

Report of the Chief Executive

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

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 2 February 2022 with a recommendation to grant conditional planning permission. Members deferred making a decision on the application to allow for consideration reduce the impact on neighbours at the northern boundary.
- 1.2 In response to the decision at the previous planning committee the agent has amended the plans to reduce the size of the extension at first floor and proposes a single storey extension to the ground floor.
- 1.3 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 part single storey and part 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. This will have a pitched roof sloping away from the side elevation. at the single storey element would have a minimum height of 2.9 metres rising to 3.5 metres where it meets the existing extension and will have a length of 5 metres, being level with the existing. The first floor extension will be built directly above the existing ground floor extension to match its existing width and length. It will be 9.1 metres wide, 4.7 metres long and 2.5 metres in height when measured from the roof of the existing ground floor extension. The total height of the rear extension will be 5.6 metres and will join with the existing roof, having a slight downward slope toward the garden.
- 1.3 Sliding doors will be added to the proposed single storey part of the rear extension in the rear facing elevation at ground floor level. The first floor will replicate the sliding doors that currently exist on the ground floor rear elevation and will form one large Juliette balcony. There will be no windows on the north or south elevation at first floor level, or in the ground floor north elevation.
- 1.4 The roof tiles, brick walls and windows and doors will be constructed in materials to match the existing extension and remainder of house.

2 Re-consultation

- 2.1 As the plans were amended the neighbours were given a period of 7 days to comment on the amended plans. Any responses received will be reported at committee.

3 Appraisal

- 3.1 It remains the consideration that the proposed rear extension is not considered to result in an unacceptable loss of amenity for neighbouring residents. The extension has enough distance from the boundary to avoid blocking out natural light to the neighbours, whose houses are distanced enough to avoid shadowing. These amended plans have reduced the width of the first floor extension in order to further reduce the potential for loss of natural light and visual impact of this extension on neighbouring amenity. There will be no impact on privacy as the windows are facing away from neighbouring properties and there will be no windows or doors in the side elevations. Overall, the proposal is not considered to be harmful to the street scene or out of keeping with the character of the area.

4 Planning Balance

4.1 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.

4.2 The negative impacts are that the proposal would have an impact on the views from some properties however it is considered that this would not be significant, following the amendments to the proposal, and would not be sufficient to outweigh the benefits of the proposal.

