

Report of the Chief Executive

APPLICATION NUMBER:	21/00525/FUL
LOCATION:	294 and 296 Nottingham Road, Eastwood, Nottinghamshire, NG18 2AQ
PROPOSAL:	Change of use of existing dwelling and loft space over to form 4 flats at number 296 with rear dormer and loft space over number 294 Nottingham Road

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

1 Executive Summary

- 1.1 This application seeks consent to change the use of an existing end terraced two storey dwelling to create four, one bedroom flats, two at the ground floor, one at first floor level and one within the roof space. To accommodate the flat within the roof space a dormer window is proposed to the rear of number 294 Nottingham Road.
- 1.2 Planning permission was previously granted under reference number 20/00530/FUL for the conversion of number 294 Nottingham Road to two, one bedroom apartments.
- 1.3 The main issues relate to whether the principle of the change of use and the extension in the form of the dormer window would be acceptable, whether there would be an unacceptable impact on the residential amenity of neighbouring properties and highway safety.
- 1.4 The benefits of the proposal are the retention of a building in residential use and the provision of targeted accommodation to benefit the housing mix within the Eastwood area, i.e. the creation of four, one bedroom flats.
- 1.5 The committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 This application seeks consent to change the use of an existing end terraced two storey dwelling to create four, one bedroom flats, two at the ground floor, one at first floor level and one within the roof space. To accommodate the flat within the roof space a dormer window is proposed to the rear of number 296 Nottingham Road, with the living accommodation also extending across to number 294.

2 Site and surroundings

- 2.1 The application site is located on the main busy road of Nottingham Road in close proximity to the town centre of Eastwood. The building is located within a row of two storey terraced properties and is surrounded by predominantly residential dwellings. Both vehicular and pedestrian access to the site is via a shared entrance with the neighbouring property number 294 Nottingham Road.

3 Relevant Planning History

- 3.1 There is no relevant planning history relating to this property.
- 3.2 Planning permission was granted under reference number 20/00530/FUL for the conversion of number 294 Nottingham Road to from two, one bedroom apartments.

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 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019:**

- 4.2.1 The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.

- Policy 15 – Housing size, mix and choice
- Policy 17 – Place-making, design and amenity

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.

5 Consultations

- 5.1 **The Highway Authority:** Advise the access historically served a builder's yard/industrial yard as there appears to be many outbuildings on the historic mapping. The access and width do not meet current highway requirements, however the applicant is creating betterment with parking to the rear with turning to exit in a forward gear. The existing situation would entail vehicles to reverse back onto Nottingham Road. In view of the above, the Highways Authority would find it difficult to object on these grounds as there is currently a dropped kerb access which could be utilised. A condition is requesting for the parking to be provided prior to first occupation and to be retained for the life of the development.
- 5.2 Seven properties either adjoining or opposite the site were consulted and a site notice was displayed, with four letters having been received objecting on the grounds of:
- Highways safety,
 - Additional traffic generation to the site,
 - Loss of parking along Nottingham Road
 - Loss of value to properties.

6 Assessment

- 6.1 The main issues relating to this application are the principle of development, design and the impact upon visual amenity of the area, residential amenity and highway safety. These are discussed in turn as follows:

6.2 **Principle**

- 6.2.1 Part 5 of the National Planning Policy Framework 2021 (NPPF), paragraph 60 outlines the importance of significantly boosting the supply of housing. The application site is located within a suitable urban location and within close proximity to the town centre of Eastwood. However, it is considered that the principle of new residential flats would only be acceptable if the proposal can reasonably satisfy the specific criteria of policy 17 of the Part 2 Local Plan 2019.

6.3 **Design**

- 6.3.1 No alterations are proposed to the front elevation of the building. The only external alterations involve the provision of dormer window to the rear elevation of number 296, two roof lights to the rear of number 294, a new pitched roof and alterations to existing door/window openings to the single storey part of the rear of number 296. The proposed dormer will be set lower than the ridge of the host building and also set in from the gable end, limiting any views from within the street scene of Nottingham Road. Given the nature of the planning application, it is not considered the proposal will have a significant detrimental impact upon the visual amenity of the area or character of the street scene.

