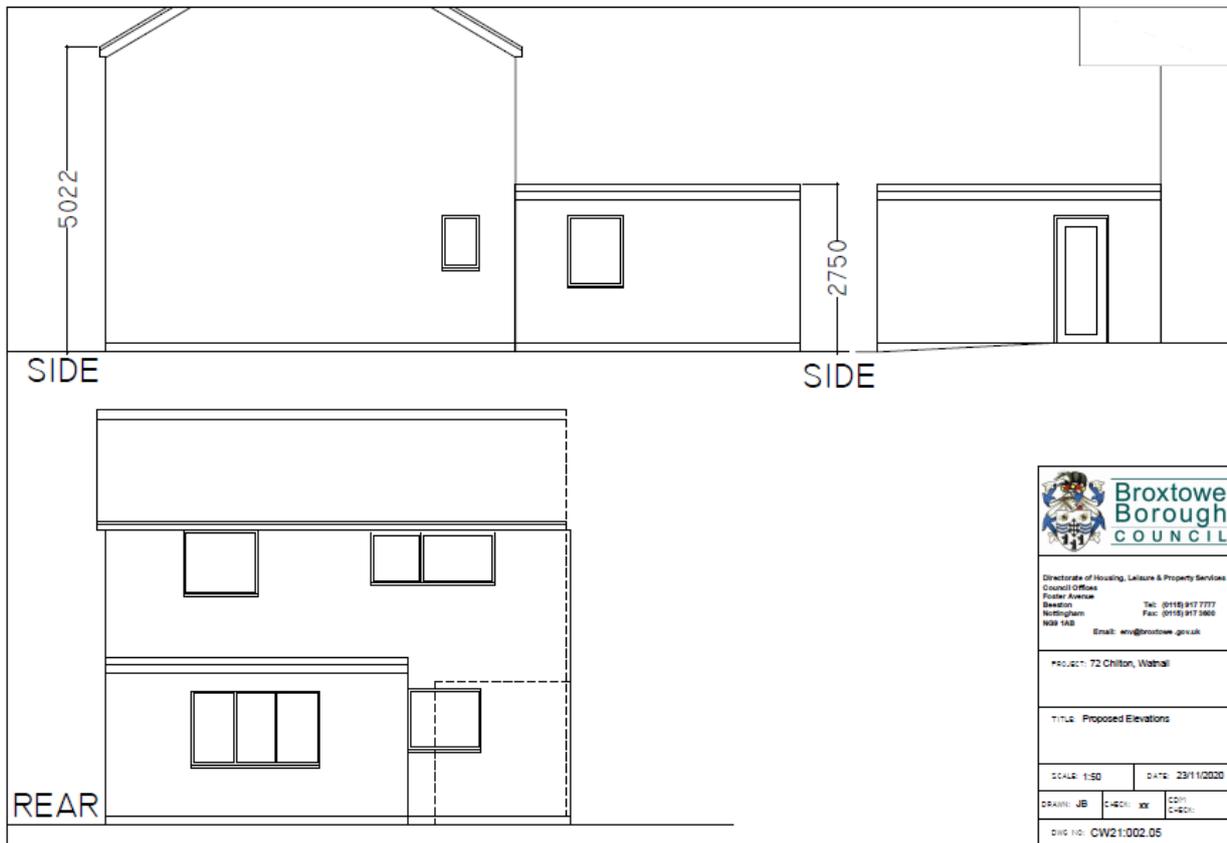


Boundary with no. 74.



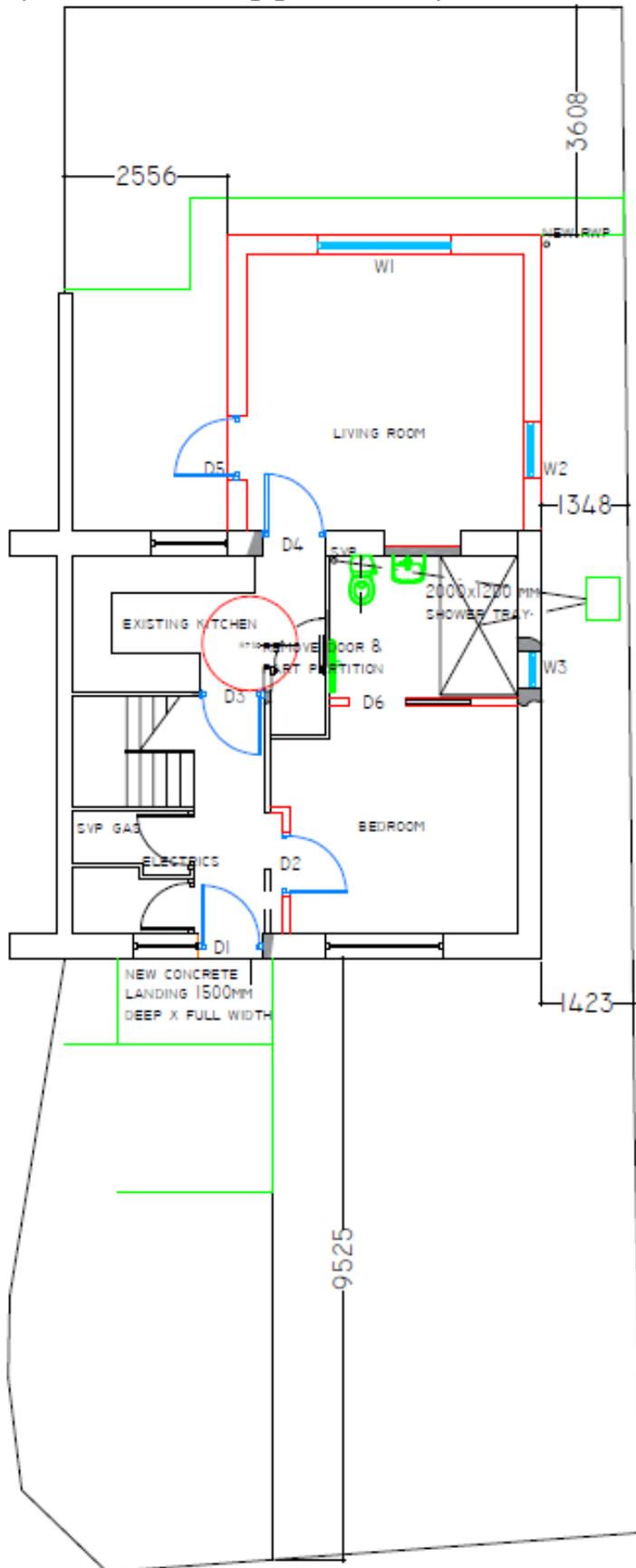
Boundary with no. 74

Plans (not to scale)



Proposed elevations

Proposed and existing ground floor plans



Proposed block plan