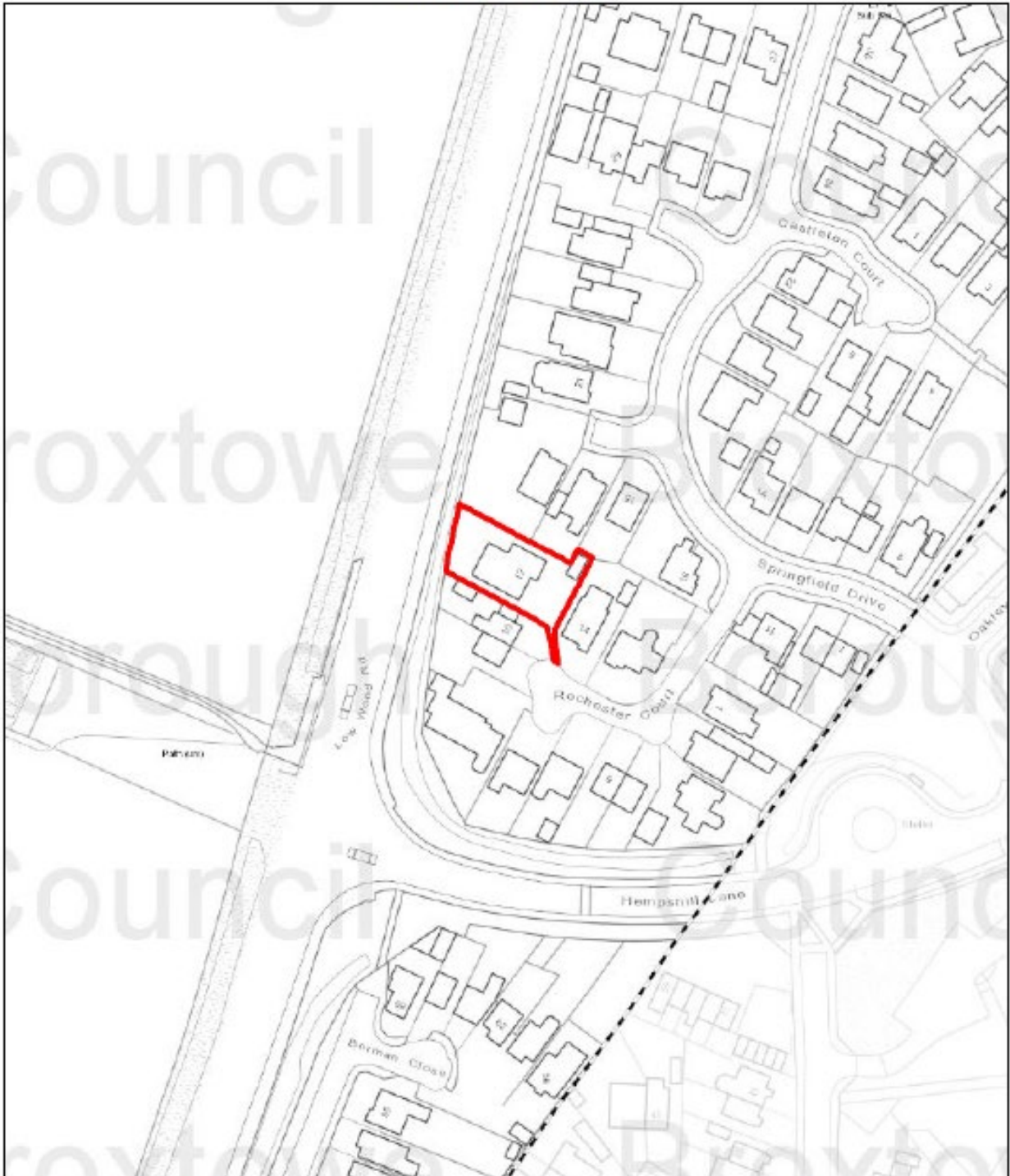
5 Conclusion

5.1 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.


<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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>
2.	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 04/03/2021. <i>Reason: For the avoidance of doubt.</i>
3.	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. <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>
	NOTES TO APPLICANT
1.	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.

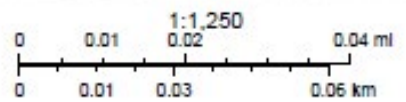
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available 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



