

Report of the Chief Executive

APPLICATION NUMBER:	21/00704/FUL
LOCATION:	12 Rochester Court, Nuthall, Nottinghamshire, NG6 8WL
PROPOSAL:	Construction of two storey and first floor rear extension

The application is brought to the Committee as requested by Councillor P J Owen.

1 Executive Summary

- 1.1 The application is to extend at the rear of the property. This will be to widen the existing rear ground floor extension and construct a first floor level above, resulting in a two storey rear extension.
- 1.2 The proposal has already been amended from the original plan upon request from the Broxtowe Council. The amendments changed the first floor extension from having a fully glazed rear elevation and roof, to Juliette balconies and windows separated with brick wall segments and a flat roof. The single storey rear extension has been removed.
- 1.3 The main issues relate to whether the principle of the development is acceptable, whether there is an acceptable level of design and whether there would be an impact on neighbour amenity.
- 1.4 The benefits of the proposal are that it would provide additional space to a family home which reflects an acceptable design and whilst representing a significant increase in the size of the property, would not appear out of character with the surrounding area and would be in accordance with policies contained within the development plan, which is given significant weight.
- 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 is to extend at the rear of the property. This will be to widen the existing rear ground floor extension and construct a first floor level above, resulting in a two storey rear extension.
- 1.2 The ground floor will be widened by 3 metres so that the rear extension is the width of the house. The first floor extension will match the ground floor extension that is built on in width and length. It will be 11.3 metres wide, 4.7 metres long and 2.5 metres tall. The total height of the rear extension will be 5.6 metres, it will join with the existing roof, but be a slight downward slope rather than a pitched roof.
- 1.3 Sliding doors will be added to the newly widened part of the rear extension in the rear facing elevation at ground floor level. This arrangement will be replicated at first floor level and will open onto Juliette balconies to the two openings. On the north side elevation, the sliding doors that exist at ground floor level will be widened. There will be no windows on the north or south elevation at first floor level.
- 1.4 The roof tiles, brick walls and windows and doors will be built of materials to match the existing extension and remainder of house.
- 1.5 This application has been amended. The application as originally submitted had a fully glazed first floor extension and a single storey rear extension that would have been built into the garden. The glazed first floor would have represented a significant deviation from the character of the area. The single storey rear extension would have resulted in an over-development of the rear garden.

2 Site and surroundings

- 2.1 The building is a two storey detached house. It has a single storey rear extension that has a flat roof. The walls are red brick and roof tiles are dark red, the windows and doors are white uPVC.
- 2.2 The property is located on a cul-de-sac where all the surrounding houses are constructed from the same materials but differ in style and format with a mixture of semi-detached, detached and bungalows. To the south west, adjoining the site, is a semi-detached two storey house, 10 Rochester Court, whilst to the north east boundary of the application site is 19 Springfield Drive. This is a detached bungalow which is situated more than 10 metres away from the closest side of building of the applicant.
- 2.3 A tall conifer hedge, approximately 4 metres high, forms a border between the properties. This hedge continues to the rear boundary of the property forming a barrier with Low Wood Road/A6002.

3 Relevant Planning History

3.1 An application for an extension (86/00293/FUL) was granted permission in 1986.

3.2 An application for a front porch (81/00537/FUL) was granted permission in 1987.

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

4.2 **Part 2 Local Plan 2019:**

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

- 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 12 – Achieving well-designed places.

5 Consultations

5.1 **Councillors & Parish/Town Councils:**

- Councillor P J Owen – no comment received during consultation, but Cllr Owen called this application in after speaking to a neighbour.
- Councillor P Simpson – no comment received
- Nuthall Parish Council – objection due to the over intensification of the site and not keeping in character with the street. This was in relation to the original plans before amendment.

