

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>21/01005/FUL</b>
<b>LOCATION:</b>	<b>116 Derby Road, Bramcote, Nottinghamshire, NG9 3HP</b>
<b>PROPOSAL:</b>	<b>Construct two storey side/rear extension, dormer to rear elevation and detached outbuilding ancillary to main dwelling</b>

Councillor D K Watts 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 and rear extension, a dormer to the rear elevation and a detached outbuilding ancillary to the main dwelling.
- 1.2 The dwelling is a detached two storey house situated along the A52 trunk road (Derby Road), to the side of the rear garden (west) are the rear of properties on Moor Lane and to the rear (north), properties on Arundel Drive. Immediate neighbours and surrounding properties are generally two-storey detached houses (with some relatively large bungalow in-between). There is a garage/ store abutting the boundary with no. 114 (to the east) and evergreens/ trees within the rear garden, forming a continuous line around the perimeter of the rear boundaries. The existing dwelling has a relatively unique (art deco) design, when compared to neighbouring property styles.
- 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, would be in accordance with the policies contained within the development plan and have no significant impact on neighbour amenity. There are no significant negative impacts.
- 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 proposal is to construct a two storey side and rear extension, a dormer to the rear elevation and a detached outbuilding ancillary to the main dwelling. The two storey side and rear extension would be situated behind the existing front elevation and replace the existing detached garage / store. It would be situated adjacent to the boundary with no. 114, which is to the east, and connect to the side of the existing dwelling by way of a connecting two storey structure. Facing the front, the extension would have a hip roof and facing the rear the roof would have gable ends. It would have an eaves height of 4.8m and an overall height of 6.9m. The extension would have a width of 4.4m at the front and 5m at the rear (with the rear connecting element having a width of 2.9m). The front elevation would have a garage door to the ground floor level, and windows to the first floor. To the side (east) elevation four roof lights are proposed. To the rear elevation there would be a window and French door on the ground floor and glazing up to the eaves on the first floor, which would incorporate a Juliet balcony. On the side (west) elevation, there would be bi-fold doors on the ground floor and windows on the first floor, with a total of six roof lights.
- 1.2 On the existing rear roof slope there would be a small pitched roof dormer, level with the main roof ridge and set in from the roof eaves. It would have a window and glazing up to the eaves.
- 1.3 The dwelling would have six bedrooms overall (currently four bedrooms) and internally, there would be layout changes to connect the proposed two-storey extension to the existing. There would also be an additional bedroom in the self-contained accommodation provided in the outbuilding.
- 1.4 The proposed outbuilding would be located to the rear of the rear garden and would have a mono-pitched roof with a maximum height of 2.6m. It would measure 4.5m by 6.5m. Facing toward the rear elevation of the dwelling there would be two sets of bi-fold doors. There would be a window to each side elevation. The outbuilding would have one bedroom with self-contained facilities.
- 1.5 During the course of the application, amendments were received providing clarification of proposed tree removal, this being only one tree.

2 Site and Surroundings

- 2.1 The property is a detached house with a hip roof, with red tiles. The building has an art deco style and a coarse white render finish. Abutting the side / rear boundary with no. 114 there is a detached hip roof garage. To the rear elevation, there is a flat roofed single storey element and a conservatory. The single storey element and ground floor elevation have a panelling finish. The rear garden is landscaped with raised patio areas.
- 2.2 The site is relatively flat.
- 2.3 At the front, there is a gravel driveway, open to the A52 (with space for six vehicles) and two trees. The front boundary to Derby Road has a wall with fencing above (2m high). Along the boundary with no. 114, from the front, there is a wall (with fencing above) 1.6m high, the site outbuilding and 114's side extension, then a 2m

high fence with hedging. There is 1.8m – 2m high fencing with no. 118. Within the site, there are trees and evergreen trees (up to 5m high) around the perimeter of the rear garden.

- 2.4 No. 114 is a detached house situated to the east of the site and has rear / side single storey extension next to the boundary with no. 116. There is an outbuilding in the rear garden, a single storey side extension (along the boundary with no. 112) and double garage forward of the front elevation.). On the side elevation (facing the site), there is a window on the first floor which has clear glazing.
- 2.5 No. 118 is a detached house (situated to the west), On the side elevation, facing the site, there is a window on the ground floor which is obscurely glazed. This site currently has planning permission for a two-storey rear extension (ref. 21/00607/FUL), and this would be situated near the boundary with no. 116.
- 2.6 The rear garden is relatively generous and bounds the rear of neighbours on Moor Lane and Arundel Drive, as well as the rear gardens of 114 and 118 Derby Road, to either side.