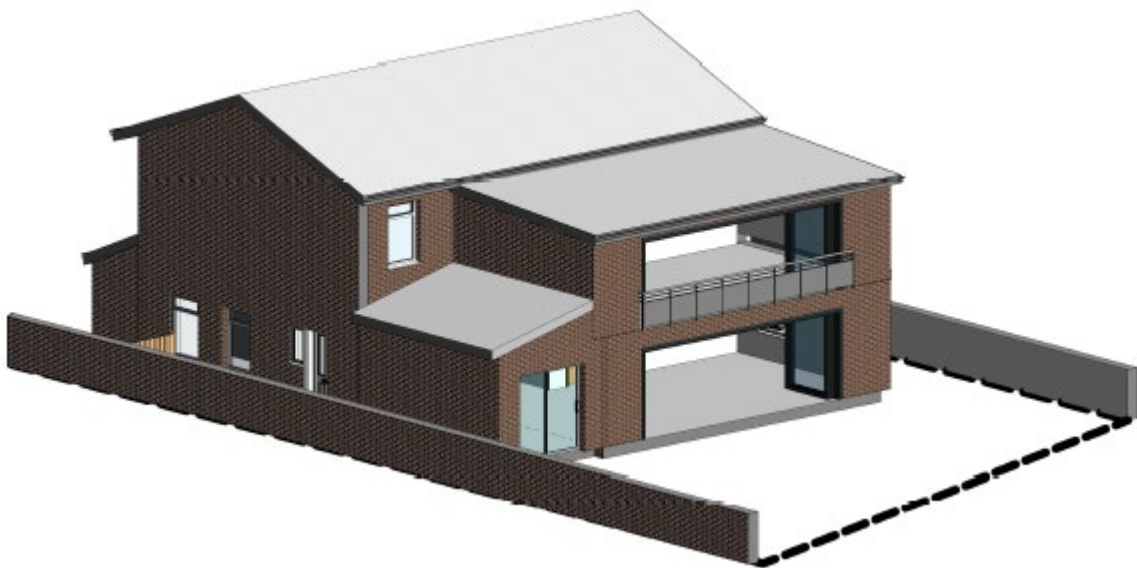
Northern border and garden

Plans (not to scale)