5.2 Five neighbours were consulted on the application. Four neighbours responded:

- One response raised no objection.
- One response raised observations and concerns about damage/ liability to property during the construction period but had no objections to the extension if it follows planning regulations.
- When consulted on the original plans, two responses objected to the development.
 - One listed the impacts that the development will have on noise and smell disturbance and impact on access in respect of the building works.
 - The other was concerned that the rear extension being extended up to the boundary will harm the fencing and conifers that make up the northern boundary.

- Also that the first floor extension will lead to a loss of privacy and natural light for the property's two rear bedrooms, and the bungalow and garden generally.
- Plans are unclear in their purpose – property already been extended both front and rear, question as to why a five-bedroom house needs to be extended to nearly double the size – is this being used for business purposes or are more people to be housed here?
- Double garage at adjacent property denied planning permission for the length requested
- The consultation responses above were in relation to the original plans. However, the comments received largely remain relevant to the amended plans because the concerns raised have remained the same in the amended plans.
- When the amended plans were published and consulted on one neighbour commented with an objection about a sense of enclosure created by the development as well as the impact of noise and smell from the construction process.
- The neighbour who objected with the points listed above commented on the amended plans. to the comments maintained objections to the proposal, stating that it would negatively impact on their privacy, create overshadowing into the bedroom and reduce amenity by spoiling the view with a brick wall.

6 Assessment

- 6.1 The main issues for consideration relate to whether the principle of the extensions are acceptable and whether there is an acceptable level of design and impact on neighbour amenity.

6.2 **Principle**

The application site is not covered by any site specific planning policy. It is therefore considered that the principle of development is acceptable subject to any assessment of the design and appearance and its impact on neighbouring amenity.

6.3 **Design**

Policy 10 (d and e) of the ACS states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development. Policy 17 (4a) of the BLP states that extensions 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 buildings or appear over-prominent in the street scene.

Whilst this extension represents a large increase to the size of the house, it will be constructed with materials that will match the original building and will therefore not be out of character with the area. Furthermore, with the extension being to the rear of the property, the house already being somewhat set back within the street scene and the view of the rear from the street being screened by 10 Rochester Court, it is considered that the impact on the streetscene will not be significant.

As the surrounding houses are of varying types and there is no consistent character for the area it is considered that this development will not have a detrimental impact on the character or appearance of the area.

A condition to secure the use of matching materials is recommended.

6.4 Amenity

Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

The first floor extension has no windows on either side elevation which would prevent overlooking into the neighbours' gardens. Whilst the rear elevation is comprised mainly of full height windows and Juliette balconies, because these are facing away from the neighbours' properties to both the north and south, with views directed toward Low Wood Road, it is considered that they should not enable direct overlooking into neighbouring gardens and thus would not have a significant impact on privacy or overlooking.

It is considered that the rear extension would not reduce natural light into the northern neighbour's house. This is because the rear elevation of that property is 8.3 metres from the boundary with the application site property and the shadow created by the extension would not be significant enough to severely impact the amenity of the neighbour. Additionally, the rear extension has a low roof which reduces the scale and bulk of the extension and therefore the impact on neighbour amenity.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would be of an acceptable scale and design, would not have a significant impact on neighbour amenity and would be in accordance with the policies contained within the development plan. This carries significant weight.
- 7.2 The negative impacts are that it is a significant extension to an already large property. The proposal would have an impact on the views from some properties however this would not be significant and would not outweigh the benefits of the proposal.

