

Report of the Chief Executive

APPLICATION NUMBER:	21/00328/FUL
LOCATION:	9 Glebe Street, Beeston, Nottinghamshire, NG9 1BZ
PROPOSAL:	Construct two storey and single storey extensions, including new roof, gated access, patio and external alterations (revised scheme)

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

1 Executive Summary

- 1.1 The application seeks permission to construct two and single storey extensions, including a new roof, gated access, patio and external alterations. This is a revised scheme following the approval of 19/00402/FUL in April 2020.
- 1.2 The site consists of a detached bungalow with living space in the roof. It has a detached double gabled garage with two car parking spaces accessed from Glebe Street but permission has been received to subdivide the land following the demolition of the garage to build a detached dwelling (20/00645/FUL). 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 the extensions and alterations 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 enable the applicant to extend their residential family home which would be in accordance with policies contained within the development plan which is given significant weight. Whilst it is acknowledged the appearance of the building would be altered 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 two and single storey extensions, including a new roof, gated access, patio and external alterations. The proposal includes retaining the hipped roof of the main dwelling but increasing this to a maximum height of 7.8m. The north west elevation with Glebe Street would have three contemporary flat-roofed dormers with three light windows.
- 1.2 The new front elevation with Elm Avenue is proposed to have a porch with a feature vaulted ceiling. It would have a gable roof with a total height of 7.2m. There would be two roof lights in each roof slope. The porch would have contemporary style glazing and zinc cladding panels.
- 1.3 The roof above the existing bay window element would be changed from a shallow hipped roof to a taller gable roof (total height 7.2m) with three roof lights on the south west roof slope.
- 1.4 A contemporary two storey addition with a flat roof and a total height of 6.9m is proposed to the rear and side. The south east side elevation would be largely glazed at ground floor with a Juliet balcony and a canopy at first floor. The flat-roofed first floor element wraps-around the north east elevation.
- 1.5 An integral double, flat roof garage is proposed facing the Elm Avenue elevation (viewable from Glebe Street). This will have long slim glazing in the Glebe Street elevation and a garage door in the Elm Avenue elevation. It will have a canopy roof which extends across the porch extension on the Elm Avenue elevation.
- 1.6 The development would change the property from a small four-bedroom dwelling with some living space in the roof to a four-bedroom dwelling (all with en-suites) with all the bedrooms being relatively large and in the roof and a garage and open plan kitchen, living and dining room at ground floor.
- 1.7 The proposal also includes a new gated access off Elm Avenue. The Elm Avenue access includes a new wrought iron access gate with brick piers either side. The gates would be 4m in width.
- 1.8 During the course of the application a number of changes were made to the design, the main changes include:
 - removal of three roof lights and introduction of third dormer on the north west elevation
 - introduction of integral garage
 - two storey rear extension amended in design
 - increase in ridge height from 7.3m to a maximum of 7.8m.
- 1.9 The below images demonstrate the external changes between the previously approved scheme 19/00402/FUL and the proposed changes under 21/00328/FUL.

Approved Elevations
19/00402/FUL

Proposed Elevations
21/00328/FUL



Proposed Street Scene Elevation (Elm Avenue)



Proposed Front Elevation Street Scene (Elm Avenue)



Proposed Side Elevation (Glebe Street)



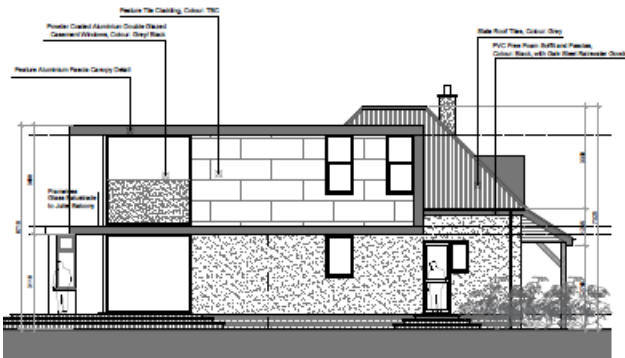
Proposed Side Elevation (Glebe Street)



Proposed Rear Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

2 Site and surroundings

2.1 The application property is a 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 hedge (with pedestrian gate on Glebe Street) and the site is relatively flat. There are two off-street parking spaces and a detached double garage accessed from Glebe Street. However, this will be removed once 20/00645/FUL is implemented.

