

Report of the Chief Executive

**18/00295/FUL
CONSTRUCT FIRST FLOOR SIDE EXTENSION, SINGLE AND TWO
STOREY REAR EXTENSION AND LEAN-TO GARAGE ROOF
5 HUMBER ROAD BEESTON NOTTINGHAM NG9 2EF**

Councillor P Lally has requested this application be determined by the Committee.

1 Details of the Application

- 1.1 The application seeks permission to construct a first floor side extension and a single/two storey rear extension.
- 1.2 The first floor side extension would be set back 0.5m from the front elevation. It would have a width of 2.6m and extend back by 4.5m. A lean-to roof would be placed on the front and rear section of the existing garage, and the roof of the first floor extension would be hipped and set down 0.7m from the original ridge. The side extension would be on the boundary with no. 7.
- 1.3 The rear extension would have a ground floor that extends from the rear of the existing side garage by 3.1m and would extend for the entire width of the dwelling (9.1m) and would encompass the existing single storey rear kitchen element. The first floor of the rear extension would extend 3.1m from the rear elevation and would extend for a width of 6.4m. The single storey extension, and the rear of the existing garage, would have a lean-to roof with an eaves height of 2.6m and a ridge height of 3.8m. The first floor rear extension would have a hipped roof with the same eaves and ridge heights as the existing house. The north west (side) elevation of the proposed two storey rear extension would be 1m from the boundary with no. 3.
- 1.4 The front elevation of the first floor side extension would have a window. The rear extension would have two ground floor windows and glazed doors with side lights and the first floor would have two windows. The side elevations of the extensions would be blank. The new first floor windows in both side elevations of the original dwelling are considered to be permitted development as they are proposed to be obscurely glazed with opening elements 1.7m above floor level.
- 1.5 The first floor side extension would be used as a new bedroom. The rear extensions would be used as a prayer room, an extended kitchen and living room, a bedroom and bathroom.
- 1.6 The plans have been amended to reduce the scale of the first floor side extension. The depth of the extension has been reduced by 2.9m, the ridge height reduced by 0.7m and the rear window omitted. In addition, a lean to roof is now proposed on the section of garage which is to the rear of the proposed side extension.

2 Site and Surroundings



Front elevation.



Rear elevation.



Looking west towards no. 3.



Looking south towards no. 7.



Looking south west towards boundary with no. 7.



Looking north west from no. 7's kitchen window towards existing side garage of application property.



Looking south west from garden of no. 1 Coventry Road towards rear of application property.

- 2.1 The application property is a detached hipped roof two storey house with an original single storey rear element with a gable roof which projects 3.1m. There is a flat roofed single storey side extension which is used as a garage. The front elevation is red brick with a double height bay window and a mock Tudor gable. The side elevations are red brick and the rear is red brick with cream painted brick on the ground floor. The roof tiles are red/brown plain tiles. There is space for three cars to park on the frontage.
- 2.2 The boundary with 3 Humber Road is a 2.2m high wall which becomes a 1.3m high wall towards the rear of the boundary. There is some vegetation on the boundary with no. 3. No. 3 is taller than the application property and has a ground and a first floor south east side window towards the front of the property. No. 3 has a side garage beside the boundary with the application property. The rear boundary is a 1.7m high fence that adjoins the rear garden of no.1 Coventry Road.
- 2.3 The boundary with 7 Humber Road is a 1.8m high fence and the application property's garage. No. 7 has a rear conservatory and an obscurely glazed door in the rear elevation of the single storey element beside the boundary with the application property. It has two rear first floor windows, one of which is obscurely glazed. The north west (side) elevation has two ground floor windows; one obscurely glazed window serves a store cupboard and the other serves the kitchen. The first floor side elevation has two obscurely glazed windows, one for the stairway and the other for a bathroom.
- 2.4 The site is relatively flat, with two steps down from the rear paved patio to the rear lawn. Humber Road is a one-way street with residential dwellings of different designs. No. 3 is a Victorian semi-detached property and nos. 7, 9 and 11 are of a similar design to the application property. No. 9 has a single storey side and rear extension (11/00702/FUL) and no. 1 Coventry Road has a single storey rear extension (97/00286/FUL).

3 Relevant Planning History

- 3.1 The application site has no planning history.

4. Policy Context

4.1 National policy

4.1.1 The National Planning Policy Framework (NPPF) March 2012, contains a general presumption in favour of sustainable development whereby planning permission should be granted for proposals that accord with the development plan without delay. It outlines 12 core planning principles which should underpin the planning system including that planning should be plan-led, a good standard of amenity for existing and future occupants should be secured, and developments should be located in sustainable locations.

4.2 Broxtowe Aligned Core Strategy (2014)

4.2.1 Policy 10 'Design and Enhancing Local Identity' states that development should be assessed in relation to its massing, scale, materials, design and impact on the amenity of nearby residents.