8 Conclusion

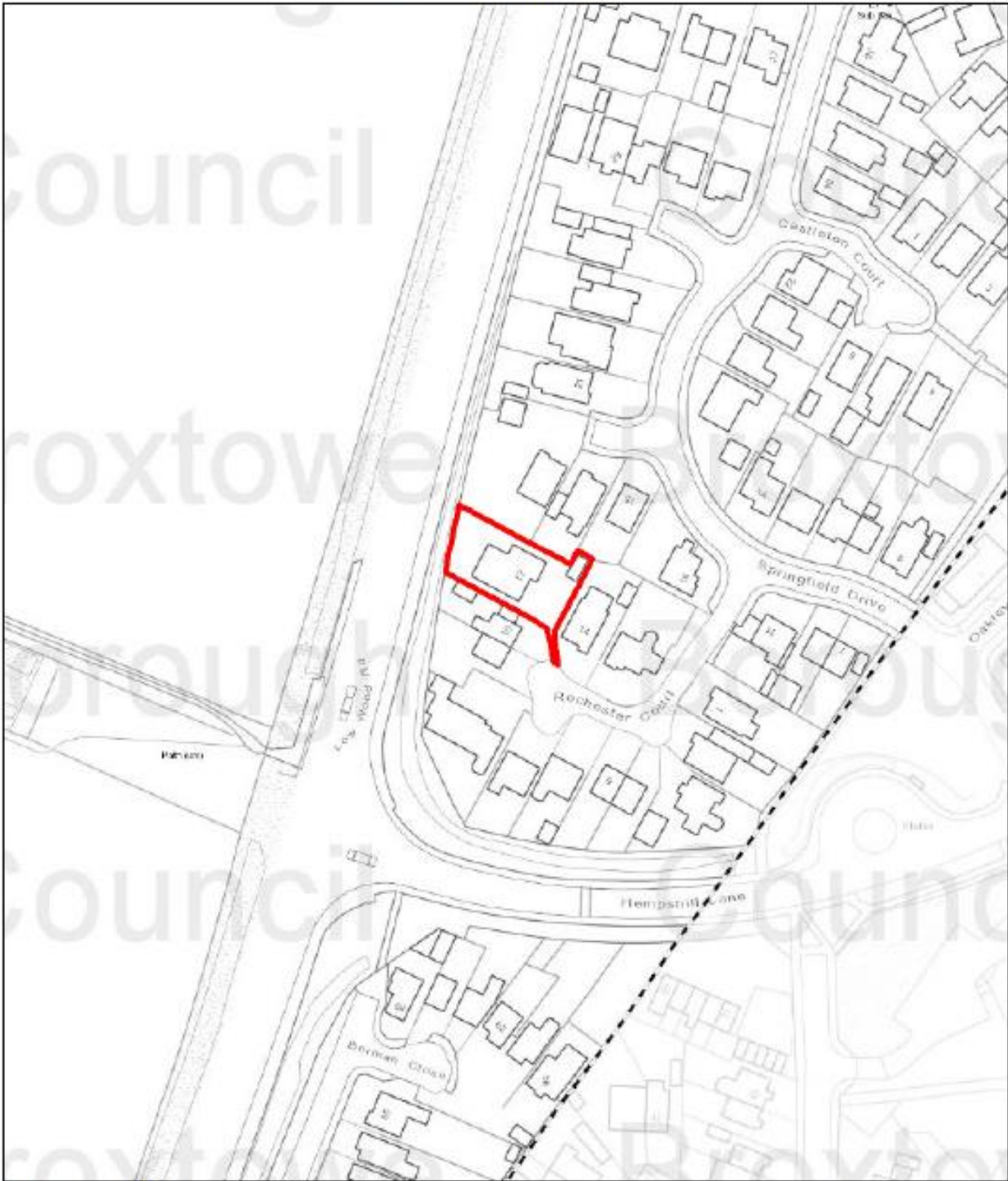
- 8.1 To conclude, it is considered the extensions and alterations reflect an acceptable level of design that would be in keeping with the main house and that the extension would not have an unacceptable impact on neighbour amenity.

Recommendation


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

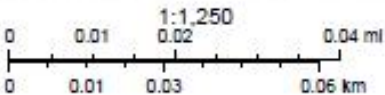
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the site location plan received by the Local Planning Authority on 22/09/2021 and proposed elevations and floor plans (drawing number A101), received by the Local Planning Authority on 13/12/2021.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The extension shall be constructed using bricks, tiles, windows and doors of a type, texture and colour so as to match those of the existing building.</p> <p><i>Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	NOTES TO APPLICANT
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week agreed determination timescale.</p>
2.	<p>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.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

