

Report of the Chief Executive

APPLICATION NUMBER:	21/0074/FUL
LOCATION:	70 Awsworth Lane, Cossall, Nottinghamshire
PROPOSAL:	Construct single storey rear extension

This application has been called to Planning Committee by Councillor L A Ball BEM.

1. 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 Details of the Application

- 2.1 This application seeks permission to construct a mono pitched single storey rear extension to the eastern elevation, with four roof lights. The proposal will create a large open plan kitchen/dining area.

3 Site and surroundings

- 3.1 The application property is a detached dwelling with brick finish to all the elevations and tiled roof. There is off road parking to the north of the site which leads to the detached garage, the garden is very overgrown with several structures. It should be noted the site is substantial in size, above the average size domestic curtilage.
- 3.2 The property is located in a semi-rural location with neighbouring residential dwellings to the north and south and open fields/land to the east and west. The application site is in the Nottinghamshire Green Belt.

4 Relevant Planning History

- 4.1 There have been seven planning applications at the property and these are as follows:
- 4.2 96/00277/FUL - Two storey rear extension, approved and implemented.
- 4.3 03/00777/OUT - Use garden land as site for residential dwelling which was refused.
- 4.4 04/00571/OUT - Use garden land as site for residential dwelling (revised scheme) which was refused. This decision was appealed and subsequently dismissed.
- 4.5 20/00010/OUT - Outline application to construct one with dwelling with some reserved matters which was refused. This decision was appealed and subsequently dismissed.
- 4.6 21/00594/PNH - Construct single storey rear extension under larger homes scheme, outcome requires formal planning permission, linked to the current application.
- 4.7 21/00815/PNH – Construct rear extension, but plans demonstrate single storey side extension, outcome still to be determined at time of writing the report but officer considered that the extension would require planning permission.

5 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 Consultations

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

6.2 Two neighbouring properties were consulted. Both neighbouring properties commented that they raise no objection to the proposal.

7 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.

7.2 Principle

7.2.1 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. 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 of the P2LP 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.

7.2.2 As stated in the Planning History section of the report, the original dwelling has been extended to the rear. The volume of the original dwelling has been calculated to be circa 353 Cu/m, the two storey rear extension is 107 Cu/m and the proposal seeks to add a further 100 Cu/m. The calculations for the rear extension (already implemented) and the proposed rear single storey extension along with the original dwelling would be 560Cu/m which would result in an increase of 59% of the original volume of the dwelling.

7.2.3 The proposed extension would exceed the 30% volume increase which would not 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.

7.3 Design and Appearance

7.3.1 The proposed mono pitched single storey rear extension is to cover the whole width of the dwelling, measuring 10.3m wide, 4m from the rear elevation 2.4m to the eaves and 3.7m to the ridge. There is a total of four roof lights and two sets of bi fold doors giving access on the patio area. From the position and size, it is considered that the single storey rear extension would read as a later addition to the dwelling. Given the location of the extension, it is considered that there would not be any significant impact on the visual amenity of the area.

7.4 Amenity

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

7.5 Access

7.5.1 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.

8 Planning Balance

8.1 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.

8.2 The negative impacts are that the development would be considered as being inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.

