

Report of the Chief Executive

APPLICATION NUMBER:	22/00139/FUL
LOCATION:	68 Awsworth Lane Cossall Nottinghamshire
PROPOSAL:	Construct single storey rear extension

This application has been called to Planning Committee by Councillor L A Ball BEM.

1 Executive Summary

- 1.1 The application seeks planning permission for a single storey side and rear extension to a residential property.
- 1.2 The dwelling is a detached property within a semi-rural location and within the Nottinghamshire Green Belt.
- 1.3 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 1.4 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in the Green Belt and its impact upon the openness in this location.
- 1.5 The Committee is asked to resolve that planning permission be refused for the reasons set out in appendix 1. The original report to Committee is included at appendix 2.

APPENDIX 1

2 Details of the Application

- 2.1 This application seeks permission to construct a flat roof single storey side and rear extension, with three roof lights. The proposal will create an extended kitchen/dining area and utility space.

3 Site and surroundings

- 3.1 The application property is a detached dwelling with mixed brick, render and timber cladded finish. There is off road parking to the front and side of the property. Plots in this location include spacious front and rear gardens.
- 3.2 The property is located in a semi-rural location with neighbouring residential dwellings to the north and south and open fields/land to the east and west. The application site is in the Nottinghamshire Green Belt.

4 Relevant Planning History

- 4.1 There have been several planning applications at the property and these are as follows:
- 4.2 08/00949/FUL - Construct two storey rear extension (refused)
- 4.3 09/00178/FUL - Construct two storey rear extension (revised scheme) (approval)
- 4.4 12/00093/FUL - Construct two storey building to provide garage and summer room (refused)
- 4.5 12/00299/FUL - Construct two storey building to provide garage and summer room (revised scheme) (refused)

5 Relevant Policies and Guidance5.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 5.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity

5.2 **Part 2 Local Plan 2019**

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, design and amenity

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

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.
- Section 13 – Protecting Green Belt Land

6 Consultations

6.1 One objection has been received from a neighbouring property raising the following concerns:

- Side kitchen window affected - loss of light
- Sense of enclosure
- View affected
- Unable to maintain garage on the boundary
- Loss of property value

7 Assessment

7.1 The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, and its impact on neighbouring amenity.

7.2 **Principle**

7.2.1 The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the P2LP states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

7.2.2 As stated in the Planning History section of the report, the original dwelling has been extended by two storeys to the rear (09/00178/FUL). The volume of the original dwelling has been calculated to be approximately 373.26m³, the two storey rear extension is 257m³ and the proposal seeks to add a further 216m³. The calculations for the rear extension (already implemented) and the proposed single storey side and rear extension along with the original dwelling would be 846.26m³ which would result in an increase of an approximately 126.721% of the original volume of the dwelling.

7.2.3 The proposed extension would exceed the 30% volume increase which would not be considered a limited addition to the original dwelling, and therefore an exception to inappropriate development, in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

7.3 **Design and Appearance**

- 7.3.1 The proposed flat roof single storey side and rear extension is L shaped, approximately 8m wide, 10m long and 2.8m to the ridgeline. There is a total of 3 roof lights and bi fold and sliding doors giving access on the rear patio area. Due to the siting, size, scale and design of the proposal the development is considered to be a subservient addition to the existing property. Given the location of the extension, it is considered that there would not be any significant impact on the visual amenity of the area.

7.4 Amenity

- 7.4.1 The proposed single storey side and rear extension would be separated from the side elevation of neighbouring property No. 66 located to the south. No windows are proposed in the side elevation of the proposal. Whilst it is noted land levels rise south to north in this location, due to the limited height of the proposed extension it is considered that this would not result in a significant loss of light upon No. 66. Furthermore, it should be noted that loss of value and loss of view is not a material planning consideration. Moreover. Boundary maintenance is a private matter and would not warrant refusal of the application. Due to the siting, size, scale and design of the proposal the development is considered not to be significantly detrimental to the amenity of any neighbouring properties in terms of any potential overlooking, overbearing or overshadowing impact.

7.5 Access

- 7.5.1 Access into the site would not be affected by the development and as such it is considered that the development would not have a significant impact on highway safety.