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 Site



Photographs



View from 19 Springfield Drive



Rear north side



Garden and rear property



Rear



North side of property



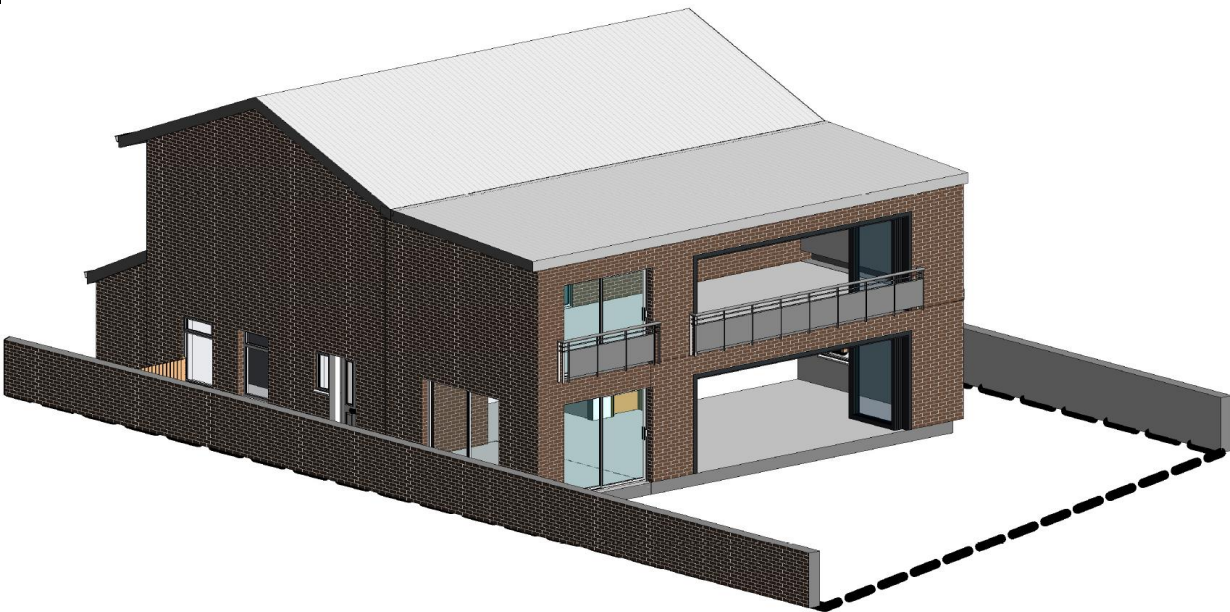
Northern border and garden

Plans (not to scale)