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 (20/00741/FUL) was withdrawn in June 2021.
- 3.4 An application to construct a dwelling following the demolition of the garage (20/00645/FUL) was granted permission in July 2021 (not implemented).

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 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 17: Place-making, Design and Amenity
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

4.3 National Planning Policy Framework (NPPF) 2021:

- Section 12 – Achieving Well-designed Places
- Section 16 – Conserving and Enhancing the Historic Environment

5 Consultations

- 5.1 **Council's Conservation Officer:** object: considerable alterations to the rear and side elevation. The definition of the offshoot living room is lost, merging a gable into the contemporary extension without a break in the design style which is confusing. The side elevation has also been simplified and changes the proposed materials. Consideration is given to the 20/00645/FUL scheme from this side.

The garage negatively impacts upon the canopy and the definition of the roofline from the front elevation. The roof lights are not ideal. The integration of the garage will cause harm.

Amended plans: no objection. Understand from discussions with the owner and agent that the approved scheme required revisions due to issues of head height and engineering constraints. In addition, a new location for garaging and storage was required, as a result of the permission to develop the garden/garage land.

This proposal is the culmination of this work, to try to produce a scheme that provides the owners with their desired space, layout and architectural style, whilst trying to balance the requirements of the conservation area, and the principal elevation of the existing dwelling.

The further proposed changes to this property have been necessitated due to structural complications when the plans were submitted to the structural engineer. The proposed changes to the rear elevation do impact on how the existing offshoot is read when incorporated into the contemporary design extension. However, there are some positive impacts on this change, including the improved simplicity on the roof construction, to avoid an inaccessible valley, plus improved access for maintenance. The rear elevation also reads as a cohesive element, rather than add-ons.

As concluded throughout this project, there are a number of compromises to be made on some aspects of conserving the existing building. It is considered that the rear elevation will have little of the original build visible at the end of the project. However, by making certain compromises, the final scheme is one that combines old and new, the priority being the front elevation, whilst being of a manageable and affordable build. The existing shape of the roof has proved to be a challenge to design around. It is considered that the final submitted drawings are a culmination of attempts to align the new and old in a positive manner.

The final proposal submitted is one that is acceptable to support. The roofing detail allows the existing shape of the roof to be replicated, whilst lifting the total height. The inclusion of three dormers (as opposed to the two approved) is a visual improvement and provides an improved symmetry to the dwelling. Have requested that roof lights are kept to a minimum and on new areas only, which has been achieved. The garage is of a simple flat roof design to reduce the visual disturbance

to the existing dwelling and architectural form. Other locations and positions have been explored for the garage and whilst there is a preference to keep the existing front elevation clear of additional changes, the proposed compromise of size, position and style is considered to combine the existing and contemporary styles in an appropriate way.

The agent and owner has responded to requests for change, and created a scheme that is ambitious to provide contemporary living, whilst conserving the style of the original dwelling.

- 5.2 **NCC Highways Authority:** the access should be repositioned 3m from the tree to avoid any damage to the tree roots. The street furniture will need relocating at the cost of the applicant. The access may become blocked if a car parks in a parking bay in front of the access which should be agreed with the applicant.
- 5.3 **Councils Tree Officer:** The development could encroach on the protected Cedar tree and therefore the root protection area should be marked on the plans. No pruning works should be undertaken to allow the development. Any pruning of the tree on the highway next to the access would require advice from Nottinghamshire County Council as they will own the tree. Visibility with this tree could be an issue in this location.

Amended plans: Plan now shows the root protection area and does not appear to be an issue with the development.

