

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>21/00738/FUL</b>
<b>LOCATION:</b>	<b>12 Hope Street, Beeston, Nottinghamshire, NG9 1DR</b>
<b>PROPOSAL:</b>	<b>Construct two storey side, single/two storey rear and first floor front and front extensions, front and rear dormers, demolish garage and construct detached garage</b>

Councillor J C Patrick has requested that the application is determined by the Planning Committee.

1 Executive Summary

- 1.1 This application seeks planning permission for a two storey side, single/two storey rear, three storey front and first floor front extensions, front and rear dormers, to demolish the existing garage and construct a detached garage.
- 1.2 The dwelling is a detached house situated on the corner with Cyril Avenue (to the south east), to the rear (north east) and side (north west), the property neighbours two bungalows (both detached). There is a detached garage abutting the rear boundary and 2m high fencing wrapping around the highway boundaries. The main built area of the dwelling is situated towards the north west boundary next to the neighbouring bungalow.
- 1.3 It is considered that main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity.
- 1.4 The benefits of the proposal are that it would be extensions to an existing residential dwelling, and would be in accordance with the policies contained within the development plan. This is given significant weight. There would be some impact on neighbour amenity, but this is considered to be 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 proposed development consists of the following: a two storey front, side and rear extension; a first floor extension to the front; a three storey extension to the front (to create fully glazed bay including into the roof); a single storey rear extension; two hipped roof dormers plus a rooflight to the resulting front roof; one flat roof dormer plus two roof lights to the rear roof; and a detached single width garage to the rear. The roof of the building would be altered from a hipped roof to a gable roof. The proposal has been amended during the life of the application.
- 1.2 The two storey element would be set in from the boundary with Cyril Avenue by 3.9m. The extension would project past the existing rear elevation by a depth of 1.7m and would also project forward of the existing front elevation by 1m. The first floor extension to the front, which would be above an existing ground floor extension, would have a depth of 1m, so as to be level with the two storey element.
- 1.3 Also to the front, to the left (south west) and partly in place of the bay to the ground floor, a three storey fully glazed element with a projection of approximately 650mm and having a gable roof front projection would be proposed.
- 1.4 To the rear, a single storey extension with a gable end is proposed to the north east, extension the existing rear element by a further 3m. This would have two rooflights, one to each side.
- 1.5 The roof of the building would be altered from a hipped roof to a gable roof, and the height increased by a maximum of 900mm, from 7.7m on the existing to 8.6m to the proposed. Within the roof, to the front, two hipped roof dormers plus one roof light would be introduced, and to the rear, a centrally positioned flat roof dormer with two roof lights either side are proposed.
- 1.6 Within the rear garden, a detached single width garage, which would have a gable roof, would replace an existing double width garage. Two parking spaces are annotated to the side of the property, perpendicular to Cyril Avenue.
- 1.7 It is proposed that all elevations would be finished in a render treatment, with areas of cladding to between the ground and first floor windows which would be repeated to the front and cheeks of the dormers.
- 1.8 The resulting property would have five bedrooms, an increase of two, and the proposal also includes internal layout alterations.

2 Site and Surroundings

- 2.1 2.1 The existing property is a detached dwelling with a hipped roof. It has a front elevation which in part projects forward of the principal elevation, and a single storey front extension with a pitched roof over. To the rear, part of the rear elevation protrudes past the remainder of the rear elevation. There is a detached double garage to the rear garden, accessed from Cyril Avenue. The building is built of traditional materials, that is, brick and tile, to the rear and side, but has roughcast render to the front and part of the side elevation facing Cyril Avenue.