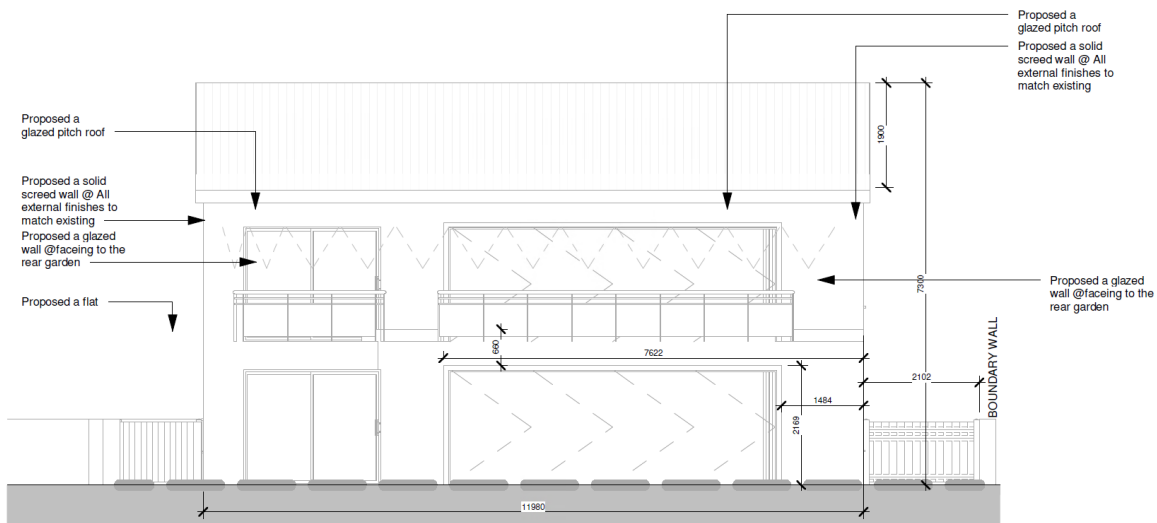
Front elevation



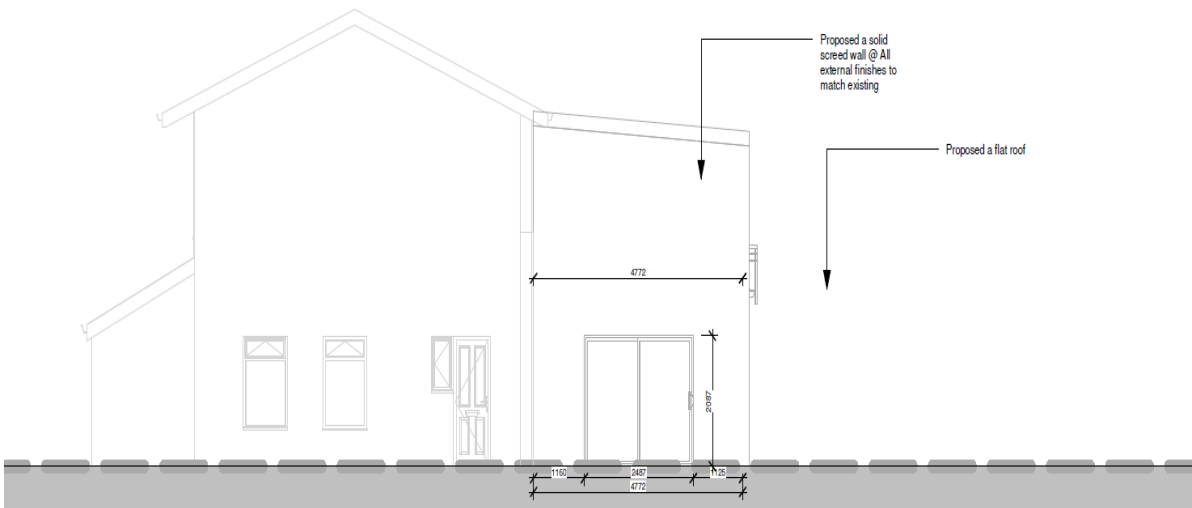
Proposed rear elevation



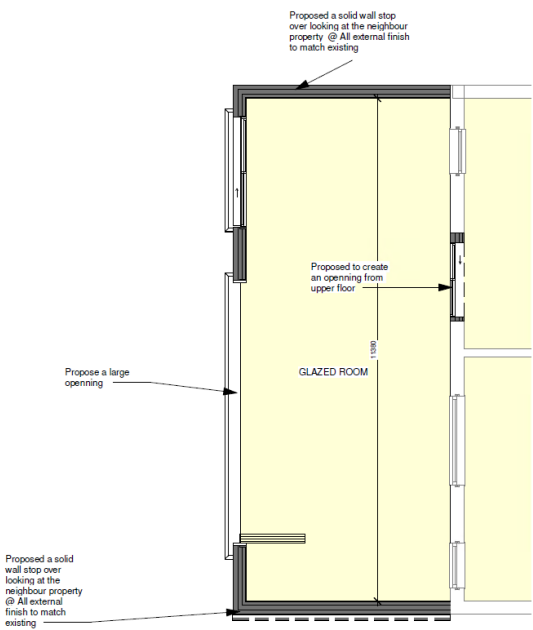
Proposed rear elevation



Proposed side elevation



Proposed first floor (part)



Proposed ground floor