### 3 Relevant Planning History

- 3.1 There is no relevant planning history post 1974.

### 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 Nine neighbours were consulted on the application, with 3 responses received, one objection in relation to tree removal, loss of privacy and proposal being out of keeping. One raising no objection and one observation wanting clarification on tree felling (in relation to the outbuilding) and potential loss of privacy (in relation to the seating area being provided internally at first floor).

## 6 Assessment

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

### 6.2 **Design**

6.2.1 In terms of mass and scale, it is considered that the development does not represent a disproportionate addition as the two storey side / rear extension would be situated in a similar position to the existing garage / store that it would replace (7.9m behind the front elevation) and it would be on the boundary as per the existing, with a hip to the front and a roof set down below the main ridge height of 2.2m. It would extend 2.5m further to the rear than the existing garage.

6.2.2 Due to the roof of the proposed two-storey side / rear extension being set down from the main roof and set back from the front elevation, within, it is also considered not to cause a terraced or cramped effect within the street scene.

6.2.3 The rear dormer would have a gable roof at the same height as the main roof, but with its eaves set below the main ridge height. It would be a single window dormer, set in from the sides of the roof and the roof eaves. Due to this it is considered that the dormer would not dominate the roof.

6.2.4 The outbuilding would be single storey, at a height of 2.4m to 2.6m and situated to the rear of the garden adjoining the north boundary. The garden is considered relatively large and this would be constructed on an existing lawned area. Overall the mass and scale of the proposal is considered to be acceptable.

6.2.5 No information has been supplied in relation to the level of use for the outbuilding. Therefore, because the plot is not suitable for a separate dwelling, it is considered reasonable and necessary to include a note to applicant to state the outbuilding shall be occupied in association with the existing dwelling and shall not be a separate unit of accommodation.

6.2.6 The development has been designed to provide an improved internal layout and additional bedroom space for the occupiers. The proposal would provide a suitably designed extension subservient to the main dwelling, with a dormer reflecting the gable roofs of the proposed extension (facing into the rear garden). The outbuilding is of an appropriate design for a detached single storey structure to the rear of a garden. Therefore, the proposed design is considered acceptable and would not result in harm to the street scene, given its position to the rear of the site.

6.2.7 The proposed materials are to match the existing walls and roof with smooth render and tiles, which is considered acceptable as there is render on the existing property. The materials will be conditioned to match existing.

6.2.8 In regards to the outbuilding, this would be of a cabin design (example provided), with a timber cladding. Materials will not be conditioned for the outbuilding, as it is single storey and it is considered that it would have limited visual appearance outside the site.



### 6.3 Amenity

- 6.3.1 For the occupiers, it is considered that the development would provide generous room sizes with access to facilities on all floors, ground floor space to fulfil the needs for a lifetime home, and access to natural light and outlook for all habitable rooms. Whilst there would be an increase in the footprint of the dwelling and an outbuilding, the garden is considered a relatively generous size and would retain a good level of outside amenity space and would not represent an over-development of the site.
- 6.3.2 The proposal is considered to have no significant impact on no.114, due to the presence of the single storey extension of no. 114 directly adjacent to the common boundary which provides a gap between the two sites. The dormer would be to the main rear roof slope and face the rear garden, with the outbuilding to the rear of the rear garden, single storey and facing back into the rear garden, and a significant distance away from the habitable room windows of no. 114.
- 6.3.3 The proposal is considered to have no significant impact on no. 118 because the main element of the development would be situated to the opposite boundary. The proposed outbuilding to the rear of the rear garden, and the rear dormer set in off the side of the roof would not have a significant impact on neighbour amenity. The two-storey side extension would have first floor glazing facing the common boundary to 118, but this would be facing within the sites garden and 12.5m off the side boundary, and not directly face habitable room windows within no. 118's dwelling. It should be noted that no. 118 also has planning permission for a two storey rear extension which, if built, would provide further privacy.
- 6.3.4 Beyond no. 118, the proposal would be facing rear gardens of no's 2, 4 and 6 Moor Lane, but due to the distance (over 12.5m to the nearest rear boundary fence, measured from the proposed two-storey rear elevation) and the orientation (no. 2 is the only directly facing neighbour and that is a bungalow and beyond no. 118's garden), the two-storey part of the proposal is considered to have no significant impact on neighbours on Moor Lane in terms of privacy or outlook. The rear dormer would be facing north into the rear garden and the outbuilding would be single storey (with a mono-pitched roof), therefore they are considered to have no