- 2.2 To the north east of the site, and sharing a common boundary, is 16 Cyril Avenue. This is a detached hipped roof bungalow which is side on to the site. The property is set at a lower ground level than the site, as Cyril Avenue slopes down from Hope Street. There is one small window on the facing elevation, which appears to serve a non-habitable room. A driveway separates the bungalow from the site.
- 2.3 To the north west of the site, also sharing the common boundary, is 14 Hope Street. Again, this is a detached bungalow and has a hipped roof. This is side on to the application site and there is a pedestrian access separating the property from the site. No. 14 has windows in the rear elevation which partly wrap round to the facing side elevation.
- 2.4 To the south west and on the opposite side of Hope Street are 35 and 37 Hope Street, with 35 being the property most directly facing the site. These properties are both large detached two storey dwellings, with no. 37 recently been extended to the site and which has render and cladding similar in style to that proposed at the application site.
- 2.5 To the south east, opposite the site and across the road, are 31 Cyril Avenue, which faces the side of the site, and 10A Hope Street, which, as it is sited on the bend of the road, is side on but at a slight angle to the site. These properties are two storey semi-detached dwellings.
- 2.6 The immediate surroundings are residential properties of a mix of sizes and styles, with differing elevational treatments.

### 3 Relevant Planning History

- 3.1 There is no relevant planning history.

### 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 A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

#### 4.2 **Part 2 Local Plan**

- 4.2.1 The Council adopted the Part 2 Local Plan 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 Consultation

5.1 Seven neighbours were consulted on both the original submission and following the receipt of amended plans, with a further 14 neighbours consulted on the re-consultation. 18 responses were received on the initial consultation, with 2 observations and 17 objections (one both). On the re-consultation, 7 responses were received, with 7 objections/ observations. Comments are as follows:

- Clarification provided to neighbours, when the application was able to be viewed, as they are a neighbouring property, proposed frontage windows and parking intentions. On amended plans query regarding dormer glazing, window sizes and frames.
- Observation clarified the property has been a HMO for about 15-20 years, and there are 3 men living there, but the proposed plans suggest the potential for considerably more tenants leading to an increased level of noise and traffic/ parking problems, they would object - if the application is genuinely for a large family residence then they would have no objections and would welcome the transformation of the current eyesore.

The reasons for objections can be summarised as follows:

- Loss of privacy
  - In relation to the loft conversion, windows and Juliet balconies (the latter now omitted from the scheme).
  - Dwelling is in an elevated position, extending to the third floor will increase this overlooking position.
  - The height increase will cause it to overlook nearby houses.
  - The additional front glazing will result in a loss of privacy for the occupiers and the facing neighbours.
  - The proposed third floor would overlook my back garden
  - The amended plan is worse, as two front dormers have been added, all these windows will look down into our primary living space
- Loss of light
  - In relation to the raised rear roof level and rear dormer roof and impact it will have on neighbouring garden.
  - The raised roof height will result in a loss of early morning sun to the front of our house, which is already dark and cold.
  - We are pleased to see that the original plans have been amended to be less intrusive, with the reduction in the size of the rear dormer and the removal of Juliet balconies, still concerned about the raised roof level and impact that may have
- Design
  - Not in-keeping, as the property is in an elevated position, neighbouring a bungalow.
  - The development would dominate the street scene, and out of character – specifically with the neighbouring bungalows.
  - The building is high enough already, any addition to the roof will make it out-of-keeping with the street scene.
  - The number of extensions would result in a property dominating neighbouring houses. Part of the proposal would show an entire 3 storey gable end, made of glass, approximately 2m off the front highway – exposing these room to passers-by and neighbours, which is inappropriate.