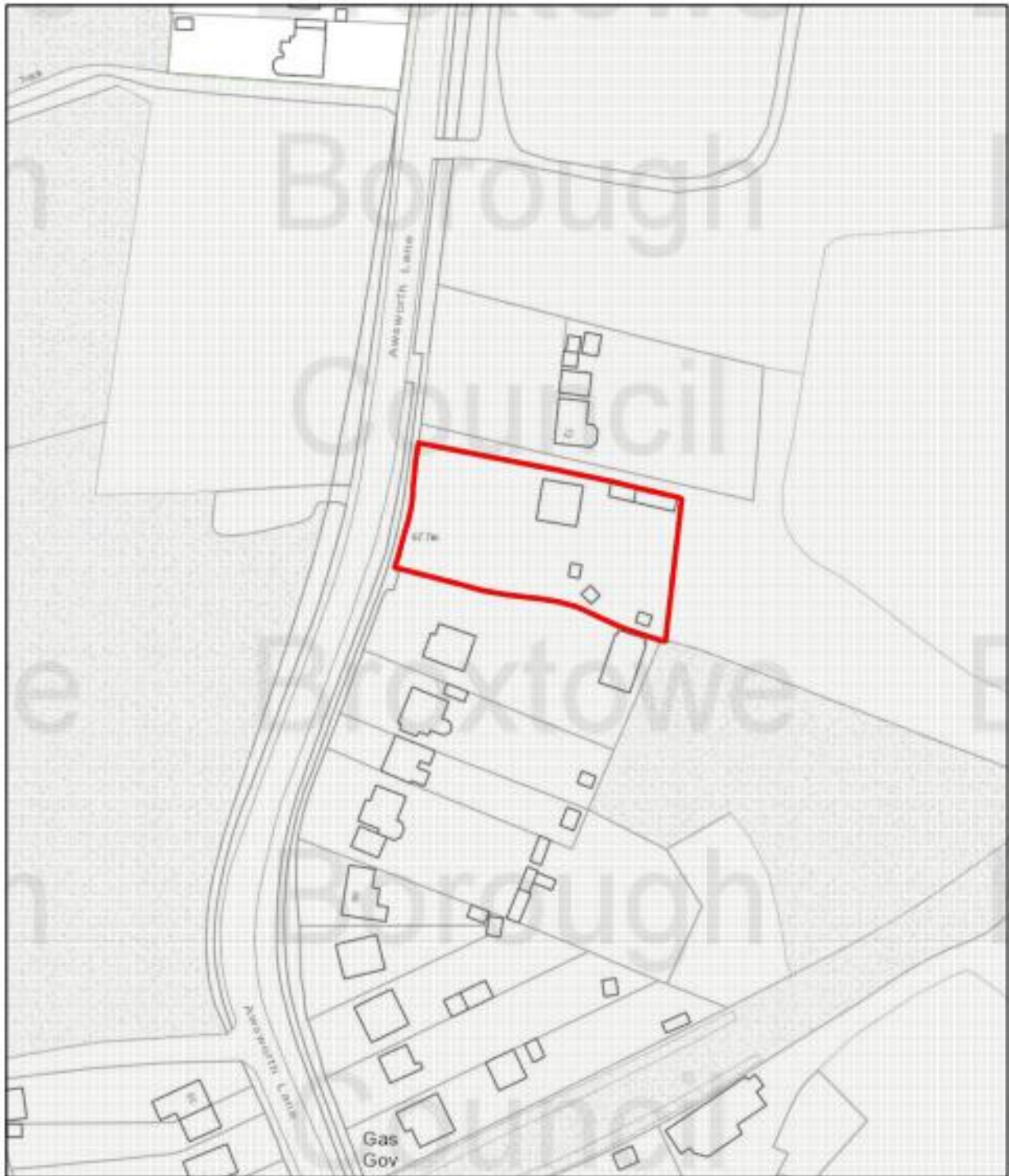
8.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

9 Conclusion

9.1 Recommend that planning permission for the development is refused.

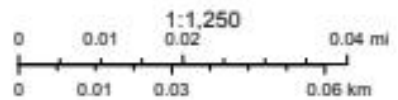
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing extension, represent a disproportionate addition to the size of the original building. There are 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) 2021 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	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.

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10/25/2021, 4:17:03 PM

-  Green Belt
-  Site



MAP FROM BROXTOWE MAPS

Photographs



Principal elevation



Rear elevation



Side elevation/hardstanding



Detached garage/outbuilding



Overgrown garden area

SCALE 1:100 Architect's Template



SIDE ELEVATION



REAR ELEVATION

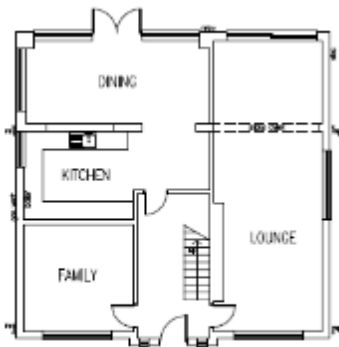


FRONT ELEVATION

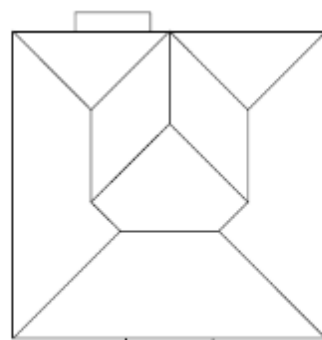


SIDE ELEVATION

Existing elevations



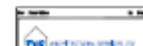
GROUND FLOOR PLAN (as shown)



EXISTING ROOF PLAN



LOCATION PLAN
SCALE 1:1250



Existing floor plan and site location plan