8 Planning Balance

- 8.1 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have a significant impact on neighbour amenity.
- 8.2 The negative impacts are that the development would be considered as being inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.
- 8.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

9 Conclusion

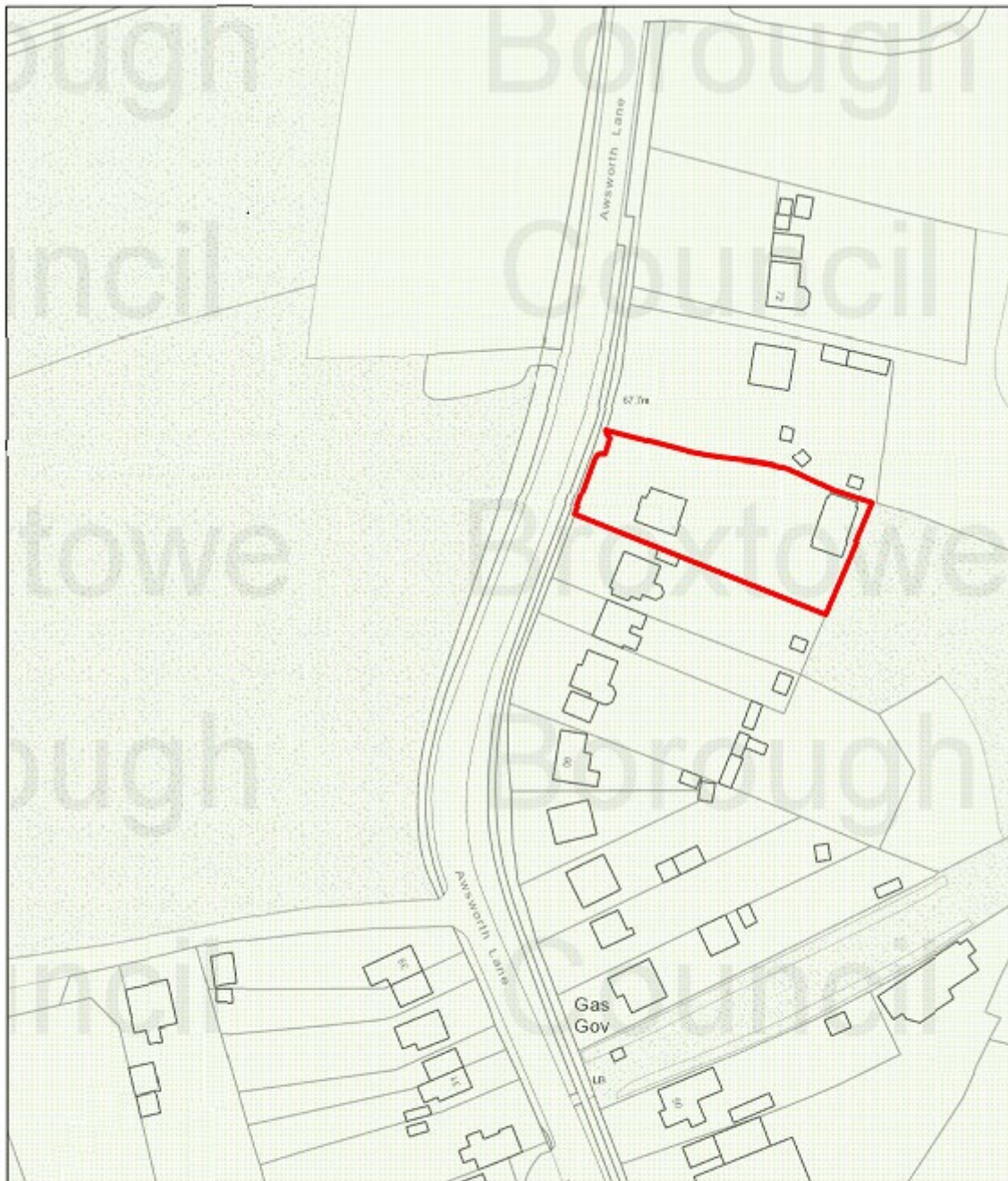
- 9.1 Recommend that planning permission for the development is refused.

