

Report of the Chief Executive

**18/00089/REG3
 RETAIN 10 SATELLITE DISHES AND 1 AERIAL
 HOPKINS COURT, SCARGILL WALK, EASTWOOD, NG16 3AZ**

This application must be determined by Planning Committee as it is a Broxtowe Borough Council Application.

1 Details of the application

1.1 The application proposes to retain ten satellite dishes and one aerial that have been erected on the three buildings that make up Hopkins Court. The eleven dishes are all positioned on the south facing elevation of each of the three blocks. There are three dishes on the north block, six dishes and an aerial on the central block and one dish on the south block. The ten round dishes are 0.45m in diameter and are positioned at varying heights on the three blocks, with the highest being 5.202m above ground level on the north block. The aerial is a traditional aerial design and is 9.168m above ground level at its highest point.

2 Site and surroundings





Central Block



Satellite dishes on the south facing elevations on properties on Princes Street to the north of the site.

- 2.1 Hopkins Court is a Sheltered Housing development consisting of three blocks, referred to by the applicant as the North Block, Central Block and South Block. Each block has a linear form and is set over a maximum of two storeys with self-contained flats within them.
- 2.2 The site is positioned on a hill with a relatively steep gradient sloping down to the north. The site is bordered on the west side adjoining Victoria Street by a combination of 0.6m – 1m high brick walls and 1.2m high metal railings. The north side of the site is bordered by 1.8m high timber fences, and the east boundary adjoining Albert Street is made up largely of 1.8m high fences with 1.6m high metal railings to the south end of the site. The southern boundary, adjoining the public car park is made up of a 1.8m high timber fence.
- 2.3 The application site is set within the Eastwood Conservation Area with the North and Central Block being identified as having a neutral contribution and the South Block having a negative contribution, within the Conservation Area appraisal.

2.4 The site is positioned within Eastwood town centre and is surrounded by a mix of uses including residential to the north and east, a car park to the south and the D H Lawrence Museum and associated buildings to the west.

3 Relevant planning history

3.1 There is no relevant planning history to this site.

4 Policy context

4.1 **National policy**

4.1.1 The National Planning Policy Framework (NPPF) March 2012, contains a general presumption in favour of sustainable development whereby planning permission should be granted for proposals that accord with the development plan without delay.

4.2 **Broxtowe Aligned Core Strategy**

4.2.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

4.2.2 'Policy A: Presumption in Favour of Sustainable Development' reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

4.2.3 Policy 10 'Design and Enhancing Local Identity' states that development should be assessed in relation to its massing, scale, materials, design and impact on the amenity of nearby residents or occupiers.

4.2.4 Policy 11: The Historic Environment states that proposals will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance.

4.3 **Saved Policies of the Broxtowe Local Plan**

4.3.1 The Part 2 Local Plan is currently under preparation. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:

4.3.2 Local Plan Policy H11: Planning permission will be granted for minor development, such as sheds, garages, fencing and satellite dishes, provided that the siting, design and materials do not substantially harm the appearance of the property or the street scene, or the amenity of neighbouring occupiers.

4.4 **Part 2 Local Plan (Draft)**

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. Consultation on the draft plan occurred between 18 September and 3 November 2017. The consultation comments are currently

being considered and a summary of the comments provided were reported to the Council's Jobs and Economy Committee on 14 December 2017. Due to the current stage of the plan preparation, only limited weight can be attached to the policies.

- 4.4.2 Policy 17 'Place-making, Design and Amenity' states that development should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene; two-storey extensions should avoid a terraced or cramped effect; dormers should not dominate the roof; development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 4.4.3 Policy 23 'Proposals affecting designated and non-designated heritage assets' states that proposals will be supported where heritage assets and their settings are conserved or enhanced in line with their significance.

5 Consultations

- 5.1 44 neighbouring properties were consulted on the application. No objections have been received.
- 5.2 The Conservation Adviser has been consulted and does not raise any objections to the proposal.

6 Appraisal

6.1 Design and Visual Appearance

- 6.1.2 The satellite dishes and aerial are largely visible from the public realm, particularly those on the Central Block and North Block which are visible from Victoria Street and Albert Street. The dish on the South Block is not easily visible from any public vantage point due to the change in levels and 1.8m high timber fence that adjoins the south boundary of the site.
- 6.1.2 Satellite dishes feature on a number of residential properties on Victoria Street and Princes Street to the west and north of the site. There are also a number of satellite dishes visible on Charlotte's Court on the corner of Scargill Walk and Victoria Street. By virtue of the number of satellite dishes clearly visible on neighbouring properties it is considered that the presence of the dishes on the application property are not out of keeping with the character of the area and do not have a harmful impact on the street scene.
- 6.1.3 Overall it is considered that the number of satellite dishes and aerial spread over the extent of the buildings does not give a 'cluttered' appearance that would be harmful to the appearance of the original buildings.

6.2 Heritage and Conservation

- 6.2.1 Section 72 of the Listed Building and Conservation Area Act 1990 requires the Local Planning Authority when determining applications to buildings or land in the

conservation area to pay special attention to preserving or enhancing the character or appearance of that area.

- 6.2.2 The Eastwood Conservation Area Appraisal identifies Hopkins Court as having a neutral / negative contribution to the Conservation Area. Generally the dishes and aerial are relatively unobtrusive and are spread out over the extensive buildings. For these reasons and the contribution the buildings themselves make to the Conservation Area it is considered that the dishes and aerial would preserve the character of the designated area and their cumulative impact would not be significant.

Recommendation

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

- 1. The development hereby permitted shall be retained in accordance with drawing numbers CW18:014:002 (1:100); received by the Local Planning Authority on 5 April 2018.**

Reasons

- 1. For the avoidance of doubt.**

Note to applicant

The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by determining the application within the eight week determination timeframe.

Background papers
Application case file