6.4 Amenity

- 6.4.1 Access to flats 1 and 2 on the ground floor is via existing doors. Flats 3 and 4 are accessed via an internal staircase leading to the first floor and loft accommodation. All of the principle living rooms/bedrooms will have adequate outlooks to the front onto Nottingham Road along with adequate outlooks to the rear, which will ensure all of the habitable rooms have adequate natural light and ventilation. There is also adequate space to the rear of the site to provide external amenity space and bin storage. Overall it is considered that the flats will provide a satisfactory degree of amenity for future occupiers.
- 6.4.2 There are no alterations proposed to the front elevation of the properties fronting Nottingham Road. The application site is served by a long linear garden to the rear of the site. Directly to the rear of the site there is an existing property number 282 Nottingham Road which is served by a substantial garden area. Whilst there is a dormer window proposed to the rear elevation which will be served by two windows serving a lounge and kitchen area, given the separation distance between these properties it is not considered the proposal will give rise to any direct overlooking issues.
- 6.4.3 Whilst parking provision is proposed within the rear of the site, this is located to the rear of the existing single storey element of the building which will form flat 2 and away from the rear elevations of the immediate neighbouring properties numbers 292 and 298 Nottingham Road. It is not considered the proposal will give rise to any significant noise disturbance from the comings and goings of vehicles.
- 6.4.4 In view of the above, it is not considered there will be any significant detrimental impact upon the immediate neighbouring properties located on Nottingham Road in respect of overlooking, overbearing or noise impacts.

6.5 Access

- 6.5.1 The application site is positioned within easy walking distance of Eastwood Town Centre and in close proximity to a wide range of local services and public transport networks. There is unrestricted parking located along Nottingham Road. Four parking spaces are proposed to the rear of the site providing off street parking provision for future occupiers. The Highways Authority raise no objections to the proposal and advise the applicant is creating a betterment with parking to the rear with turning to exit in a forward gear. A condition is recommended requiring the parking to be provided prior to the first occupation of the flats and to remain for the life of the development. There are no highway safety issues relating to this application.

7 Planning Balance

- 7.1 On balance, the benefits of the proposal are the retention of a building in residential use and the provision of targeted accommodation to benefit the housing mix within the Eastwood area, i.e. the creation of four, one bedroom flats. The proposal will also provide a betterment in terms of highway safety by