Recommendation

The Committee is asked to RESOLVE that planning permission be refused for the following reasons:

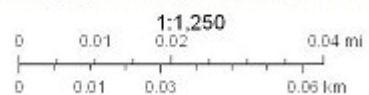
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension, in conjunction with the existing extension, represent a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.

MAP FROM BROXTOWE MAPS – 68 Awsworth Lane, Cossall



4/11/2022, 1:06:27 PM

- Green Belt
- Site



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Photographs

View from street



Proposed location



Side elevation of existing property

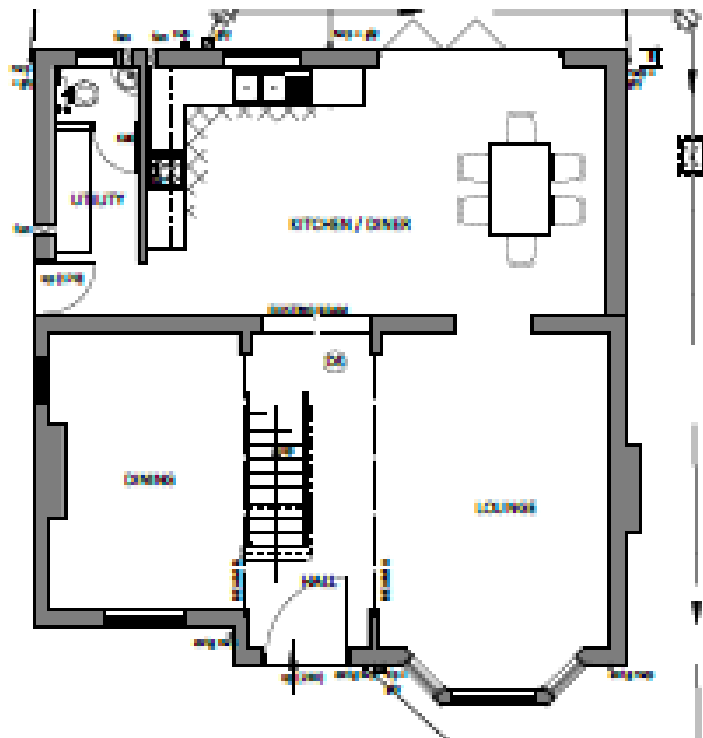


Side elevation of neighbour No. 66.



Plans (not to scale)

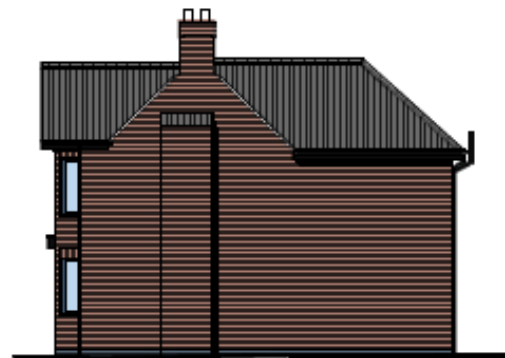
Proposed block plan



Existing elevations



FRONT



SIDE



REAR



SIDE

The image displays four architectural elevation drawings of a two-story house, arranged in a 2x2 grid. Each drawing is labeled below it.

- FRONT:** Shows the front elevation. The house has a dark grey gabled roof with two chimneys. The main body is clad in dark brown horizontal siding. A central entrance features a dark door and a small porch. To the left, there is a white-painted section with a large window. To the right, a lower section with horizontal siding is visible. A height marker on the right indicates 10'0".
- SIDE:** Shows the side elevation. The house has a dark grey gabled roof. The main body is clad in dark brown horizontal siding. A white-painted section is visible on the left. A height marker on the left indicates 10'0".
- REAR:** Shows the rear elevation. The house has a dark grey gabled roof with two chimneys. The main body is clad in dark brown horizontal siding. A large white-painted section is visible on the left. A height marker on the left indicates 10'0".
- SIDE:** Shows the other side elevation. The house has a dark grey gabled roof. The main body is clad in dark brown horizontal siding. A white-painted section is visible on the right. A height marker on the left indicates 10'0".

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Proposed block plan