- 5.4 15 properties were consulted and a site notice and amended site notice were displayed. Ten representations were received (eight objections, two raising observations), they can be summarised as follows:
- Principle of a conservation area is to preserve buildings and gardens
 - Large and would take up a lot of space and may not fit in with surrounding area
 - Integral garage is not a traditional feature of an Arts and Craft dwelling and has a more suburban character and appearance and also projects forward of the dwelling
 - Rhythm of front elevation is interrupted by the side of the garage which abuts the canopy
 - Further increase footprint by including a garage and conflicting architectural features and materials
 - Loss of mature gardens
 - Positive contribution of the bungalow will now be eliminated
 - Previous scheme is more cohesive and original features were discernible
 - Garage represents a fussy and cluttered appearance, occupies a prominent location and introduces another design element
 - Justification of the new garage due to the previous garage being removed from another planning permission should not be considered
 - Lack of subservience due to scale, siting and relationship with existing elevation (garage)
 - Roof of side wing appears higher than approved scheme
 - Roof plan is dominated by large areas of flat roof which doesn't fit in with original planning guidance
 - Head heights and engineering constraints are not considerations to justify a development and an alternative design should be sought

- Emphasis of the Conservation Officer's comments are wrong, it is not to find a scheme that is suitable for the owner, it should be either conserve or enhance
- Resultant dwelling would overwhelm the original dwelling
- No respect for the size, scale, massing or design of original dwelling
- Broach style roof to the front introduces a new roof form which is alien to the conservation area
- Other side elevation does not have rhythm with the traditional roof clashing with the proposed roof
- Unique features of conservation area have been eroded over the years by damaging and removing special features or filling gardens
- Arts and Craft appearance would be further eroded and fails to preserve or enhance the character of the conservation area
- First set of plans within in the 19/00402/FUL was rejected by the Planning Officer
- Should be assessed in line with 20/00645/FUL, block plans do not show approved dwelling which means plans are disingenuous
- Combination of approved dwelling and this dwelling will reduce the open, spacious character of the site
- False site context from showing existing garage
- Signage and trees would be removed (and replaced)
- Parking spaces lost
- Air raid shelter is a piece of history and will be destroyed
- Gate should be in keeping with opposite houses
- No details of fencing for hedging have been submitted
- No. 31 Elm Avenue is a sympathetic new build, no. 6A Glebe street and 23A Devonshire Avenue have modern influences and are an improvement on previous design
- Nothing left of original dwelling
- Proposal states that no hedges or shrubs would be lost but would unlikely be possible due to proposal of dropped kerb
- Application places emphasis on poor living conditions but this should have been considered before purchasing property
- Combination of new dwelling and overly extended property will destroy the character of a cornerstone location with the conservation area
- Loss of privacy

6 Assessment

6.1 The main issues relate to whether the principle of the extensions 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 is identified as a positive feature within the Beeston St John's Grove Conservation Area. The area is defined by streets lined with matures 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 The Conservation Officer initially objected to the revised application due to the loss of the definition of the side elevation serving the living room without a break in the design. Concerns were also raised in respect of the integral garage and some roof lights.
- 6.2.3 The plans were revised to remove the roof lights in the Glebe Street elevation and replace with a dormer which was considered a visual improvement by the Conservation Officer and provide more symmetry. The garage was changed to a flat roof design which was considered to achieve an acceptable design and reduce the visual disturbance to the existing dwelling and architectural form. Other locations and positions were explored for the garage and whilst there was a preference to keep the existing front elevation clear of additional changes, the proposed compromise of size, position and style was considered by the Conservation Officer to combine the existing and contemporary styles in an appropriate way.
- 6.2.4 As this is a revised scheme to 19/00402/FUL, weight must be given to the fact a similar scheme has been approved and considered to be acceptable. Whilst there are a number of changes to this scheme, it is considered these are an acceptable balance between addressing the needs of the applicant whilst not significantly compromising the character and appearance of the conservation area. Furthermore, it is considered sufficient changes have been implemented that the proposed scheme is acceptable which is also accepted by the Conservation Officer.
- 6.2.5 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.”
- 6.2.6 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.”
- 6.2.7 To conclude, it is considered there will be some harm to the conservation area but this is considered to be not substantial harm given that the changes are accepted by the Conservation Officer and the previously approved scheme.