significant impact on neighbour amenity to the occupiers of properties on Moor Lane.

6.3.5 To the rear, the two-storey part of the proposal would be situated 34m from the rear boundary, with the rear dormer no further to the rear than the existing dwelling, whilst the outbuilding would be situated near the rear boundary, it would be single storey and face bank in the site's rear garden. Therefore, it is considered that the proposal would have no significant impact on neighbours to the rear of the site, on Arundel Drive.

6.3.6 Derby Road (which is a trunk road) provides a buffer between the site and the dwellings opposite, to the south of Derby Road and therefore relatively wide. No part of the proposal would be forward of the existing as such it is considered there would be no significant impact to these neighbouring properties.

6.3.7 Whilst it is possible that there may be some limited noise from the use of the outbuilding, when it is in use, it is not considered that this would be excessive, if used for domestic purposes and in association with the main dwelling. It is further noted that the outbuilding is located away from the main buildings of the adjacent properties and that some domestic noise from activities within gardens and from use of outbuildings is expected.

#### **6.4 Other Matters**

6.4.1 In relation to comments made about likely tree removal, the agent submitted amended plans to help clarify the extent of tree removal, which confirmed that one tree is proposed to be removed as part of the development, whilst retaining all other trees adjacent to the boundaries. This would be to the rear of the existing garage, by the boundary with no. 114. The trees are not protected by a Tree Preservation Order or the site within a Conservation Area, so the trees have no further protection on them. Notwithstanding this, it is considered that, should all the trees be removed, impact on neighbour amenity from the development would not be assessed any differently to that outlined in the above paragraphs in that the proposal would still be found to have no significant impact on neighbour amenity.

#### **7 Planning Balance**

7.1 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would be in accordance with the policies contained within the development plan and have no significant impact on neighbour amenity. There are no significant negative impacts to consider, and therefore the scheme is considered acceptable.