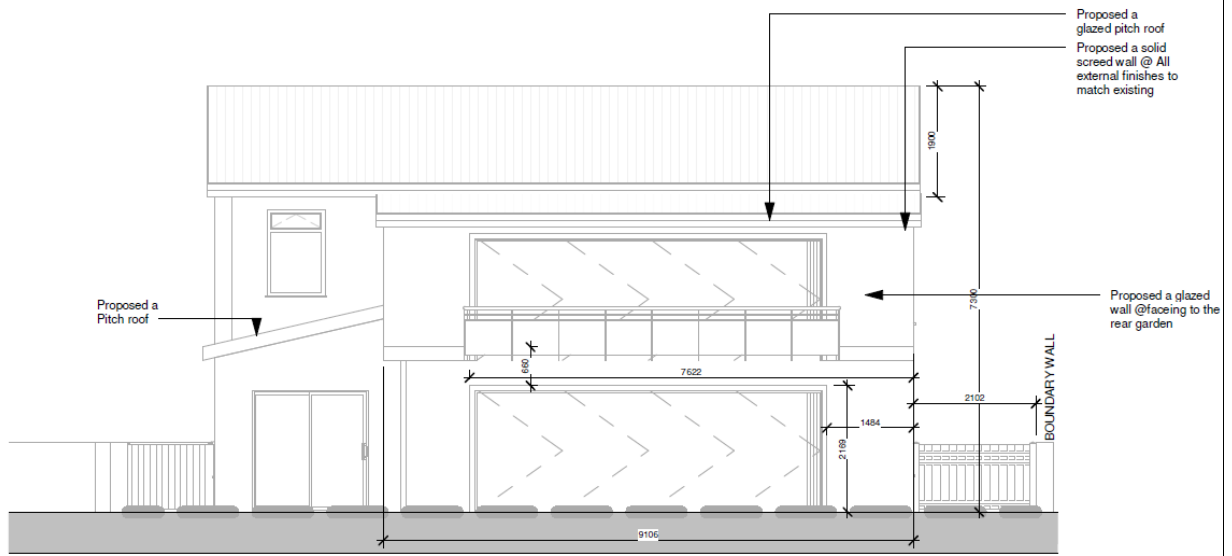
Front elevation



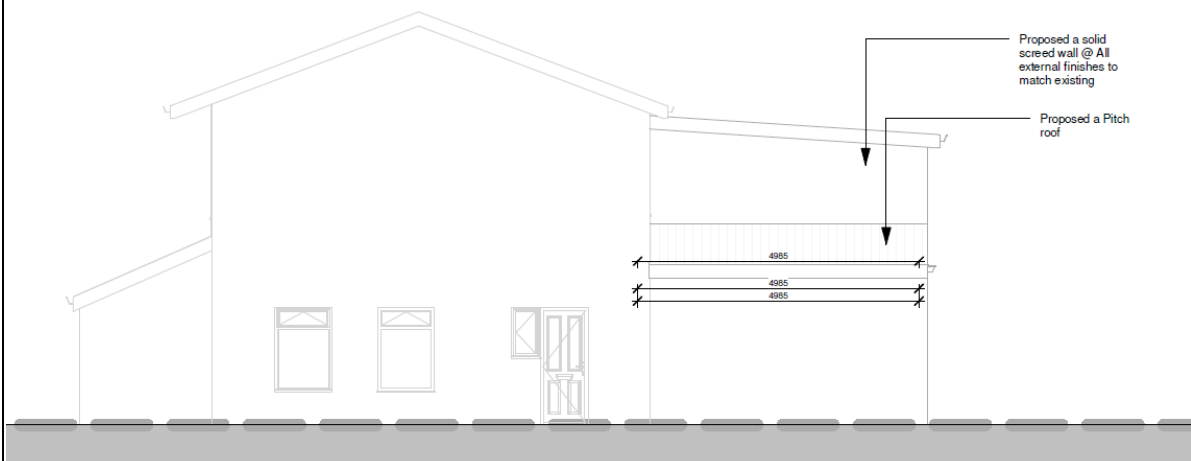
Proposed rear elevation



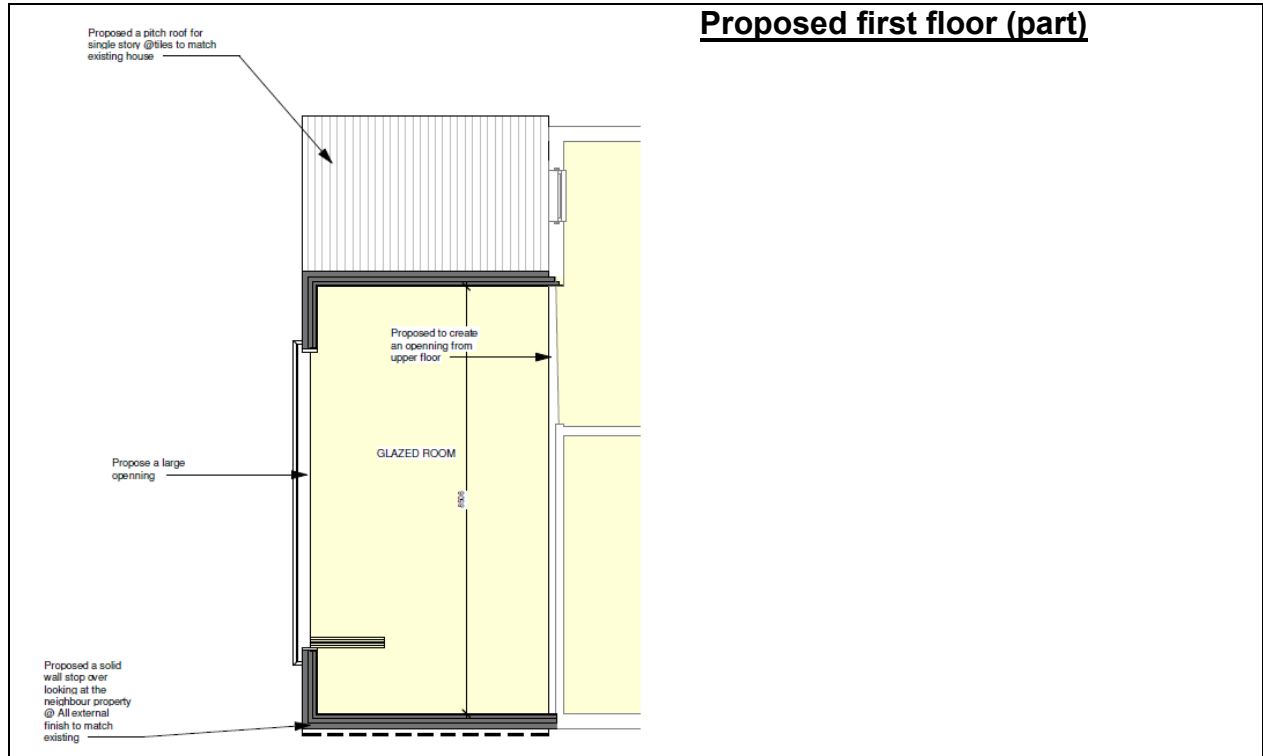
Proposed rear elevation



Proposed side elevation



Proposed first floor (part)



Proposed ground floor