6.3 Design and Layout

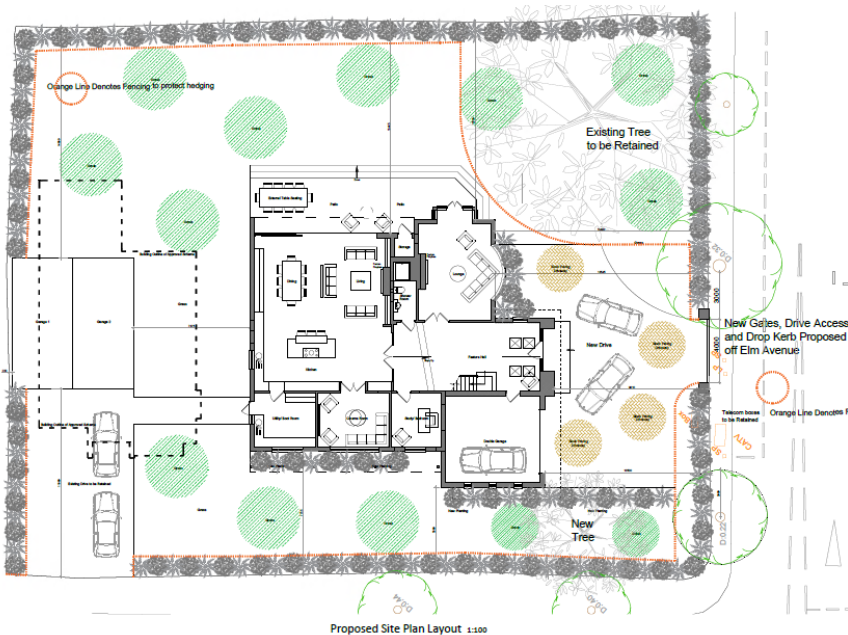
- 6.3.1 The design of the proposed dwelling is considered to be acceptable and not out of keeping with the character of the conservation area. The Conservation Officer originally objected to the original proposal. However, through meetings and discussions to amend the plans, the proposal has been amended to find a design which retains some original features, respects the original architectural style, and clearly defines the different architectural styles of the period in which the different phases of the building were constructed.

- 6.3.2 It is considered the proposal will still retain an element of Arts and Crafts architecture within the conservation area, preserving elements of Edwardian architecture. The elevation to Glebe Street will remain, and whilst changes are proposed to it such as three dormer windows, increase in ridge height and a garage, its character and will still remain legible. Certain elements of the Arts and Crafts style will be used as an architectural guide, such as the curved bay window to the Elm Avenue elevation, without being pastiche in implementation.
- 6.3.3 The north east elevation will have an overhanging aluminium canopy to provide a horizontal emphasis and appear lower in the overall design of the property. Then, this will wrap around to the rear and will have a mix of glazing and tile cladding features. The gable to the side of the two storey flat roof rear extension has been removed which is considered to be acceptable and simplifies the design when viewed from the rear elevation. Whilst this was initially raised as a concern by the Conservation Officer, it was accepted as a compromise to the overall design *“The proposed changes to the rear elevation do impact on how the existing offshoot is read when incorporated into the contemporary design extension. However, there are some positive impacts on this change, including the improved simplicity on the roof construction, to avoid an inaccessible valley, plus improved access for maintenance.”* The north east elevation is considered to reflect an acceptable, simplistic design but will be directly facing the street scene and partially obscured by the approved dwelling under 20/00645/FUL.
- 6.3.4 A number of options were discussed in regards to the location of the garage and due to the openness of the corner plot, it was considered that subject to the design, an integral garage would be acceptable. Whilst it is recognised that this is an additional feature to the front elevation, the flat roof design of the garage will mean it is not visually intrusive to the overall property when viewed from Elm Avenue. It is considered the canopy roof over the garage and porch extension blends both of these contemporary elements successfully.
- 6.3.5 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 and still retains Arts and Crafts elements whilst providing more useable space for the family occupying this dwelling.
- 6.3.6 The maximum ridge height will be increased to 7.8m (a 0.5m increase from the previously approved scheme). It is considered this increase is not significant and will still appear in keeping with the approved scheme at 20/00645/FUL.
- 6.3.7 It is considered the approved dwelling under 20/00645/FUL will integrate successfully with the front elevation (Glebe Street) of the existing dwelling. The 20/00645/FUL is contemporary in appearance and whilst no. 9 retains a partial Arts and Crafts appearance from this view, it incorporates contemporary elements such as the dormers, garage and porch extension. However, no. 9 is still considered to retain its dominance on this prominent corner plot from its width and separation distance from the proposed dwelling under 20/00645/FUL and the plot being larger