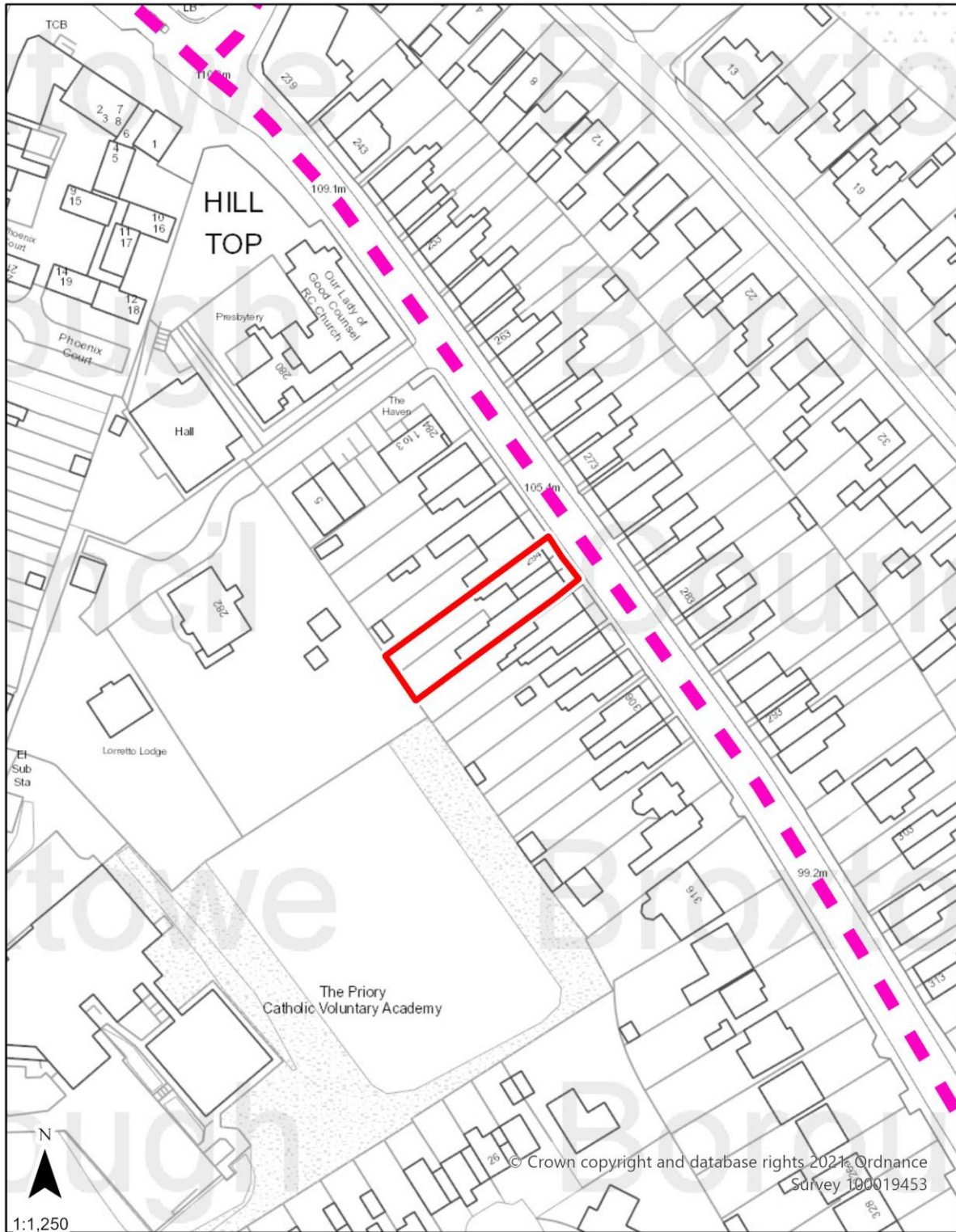
providing four off street parking spaces and allowing vehicles to leave in a forward gear. There are no significant constraints to developing this site that cannot be addressed by conditions, and on balance therefore, it is considered the scheme is acceptable

8 Conclusion

8.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, 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 Site Location Plan 1: 1250 and Block Plan 1: 200, KJ3260/03A AND Proposed Elevations/Floor Plans, KJ3260/02C received by the Local Planning Authority on 14 July 2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No part of the development hereby permitted shall be brought into use until the parking and turning areas are available for use and surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number KJ3260/03 Rev A. The parking and turning areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking and turning of vehicles.</p> <p><i>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.</i></p>

	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	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
3.	As this permission relates to the creation of a new unit(s), please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure an address(es) is(are) created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.



Legend

-  Site Outline
-  Classified Road

Photographs

View of property within Street scene of Nottingham Road.



Front of building and existing central vehicular access.



Rear of site and location of four parking spaces for future occupants.



Rear view of the building.



Plans (not to scale)

Block Plan

Existing Site Block Plan
Scale 1:200

Proposed Site Block Plan
Scale 1:200

Site Location Plan
Scale 1:1250

PLANNING ISSUE

Applicant	Project Name	Address	Postcode	Applicant	Applicant Address	Applicant Postcode
Mr Faux	Conversion of existing dwelling to flats	198 Nottingham Road	Eastwood NG16 2AQ	Mr Faux	198 Nottingham Road	Eastwood NG16 2AQ

Site Plans

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Existing Elevations and Floor Plans

Existing Ground Floor Plan
Scale 1:50

Existing First Floor Plan
Scale 1:50

Existing Loft Plan
Scale 1:50

Existing Rear Elevation
Scale 1:100 (South West)

Existing Side Elevation
Scale 1:100 (North West)

Existing Side Elevation
Scale 1:100 (South East)

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