#### **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.

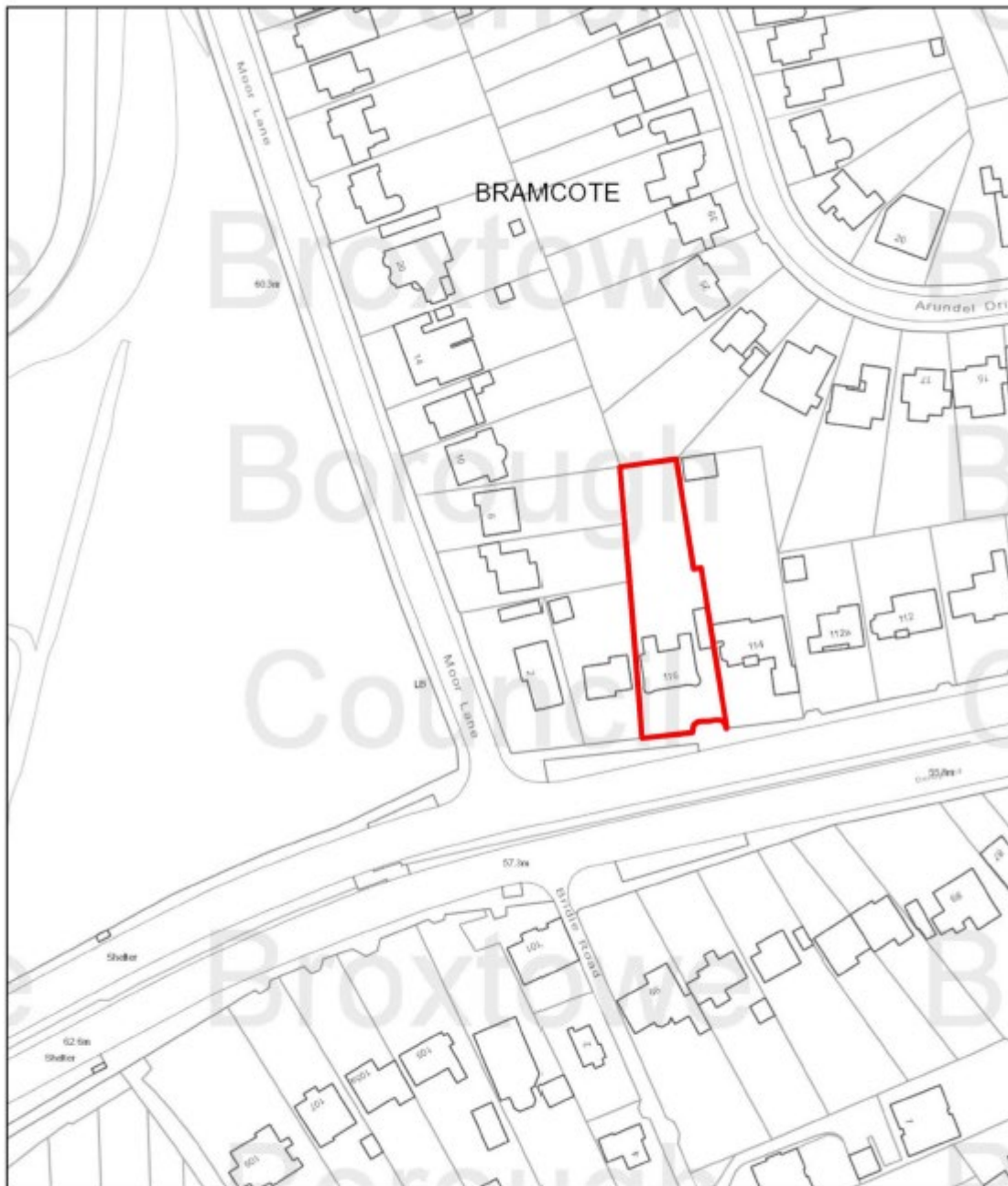
<b><u>Recommendation</u></b>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply 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 drawing numbers D101 – 08/11/2021 (Outbuilding Plans and Elevations) and D101 – 08/11/2021 (Proposed Floor Plans) received by the Local Planning Authority on 10 January 2022, D201 – 08/11/2021 received by the Local Planning Authority on 12 January 2022 and D301 – 08/11/2021 and D302 – 08/11/2021 received by the Local Planning Authority on 18 February 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The extensions to the dwelling hereby permitted shall be constructed using render and tiles to match the existing building.</p> <p><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></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: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a>
3.	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.

<b>4.</b>	<b>The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 116 Derby Road, Bramcote, Nottinghamshire, NG9 3HP.</b>
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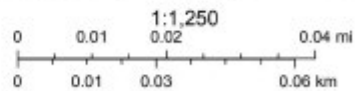
Site Map

116 Derby Road, Bramcote



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 Site



Photographs



Front (south) and side (east) elevations.



Rear (north) elevation.



boundary with no. 114.



Site's outbuilding and no. 114 in background.



Boundary with no. 114 and site outbuilding.



Boundary with no. 114 and rear (facing north east).





Rear boundary.



Boundary with no. 118 (facing north west and towards Moor Lane).



Boundary with no. 114.



Site outbuilding and no. 114's store.



Front boundary with no. 118.



Front boundary with no. 118.