- The proposal would dominate the local area.
- Scale, massing and design of the rear dormer will dominate the existing building and roof.
- The proposal will result in over-crowding and is not in keeping with the area and is clearly over-development.
- Front dormers are not in keeping with the appearance of the area.
- The grey horizontal cladding proposed is not in keeping with the appearance of the area.
- The amended plans do not alleviate previous comments
- Roof height should be as existing, building should be no higher than existing.
- Front gable should not be fully glazed and have similar sized windows to the rest of the house.
- Sense of enclosure
- Parking and highway safety
  - Proposed parking does not appear to be accessible or useable from highway – parking for a five/ six bed dwelling on a street corner may increase kerb parking, off-street parking is inadequate, as there could be up to 12 adults living there (all with cars). This would affect pedestrians and driver safety.
  - A HMO will lead to more traffic and parking is already limited.
  - A mini-car park of parking bays is not in keeping with the area.
  - If a HMO, it may cause noise and disturbance to nearby residents.
  - Vehicles may park nearby and cause problems
  - The potential increase of additional traffic and cars parking at the junction, would be undesirable and potentially unsafe.
  - Dropping the kerb will remove parking for existing neighbours and force people with mobility issues onto the road because of the slope.
  - When people switch to electric cars, neighbours without driveways will need to charge their cars on the street, leading to charging cables running across the pavement – it is unfeasible for the occupiers at no. 12 to charge 6 or more electric cars.
- A HMO is likely to generate significant waste
- Drainage is already under significant strain, any loss of green space will be detrimental to the situation
- Noise and disturbance / maintenance
  - Periods of multiple occupancy under a current absentee landlord have led to nocturnal noise disturbance and criminal activity with the police involved.
  - The property has been neglected and operating as a HMO, affecting its appearance and anti-social behaviour. There is no reason to believe that that would change in the future. There is a danger that a 12-bed HMO will increase noise and disturbance.
  - The site was previously a HMO, with a history of failing to manage noise and disturbance.
- Compliance with local and national planning policies
  - Believe the intention is to become a HMO (local policy in relation to the Article 4 in Beeston covers this).
  - A recent application (nearby), was not allowed to raise the roof height, if being consistent this proposal should also not be permitted to raise the roof height.
  - The proposal is not compliant with Policy 10 of the Aligned Core Strategy and Policy 17 of the Part 2 Local Plan.
- The proposal would impact adversely on local residents for the financial benefit of one person, who appears not to be local
- Other Matters

- Concern that the property is designed as a house of multiple occupancy (HMO).
- The proposal should be subject to an S106 agreement forbidding a HMO operating from the property.
- If a HMO:
  - An acoustic survey is completed to assess the level of noise impact expected.
  - A Beeston management agent with a shop front is appointed and all Hope St, Cyril Ave residents leafleted to make them aware who this is whenever the agent changes.
  - The tenant agreement to contain a clause forbidding noise after 11pm.
  - The tenant agreement to contain a clause forbidding them bringing a car inside Broxtowe Borough Council boundaries.
  - No on-road parking – tenants must not own a car
- The proposal is clearly proposed to be a HMO.
- There are restrictions in Nottingham City and other parts of Beeston restricting HMO's, this is clearly pushing the problem into family residential area.
- Current tenants run a bulky waste removal company from property.
- Plans are insufficient to allow a proper comparison between the existing house and the proposed extension.
- The front glazing will result in excessive light pollution, which is not good for wildlife.
- A small family development would be much better for the area.
- Tidying/ development of this site into a family home is an excellent idea, but the current plans are not proportionate.
- The property is clearly in need of improvement work to improve its unkempt state and would be welcomed but should be a reasonable size and fit appropriately onto this plot.
- Want to see the re-development of the plot, in keeping with other houses as a family home, retaining a garden area.

## 6 Assessment

6.1 The main issues for consideration are the design of the extensions and the impact on neighbour amenity.

### 6.2 **Principle**

6.2.1 The principle of development to residential properties is acceptable subject to the following matters.

### 6.3 **Design and Layout**

6.3.1 In terms of mass and scale, it is considered that the extensions do not represent a disproportionate addition as the proposal would not be significantly further forward than the existing building. Whilst the ridge height would increase by 0.9m, this would be seen within the context of a sloping street scene where there is a mixture of property types and changing roof heights and in an immediate neighbourhood where bungalows are intermingled between houses of various heights and styles, some with just a minimal gap between boundaries. Whilst the fully glazed three storey element is a departure from the general design and style of the immediate

buildings, it is considered that this addition, being a contemporary addition, would be in keeping with the overall character of the resulting building. The extended frontage, gable roof and resultant height increase are therefore considered to be acceptable.

