

**Report of the Chief Executive**

<b>APPLICATION NUMBER:</b>	<b>21/00591/FUL</b>
<b>LOCATION:</b>	<b>98 Church Lane, Cossall, Nottinghamshire, NG16 2RW</b>
<b>PROPOSAL:</b>	<b>Construct single storey rear extension.</b>

This application has been called to Planning Committee by Councillor M Radulovic MBE.

1.0 Executive Summary

- 1.1 The application seeks planning permission for a single storey rear extension to a domestic property.
- 1.2 The dwelling is a detached property within 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****2.0 Details of the Application**

- 2.1 This application seeks permission to construct a dual pitched single storey rear extension to the eastern (rear) elevation of the existing dwelling creating a large open plan kitchen/dining area. It should be noted a modest kitchen extension will be demolished to facilitate the larger extension.

**3.0 Site and surroundings**

- 3.1 The application property is a detached dwelling with brick finish to all the elevations and tiled roof and has a two storey extension to the side. There is off road parking to the principal elevation for several vehicles and the rear garden is laid to lawn with a summerhouse/shed arrangement in the south eastern corner.
- 3.2 The property is located in a semi-rural location with neighbouring residential dwellings to the south, a single detached bungalow to the north and open fields/agricultural land wrapping around the north and east of the domestic dwellings. The application site is in the Nottinghamshire Green Belt.

**4.0 Relevant Planning History**

- 4.1 There have been two applications at the property and these are as follows:
- 4.2 Two storey side extension which was approved but not implemented, 17/00253/FUL refers.
- 4.3 Two storey side extension, revised scheme from 17/00253/FUL, which was approved 14 March 2019 and implemented in full, 18/00804/FUL refers.

**5.0 Relevant Policies and Guidance****5.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 5.1.1 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 3: The Green Belt

Policy 10: Design and Enhancing Local Identity

**5.2 Part 2 Local Plan 2019**

Policy 8: Development in the Green Belt

Policy 17: Place-making, design and amenity

**5.3 National Planning Policy Framework (NPPF) 2021:**

Section 2 – Achieving Sustainable Development.

Section 4 – Decision-making.

Section 12 – Achieving well-designed places.

Section 13 – Protecting Green Belt Land

**6.0 Consultations**

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

6.2 Two neighbouring properties were consulted and a site notice was displayed. Both neighbouring properties commented that they raise no objection to the proposal.

**7.0 Assessment**

7.1 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.

**8.0 Principle**

8.1 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. 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions 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.

8.2 As stated in the Planning History section of the report, the original dwelling has been extended to the side and under this consent, permitted development rights were removed restricting any further extensions to the dwelling, without written consent from the Local Planning Authority. The volume of the original dwelling has been calculated to be circa 297.20m<sup>3</sup>, the two storey side extension added 141m<sup>3</sup> and the proposal for the single storey rear extension seeks to add a further 55m<sup>3</sup>. The calculations for the side extension (already implemented) and the rear extension along with the original dwelling would be 493.2m<sup>3</sup>. There is a small single storey kitchen extension to be demolished which is 14.4m<sup>3</sup> which should be taken into consideration with the figures. The increase of the extensions to the dwelling including the proposed, would be 61% of the original volume of the dwelling.

8.3 The proposed extension would exceed the 30% volume increase which would not be considered a limited addition to the original dwelling. The proposal is not considered to be an exception to inappropriate development in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

## 9.0 Design and Appearance

- 9.1 The proposed dual pitched single storey rear extension is to cover the whole width of the original dwelling, measuring 5.9m wide, 3.14m in length, 2.4m to the eaves and 3.7m to the ridge. From the position and size, it is considered that the single storey rear extension would read as a later addition to the dwelling. Given location of the extension there would not be any impact on the visual amenity of the area.

## 10. Amenity

- 10.1 As the proposed single storey rear extension is located to the east of the dwelling and given the position of the neighbouring properties, the lay of the land and boundary treatments, it is considered that the proposed development would not have a significant impact on neighbour amenity.

## 11.0 Access

- 11.1 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.

## 12.0 Planning Balance

- 12.1 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.
- 12.2 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%.
- 12.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