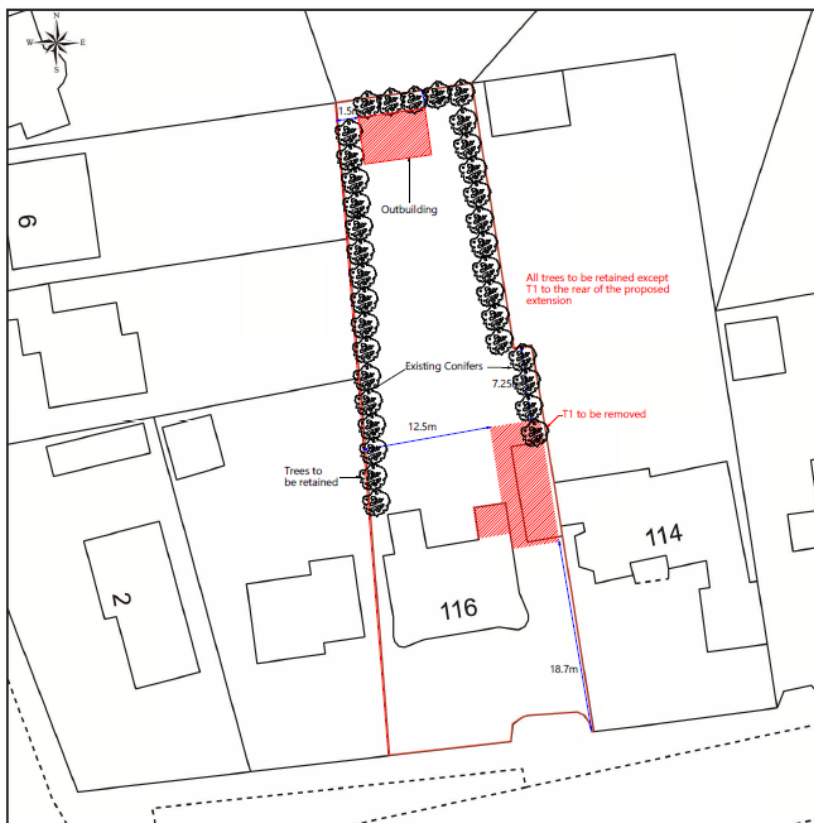


Front boundary with no. 114.

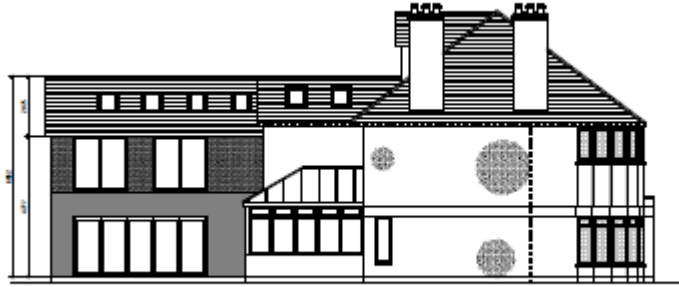
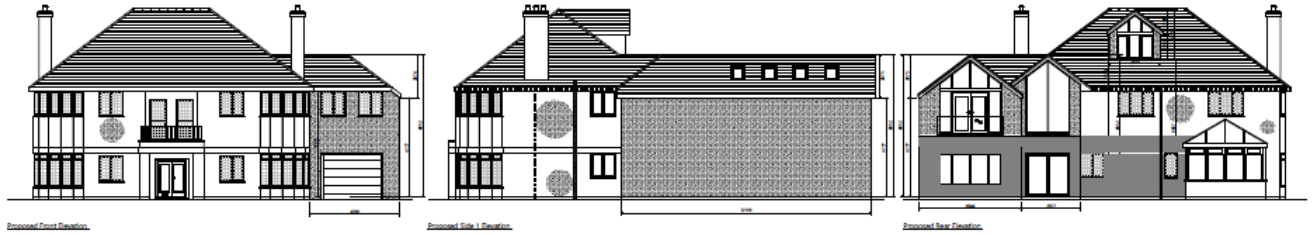


Access from Derby Road.