which is considered to be a further positive element to the scheme. To conclude, it is considered the 20/00645/FUL property blends in successfully with the north west elevation of the application property due to the contemporary features and similar height but the application property still retains a more dominant appearance.



Proposed Side Elevation (Glebe Street)



Proposed Site Plan Layout 1:100

6.3.8 A number of concerns have been raised in representations received as listed in section 5.4. Whilst the extensions will increase the footprint of the property, a large proportion of garden will still be retained surrounding the property which is considered to still retain sufficient spaciousness which is one of the key characteristics of this corner plot. The garage will project forward of the north west elevation by approximately 2.4m but as shown above, this is for approximately a third of this elevation and with this being flat roofed and single storey, it is considered it will not appear as an incongruous feature in the street scene. The building has been subject to unsympathetic alterations and extensions previously and whilst the proposed plans are ambitious and will change the style of the property, it is considered it demonstrates a cohesive, contemporary approach whilst still retaining a loose Arts and Crafts appearance. Furthermore, blending in with the contemporary design of 20/00645/FUL.

6.3.9 This is a revised application of 19/00402/FUL which means the majority of changes and principle of contemporary design have been approved and is supported by the Conservation Officer. A loose Arts and Craft appearance will still be retained, in

particular, from the two both prominent elevations facing Elm Avenue and Glebe Street. The large garden will still be prevalent and retain spaciousness between the dwelling and roads. There is no consistent style or size of property in this area and properties have developed over time that this proposal is considered to not be contrary to this character. For these reasons, it is considered that there will be less substantial harm to the conservation area.

6.3.10 The gates, brick piers and patio are all considered to be a reasonable height, scale and design and will not appear out of keeping with the surrounding area or conservation area.

6.3.11 To conclude, whilst it is acknowledged the height is increasing by 0.5m it is considered this is not a significant increase and will still be in keeping with the approved dwelling at 20/00645/FUL. The original dwelling is visible from Glebe Street and Elm Avenue. Whilst it is acknowledged there will be contemporary additions to these elevations, such as the dormers and a garage on Glebe Street and the porch on Elm Avenue, it is considered the original property will still be legible, thus retaining a loose Arts and Crafts appearance. The rear extensions and wrap-around extension have a contemporary appearance due to the materials and flat roof. Whilst the extensions are large the plot is spacious that it is considered to not dominate the plot. The design of the wrap-around rear extension is a significant contrast to the original dwelling and the materials will have an impact on its overall appearance and will therefore be conditioned to be agreed prior to commencement of development. Overall, it is considered the amended design of the proposed extensions and alterations, subject to material samples, are acceptable and would not appear over-prominent in the street scenes of Glebe Street and Elm Avenue.

6.4 Amenity

6.4.1 The extended property would be 4m from the side elevation of the approved dwelling at 20/00645/FUL and approximately 12.3m from the boundary with no. 20. These are the only two adjoining properties to the site. The windows in the north east elevation would be conditioned to be obscurely glazed which is considered sufficient to ensure overlooking is kept to a minimum with the property at 20/00645/FUL.

6.4.2 The proposed wrap-around rear extension would include a significant amount of glazing at first floor and a Juliet balcony. However, it is considered that given the separation distances between the first floor and the site boundaries, the impact on neighbour amenity would not be significant.

6.4.3 It is considered the patio is a reasonable height and separation distance from other neighbours that there will not be an adverse amount of overlooking. The gates and brick piers are considered to be a reasonable height and distance from neighbours that there will be minimal impact on their amenity.

6.4.4 To conclude, the previous scheme concluded that the scheme was acceptable in relation to impact on neighbours. It is considered that even with the amendments, that the scheme will still retain a neighbourly relationship with adjoining neighbours, including the proposed dwelling at 20/00645/FUL.