- 6.3.2 It is considered that the two storey side extension, by virtue of it facing the public highway, would not result in a terraced or cramped affect and is therefore acceptable in terms of scale and massing, as is the two storey rear element.
- 6.3.3 The single storey rear extension would not be disproportionate as it would be single storey, with a rear facing gable roof, and it would have a lower eaves height (2.9m), towards the side boundary with no. 14. It would have a length of 3m and situated to the rear of the original rear elevation. Therefore, it is considered to be of a suitable scale and massing.
- 6.3.4 The front dormers are considered to not dominate the roof slope, as they are separate (to minimise impact), set below the main ridge height, off the front eaves and off the sides of the roof. Therefore, the front dormers are considered acceptable.
- 6.3.5 The rear dormer has been set below the main ridge height and in from the eaves, and is positioned toward the centre of the roof. Therefore, it is considered that the dormer would not dominate the roof slope.
- 6.3.6 The proposed single garage would replace an existing double garage and therefore would have a smaller footprint. It would have a pitched roof and be located 3.4m off the boundary with Cyril Avenue as per the existing arrangement, and adjacent to the common boundary with no. 16 Cyril Avenue as per existing. Therefore, the proposed garage is considered acceptable in terms of design and position within the site.
- 6.3.7 The development has been designed to provide improved internal amenity and additional bedroom space for the occupiers. Whilst this would result in a change to the external appearance of the property, which would have a visual impact on the existing character of the property and area, this would be deemed acceptable given that nearby properties, for example no. 37 Hope Street, have been extended to make a larger detached home and have had the same elevational treatments as proposed at no. 12. The property has changed relatively little since it was built, except for a single storey front extension and the detached double garage, and it is considered that the development would give the dwelling the facilities to provide a home for lifetime living, would improve access to the garden and replace a relatively large rundown garage. It is considered that the proposed design would add to the prevailing individual character of dwellings and the extended dwelling would be no further forward than the existing building and as such would not result in harm to the street scene or to the wider area.
- 6.3.8 The proposed materials are an off-white render finish (including to the existing brick), grey horizontal cladding (to the dormers face and cheeks and between the front windows), and Marley plain concrete tiles which are similar to existing. These materials are considered acceptable as there is render on a number of properties on Hope Street and surrounding streets, and the use of render provides an efficient form of insulation. It is recommended that the details of the materials will be conditioned, including the render colour.

## 6.4 Neighbour Amenity

- 6.4.1 For the future occupiers, it is considered that the remodelled internal area would provide generous room sizes with access to facilities on all floors and ground floor space to fulfil the needs for a lifetime home, and access to natural light and outlook for all habitable rooms. With the removal of the double garage (replaced with a single garage), it is considered that a sufficient level of outside amenity space would be retained and made available to the rear of the proposed rear extension and between the two-storey extension and garage.
- 6.4.2 No.16 Cyril Avenue is a bungalow which is side on to the site and abuts the sites' rear garden. There is a drop in ground level to this property, but this results in providing some privacy within their garden (as existing). In relation to the proposal, the garage would replace an existing larger garage which is situated next to no. 16's side boundary, therefore the situation would not be significantly different to the existing situation. The single storey rear extension would be a depth of 3m and would retain a gap of 4.1m to the common boundary with no. 16, therefore due to the level difference there may be some impact on privacy within no. 16's rear garden, this would not be considered significant enough to warrant refusal on this matter alone. The two-storey rear part of the proposal would be level with the existing rear elevation and face the side elevation of no. 16, which would have the site's proposed garage as an intervening structure. There are no habitable room windows in the facing elevation of no. 16. The increased roof height and introduction of a rear dormer, which have been amended during the course of the application, would be to the centre of the roof slope, with both the rooflight and first dormer window (directly facing no. 16's rear garden) shown to be obscurely glazed. Other parts of the proposal would be located away from no. 16. Therefore, it is considered that the proposal would have no significant impact on 16 Cyril Avenue.
- 6.4.3 With regard to 14 Hope Street, the three storey gable frontage would be no further forward than the ground floor bay it would replace and would be 1.8m off the boundary with this property. The roof height increase to the main part of the dwelling would have the same eaves height as the existing dwelling. The single storey rear extension would have a depth of 3m. 14 Hope Street has glazing in the side elevation facing the site, but this is part of a sunroom which has glazing that wraps round to the rear elevation to provide light from both aspects and in any case the rear extension, which is the closest element to these windows, would not extend beyond no. 14's rear elevation. Other parts of the proposal would be situated off this boundary. Whilst there would be an increase in the overall size and scale of the resulting dwelling, it is already a detached house situated next to a bungalow, and as such it is considered that this development would not significantly change this characteristic and it is therefore considered that the proposal would have no significant impact on no. 14 in terms of loss of light, outlook or privacy.
- 6.4.4 Beyond no. 16 Cyril Avenue and 14 Hope Street's rear gardens, the proposal would be looking toward rear gardens of 12 and 14 Cyril Avenue. As noted above, the dormer has been relocated following amended plans, with obscurely glazed windows included, to the south east of the roof, to face side elevations and Cyril Avenue. Therefore, it is considered the proposal would have no significant impact on other properties to the rear.