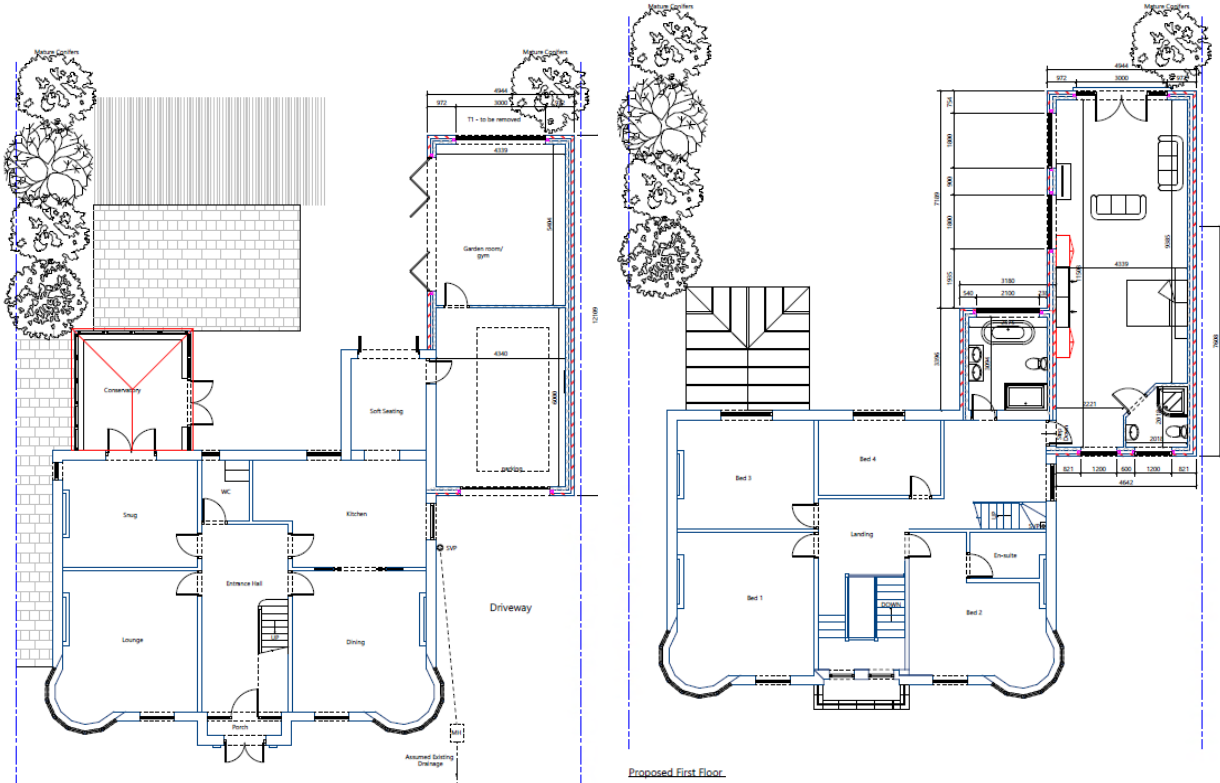
**Plans (not to scale)**



Proposed Block Plan and retained trees (including T1 to be removed)

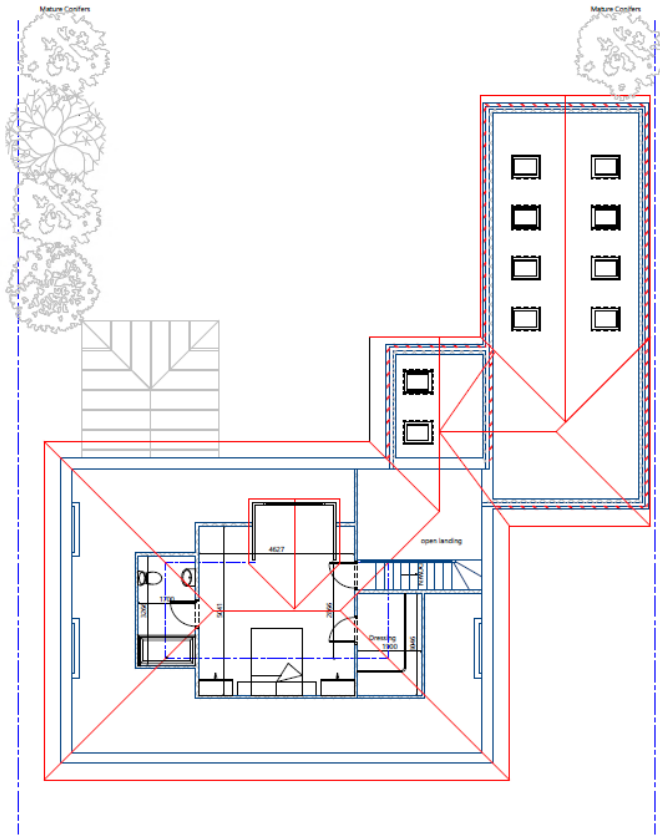


Proposed Side 2 Elevation



Proposed Ground Floor

Proposed First Floor



Proposed Loft Floor