6.5 Access and Parking

- 6.5.1 The Highways Authority has requested that the 3m separation distance as proposed in the previous scheme is replicated on this scheme in order to protect tree roots. As this has been implemented, no further changes were considered necessary.
- 6.5.2 Despite the possible legal issues of creating an additional access, it is considered the development would provide sufficient parking and safe and convenient access and the legal issues around moving the street furniture and parking bays preventing the implementation of the Elm Avenue access are not significant enough to warrant a refusal.

6.6 Other Issues

- 6.6.1 The proposed elevations and site plan both show the dwelling approved under 20/00645/FUL which is considered sufficient to make an assessment of both applications cumulatively.
- 6.6.2 The same conditions as agreed in application 19/00402/FUL will be repeated for this scheme for consistency.
- 6.6.3 The details for fencing to protect the hedging are required to be submitted before development starts as a precommencement condition.

7. Planning Balance

- 7.1 The benefits of the proposal are that it would have an acceptable design, would not have a significant negative impact on neighbour amenity, would cause less than significant harm to the character of the conservation area and would be in accordance with the policies contained within the development plan. Whilst the extensions are extensive, it is considered they are acceptable and are supported by the Conservation Officer and therefore are acceptable. On balance, it is considered this issue is outweighed by the benefits of the scheme.