- 6.4.5 Facing the site, to the front, are 35 and 37 Hope Street, with the site being directly opposite no. 35. The three-storey gable frontage, first floor front and side extensions would be no further forward than existing, retaining a gap of between 2.4m to 2.8m to the front boundary and therefore similar to neighbouring properties. The proposed two front dormers would be set up from the eaves of the roof. Other parts of the proposal (that is, the rear extensions) would be located away from this boundary. Whilst there would be an increase in both the number and size of window openings on the front elevation (with some relatively large glazing), this would be considered acceptable given the location facing the street scene where there is an expectation of windows, with properties facing each other and the prevailing highway and front gardens in between. Therefore, whilst it is understandable due to the accumulative nature of the development that there may be some impact on privacy, it is considered that the impact would not be so significant so as to warrant a refusal.
- 6.4.6 In relation to neighbouring properties on the opposite side of Cyril Avenue, to the south east of the site, it is considered that the proposal would have no significant impact in terms of amenity, as the two-storey side extension would be situated 3.8m off the side boundary. There would be no windows proposed in the side elevation of the two storey side extension, facing the properties opposite. The replacement garage would be smaller than its predecessor and situated 3.4m off the highway (similar to the existing garage). Other parts of the proposal would be situated away from this boundary.

## **6.5 Access**

- 6.5.1 The dwelling would have five bedrooms which would be an increase from the existing three bedrooms. There would be additional hard-standing to the side (with Cyril Avenue) which could potentially provide two parking spaces. Whilst the garage would be replaced with a single garage, the resulting gap to the public highway, which would be retained at 3.4m, cannot be considered a parking space. The area is not subject to parking restrictions and many properties have access to off-street parking, therefore it is considered that there is sufficient parking provision available and that the proposal would not result in significant detriment to highway safety or undue pressure for on street parking.
- 6.5.2 As limited information has been provided on the parking spaces, standard highway conditions will be included in respect of hard-surfacing and drainage. As there is a current boundary treatment (2m high fence), between the proposed parking spaces and the highway, the current dropped kerb (to the rear), is likely to be used and as such a note to applicant will be included for them to contact Nottinghamshire County Council Highway should they need to apply for a further dropped kerb. The dropped kerb would then need to be constructed to highway standards.
- 6.5.3 In relation to comments made, it would be considered unreasonable to restrict car usage levels, ownership or a dropped kerb and likely future electric car use – when other neighbouring dwellings, some with five bedrooms, do not have the same restrictions. Parking and obstruction of the highway, should this occur, can be reported to Nottinghamshire County Council Highways.