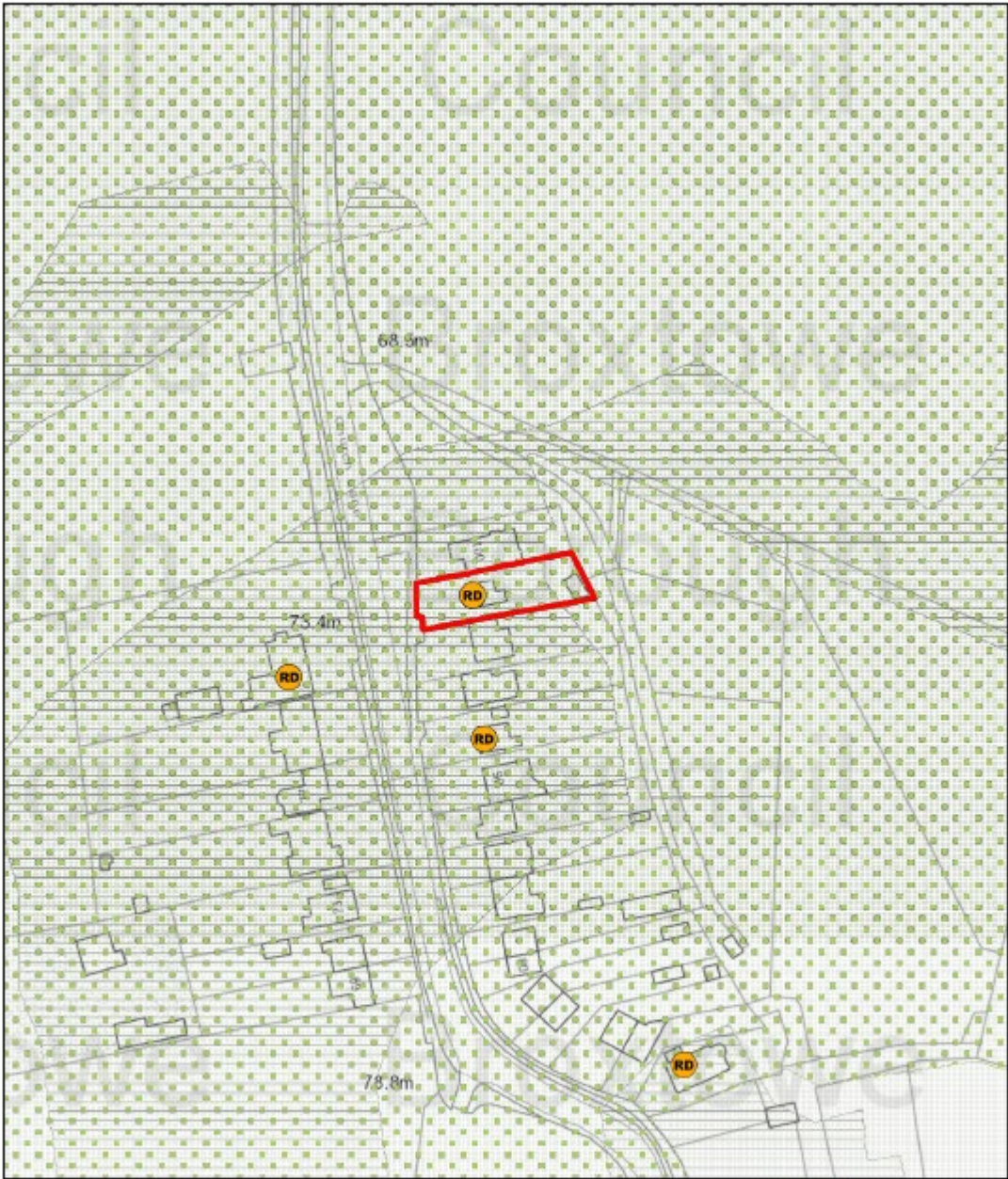
## 13.0 Conclusion

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

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be refused for the following reasons:</b>	
<b>1.</b>	<b>The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing extension, represent a disproportionate addition to the size of the original building. There are no 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</b>

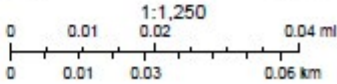
	<b>proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.</b>
	<b>NOTES TO APPLICANT</b>
<b>1.</b>	<b>The 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>

21/00591/FUL 98 Church Lane, Cosall



10/8/2021, 3:11:07 PM

- Green Belt
- Mature Landscape Area
- Coal Standing Advice
- RPDR
- Site



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MAP FROM BROXTOWE MAPS



**Photographs**



Rear elevation/east elevation



Relationship with 96 Church Lane



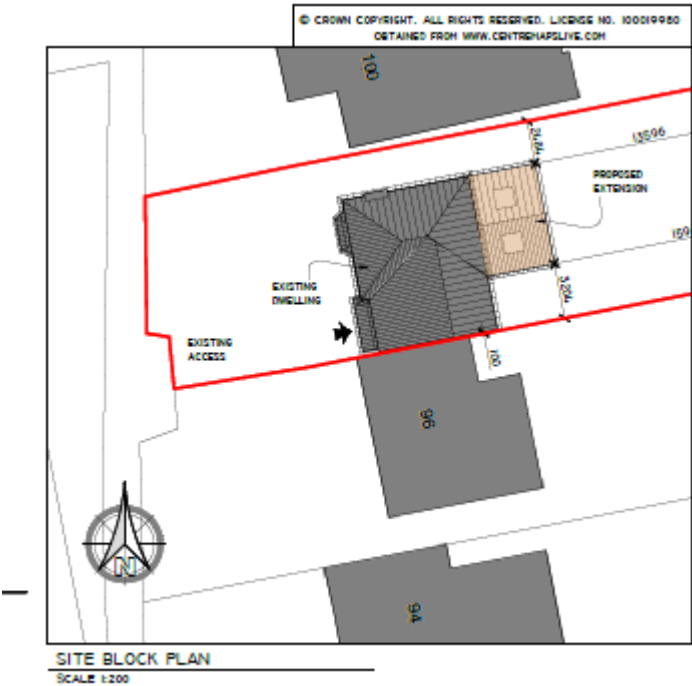
Relationship with 100 Church Lane

**Plans (not to scale)**



Existing and proposed elevations and floor plans





Proposed block plan