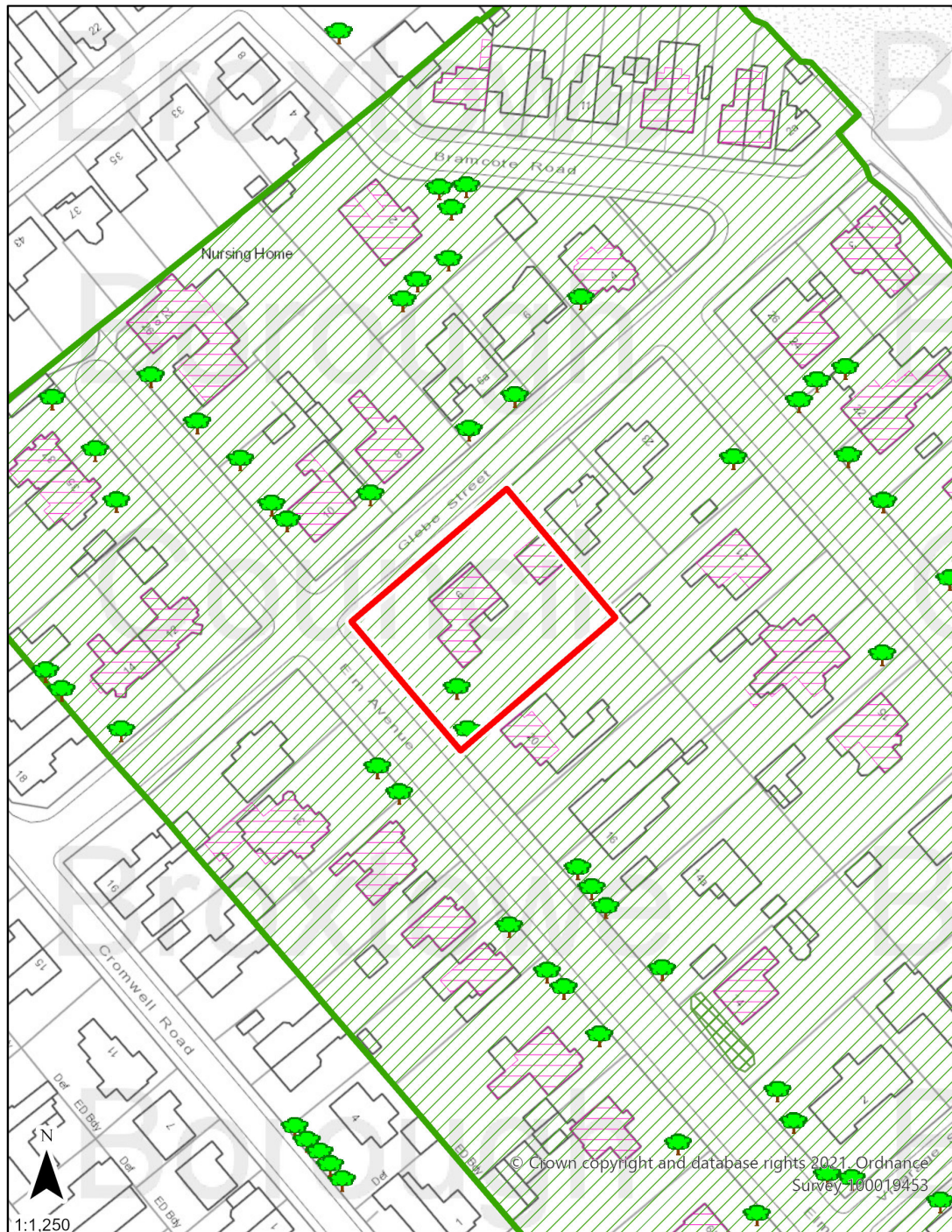
8. Conclusion

- 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>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><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></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawings:</p> <p>Received by the Local Planning Authority on 7 September 2021:</p> <ul style="list-style-type: none"> • 003 Rev K • 007 Rev C <p>Received by the Local Planning Authority on 21 September 2021:</p> <ul style="list-style-type: none"> • 005 Rev K • 004 Rev R <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No building operations shall take place until details and/or samples of the proposed external materials (including the gate and piers) have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed in accordance with the agreed details.</p> <p><i>Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the details are satisfactory in the interests of external appearance in this conservation area location and in accordance with the aims of Policies 10 and 11 of the Aligned Core Strategy (2014) and Policies 17 and 23 of the Part 2 Local Plan (2019).</i></p>
4.	<p>The erection of fencing for the protection of the boundary hedging shall be undertaken, in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority, before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall</p>

	<p>any excavation be made, without the written consent of the Local Planning Authority.</p> <p><i>Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure the boundary hedging is protected in the interests of the character and appearance of the conservation area and in accordance with the aims of Policies 10 and 11 of the Aligned Core Strategy (2014) and Policies 17 and 23 of the Part 2 Local Plan (2019).</i></p>
<p>5.</p>	<p>The proposed Elm Avenue driveway shall not be brought into use until a dropped vehicular footway crossing has been constructed in accordance with the Highway Authority specification and is available for use. The driveway shall be surfaced in a suitable hard bound material (not loose aggregate) for a minimum of 5.5m behind the highway boundary and drainage installed so as to prevent surface water therefrom discharging onto the public highway. The driveway shall then be maintained as such for the lifetime of the development.</p> <p><i>Reason: In the interests of highway safety and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>6.</p>	<p>The two first floor windows in the north east (side) elevation serving the dressing and utility rooms 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 neighbour amenity and in accordance with 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>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>The proposal makes it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are therefore required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80 to arrange for these works to be carried out.</p>

Map



Legend

-  Site Outline
-  Single TPO
-  Conservation Area
-  Local Interest Building
-  Group TPO

Photographs



Aerial view from Zoopla (rear)



North west (side) elevation from Zoopla



North west (side) elevation



South east (rear) elevation



South west (side) elevation



South east (rear) elevation

Plans (not to scale)