## 6.6 Other Matters

- 6.6.1 **HMO** - It is acknowledged that due to previous issues, the use of the property as a House in Multiple Occupation is a concern for neighbouring residents. No application for a HMO has been made, and as such the application would be considered on the proposal as submitted, which is for a residential use and for built development.
- 6.6.2 **Article 4** - The site would not fall within the area identified by the Council for inclusion on the Article 4 area.
- 6.6.3 **Light pollution & wildlife** - The property is within a built-up residential area, with no specific constraints in relation to wildlife (except for legislation for the protection of certain species), and as such it is considered that the proposal would have no greater impact on biodiversity than any other residential dwelling in the immediate area, which is a well-lit urban environment.
- 6.6.4 **Alleged use of the property as a business** - This matter is currently being investigated by the Enforcement Team, however as the proposal is for domestic extensions only, with no reference to business use, the concern would not be a material planning consideration in the determination of this application.
- 6.6.5 **Clear plans** - The description has been changed to more fully reflect the proposal as amended and a re-consultation has taken place of adjoining neighbours (and neighbours opposite). As such it is considered that the Council has carried out its legal requirement for a neighbour consultation and that the plans as submitted are satisfactorily annotated so as to be able to be appropriately assessed.
- 6.6.6 **Drainage** - Any future drainage issues such as blocked drains should be reported to Severn Trent. A condition will also be included for the driveway to be constructed as to prevent the discharge of water onto the public highway.
- 6.6.7 **Previous planning permission** - The granting of planning permission for one site does not automatically set a precedent for future development. Planning applications would be considered on their own merit and in the context of the site in which they are located.
- 6.6.8 **Financial gain** - and whether the applicant is local is not a material consideration.
- 6.6.9 **Development in general** - It is noted that neighbours welcome some form of development in approving the current rundown nature of the site and dwelling, but it is also noted that the property has had little development work in the preceding years. Therefore, whilst piecemeal development or a more minor proposal may be acceptable, and may result in a less cramped development and have less impact on neighbour amenity, it is considered that it would be unreasonable to refuse planning permission for a development which otherwise is considered to accord with the aims of the policies in the adopted local plans. In regard to any adverse impact on neighbours, a note to applicant will be included reminding them of their responsibilities in respect of hours of construction, in order to safeguard the amenity of residents in terms of noise and disturbance, and given the relatively quiet surroundings.

7 Planning Balance

7.1 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The negative impacts would be some impact on privacy to no. 16 Cyril Avenue from the single storey rear extension. Notwithstanding this, the benefits are considered to outweigh any negatives of the scheme.

8 Conclusion

8.1 Overall, it is considered that the proposal is acceptable, complies with Local Plan policy and the NPPF and that conditional planning permission should be granted.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b>  <b><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></b>
<b>2.</b>	<b>The development hereby permitted shall be carried out in accordance with the Site Location plan and drawing numbers A101 and A102 received by the Local Planning Authority on 10 January 2022.</b>  <b><i>Reason: For the avoidance of doubt.</i></b>
<b>3.</b>	<b>No above ground works shall be carried out until details of the manufacturer, type and colour of the materials to be used in the facing elevations and the roof have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</b>  <b><i>Reason: To ensure a satisfactory standard of external appearance and 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></b>
<b>4.</b>	<b>No part of the development hereby permitted shall be brought into use until the extended driveway has been surfaced in a hard-bound material (not loose gravel). The surfaced drive / parking area shall then be maintained in such hard-bound material for the lifetime of the development.</b>  <b><i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></b>

5.	<p>No part of the development hereby permitted shall be brought into use until the extended driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking area to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.</p> <p><i>Reason: In the interests of highway safety and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
6.	<p>The rooflight and rear dormer window (on the north west part of the rear roof), labelled as obscure windows on drawing no. A102 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 any opening elements shall be a minimum of 1.7m above floor level. Both windows shall be retained in this form for the lifetime of the development.</p> <p><i>Reason: In the interests of privacy and amenity for nearby residents and 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>
	<p><b>NOTES TO APPLICANT</b></p>
1.	<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>
2.	<p>Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.</p>
3.	<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. Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>
4.	<p>The development would make it necessary to construct a vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highways Authority. You are therefore required to contact the County Council's Customer Services on tel: 0300 500 80 80 to arrange for these works to be carried out.</p>
5.	<p>The highway (footpath) adjacent to the site should remain open and unobstructed. Vehicles should not be parked on the footpath or materials unloaded or stored on the footpath so as to obstruct the path and no disturbance should occur to the surface of the public highway.</p>

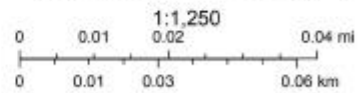
Site Map

12 Hope Street, Beeston



2/21/2022, 10:48:18 AM

 Site





Photographs



Front (south west) and side (north west) elevations.



Front (south west) elevation.



Front boundary with no. 14.



South eastern boundary with Cyril Avenue.



Boundary with no. 16 Cyril Avenue. and rear (north east) elevation.



Rear (north east) elevation, view from 16 Cyril Avenue.



To front, no. 35 (extended).



To front, no. 37 (extended and rendered).



Rear boundary and side elevation of no. 14 Hope Street



Rear (north east) elevation.



Side (south east) elevation, viewed from Cyril Avenue.



**Plans (not to scale)**