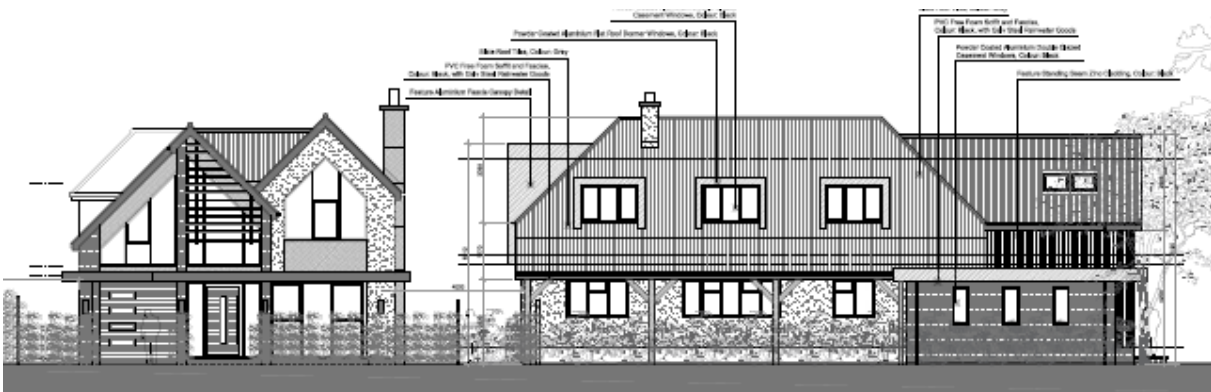
Plans for 21/00328/FUL



Proposed Front Elevation Street Scene (Elm Avenue)



Proposed Side Elevation



Proposed Side Elevation (Glebe Street)

Showing 20/00645/FUL approved dwelling to the left



Proposed Rear Elevation



Site/Landscaping plan

Plans (not to scale)

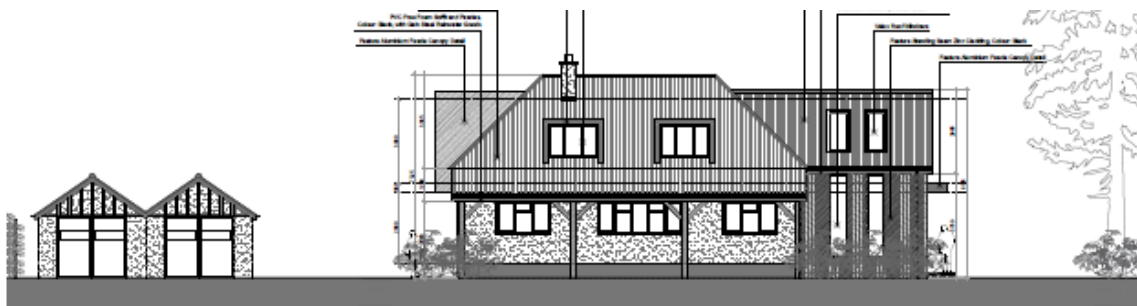
Plans for 19/00402/FUL



Proposed Street Scene Elevation (Elm Avenue)



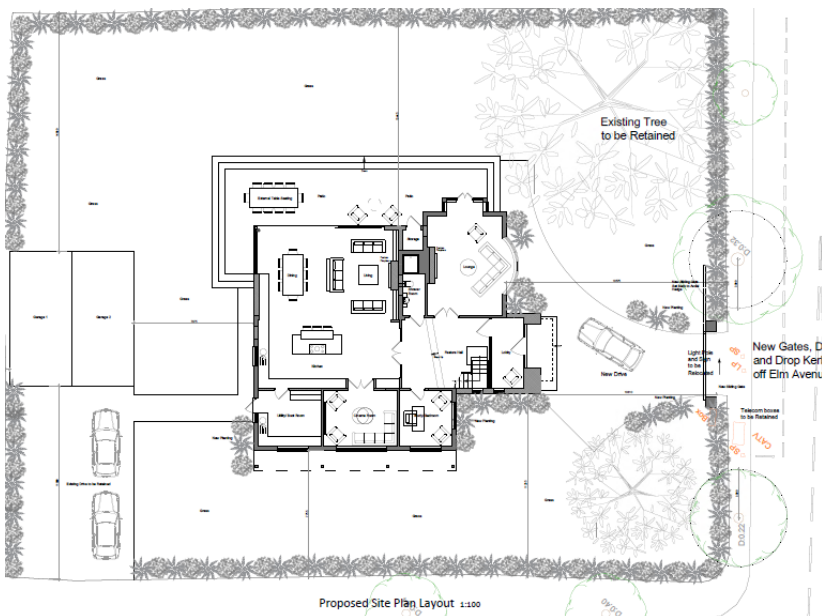
Proposed Side Elevation



Proposed Side Elevation (Glebe Street)



Proposed Rear Elevation



Proposed Site Plan Layout 1:500

Site/Landscaping plan