4.3 Saved Policy of the Broxtowe Local Plan (2004)

4.3.1 Policy H9 'Domestic Extensions' states that extensions will be permitted provided that they are in keeping with the original building in terms of style, proportion and materials, are in keeping with the appearance of the street scene, do not create a terraced or cramped effect and do not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties.

4.4 Draft Part 2 Local Plan (2017)

4.4.1 The Part 2 Local Plan includes site allocations and specific development management policies. Consultation on the draft plan occurred between 18 September and 3 November 2017. The consultation comments are currently being considered and a summary of the comments provided were reported to the Council's Jobs and Economy Committee on 14 December 2017. Due to the current stage of the plan preparation, only limited weight can be attached to the policies.

4.4.2 Policy 17 'Place-Making, Design and Amenity' states that householder developments 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 building or appear over-prominent in the street scene. Any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

5 Consultations

5.1 Two objections have been received. The objections are that the proposed extensions would overlook neighbouring properties and cause loss of sunlight.

6 Appraisal

- 6.1 The main issues to consider with this application are the design of the extension and the impact on neighbour amenity.
- 6.2 The first floor side extension would have a hipped roof, with a front lean-to roof. The 0.5m first floor setback and the ridge set down would prevent a terracing effect and will be in keeping with the design of the existing property. Matching brickwork and roof tiles are proposed. The use of matching materials will be conditioned. Accordingly, it is considered that the extension will not have a significant impact on the street scene.
- 6.3 The single storey rear extension would have a lean-to roof and the two storey extension would have a hipped roof which would match the original hipped roof. Having a single storey section with a lean-to roof on the rear extension reduces the scale of the development and ensures it remains subservient to the main dwelling. It is considered that the design of the rear extensions is acceptable.
- 6.4 The front elevation of no. 8 Humber Road is 26m from the proposed first floor side extension. It is considered that due to this distance, and the intervening road, there will not be a significant impact on the amenity of the occupants of no. 8.
- 6.5 The rear extensions would be 10.5m from the rear boundary with no. 1 Coventry Road. The two storey rear extension would bring a bedroom and bathroom window 3.2m closer to the rear boundary with no. 1. No. 1 is located to the east of the application site and has a 26m long rear garden which is overlooked by the first floor windows of nos. 5, 7 and 9 Humber Road. It is considered that although the rear extension would bring two first floor windows closer to the rear boundary, because there would be a 10.5m separation distance, and the windows would not look directly into the house, there would be no significant negative impact on the amenity of the occupants of no. 1 Coventry Road.
- 6.6 The rear extensions would be 1m from the boundary with no. 3 Humber Road. The proposed two storey rear extension would have a blank north west side elevation and would result in the first floor of the application property being in line with the rear elevation of no. 3. It is considered that given this alignment, and as the closest window would serve a bathroom, there would not be a significant negative impact on the amenity of the occupants of no. 3.
- 6.7 No. 7 Humber Road is a detached property located to the south east of the application site. The first floor side extension and ground floor rear extension would be on the boundary with no. 7. The two storey rear extension would be 2.6m from the boundary with no. 7. It is considered that because the first floor rear elevation already has two windows, the two storey rear extension has a projection of only 3.2m and the single storey rear extension and new garage roof have an eaves height of 2.6m beside the boundary, with the roof sloping away from the boundary up to a ridge height of 3.8m, there would be no significant impact on no. 7's amenity from the rear extensions and new garage roof. No. 7's north west (side) elevation has two ground floor windows, one of which is obscurely glazed, and two first floor windows, both obscurely glazed. The non-obscurely glazed ground floor window is the only kitchen window. The kitchen

window is already largely obscured by the existing garage at the application property. This garage was built under permitted development rights (did not require planning permission). The plans have been amended to reduce the depth of the first floor side extension, which means the first floor side extension would not be adjacent to no. 7's kitchen window. It is considered that the first floor side extension and new garage roof would cause some loss of light to no. 7's side windows. However, given the side windows are solely reliant on light from across the application site, as the plans have been amended to reduce the scale of the first floor side extension, and as the kitchen window is already largely obscured by the garage, it is considered this impact is not significant enough to warrant a refusal.

7 Conclusion

7.1 In conclusion, it is considered that the development is not harmful to neighbour amenity and is an acceptable design. The proposal therefore accords with Broxtowe Local Plan Policy H9, with Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

Recommendation

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.**
- 2. The development hereby permitted shall be carried out in accordance with the Location Plan at scale 1:1250 received by the Local Planning Authority on 25 April 2018, the 'Existing and Proposed Block Plan' (SG/18/03/16/03 Rev A) received by the Local Planning Authority on 30 May 2018 and the 'Proposed Plans and Elevations' (SG/18/03/16/02 Rev A) received by the Local Planning Authority on 7 June 2018.**
- 3. The extensions shall be constructed using materials of a type, texture and colour so as to match those of the original building.**

Reasons

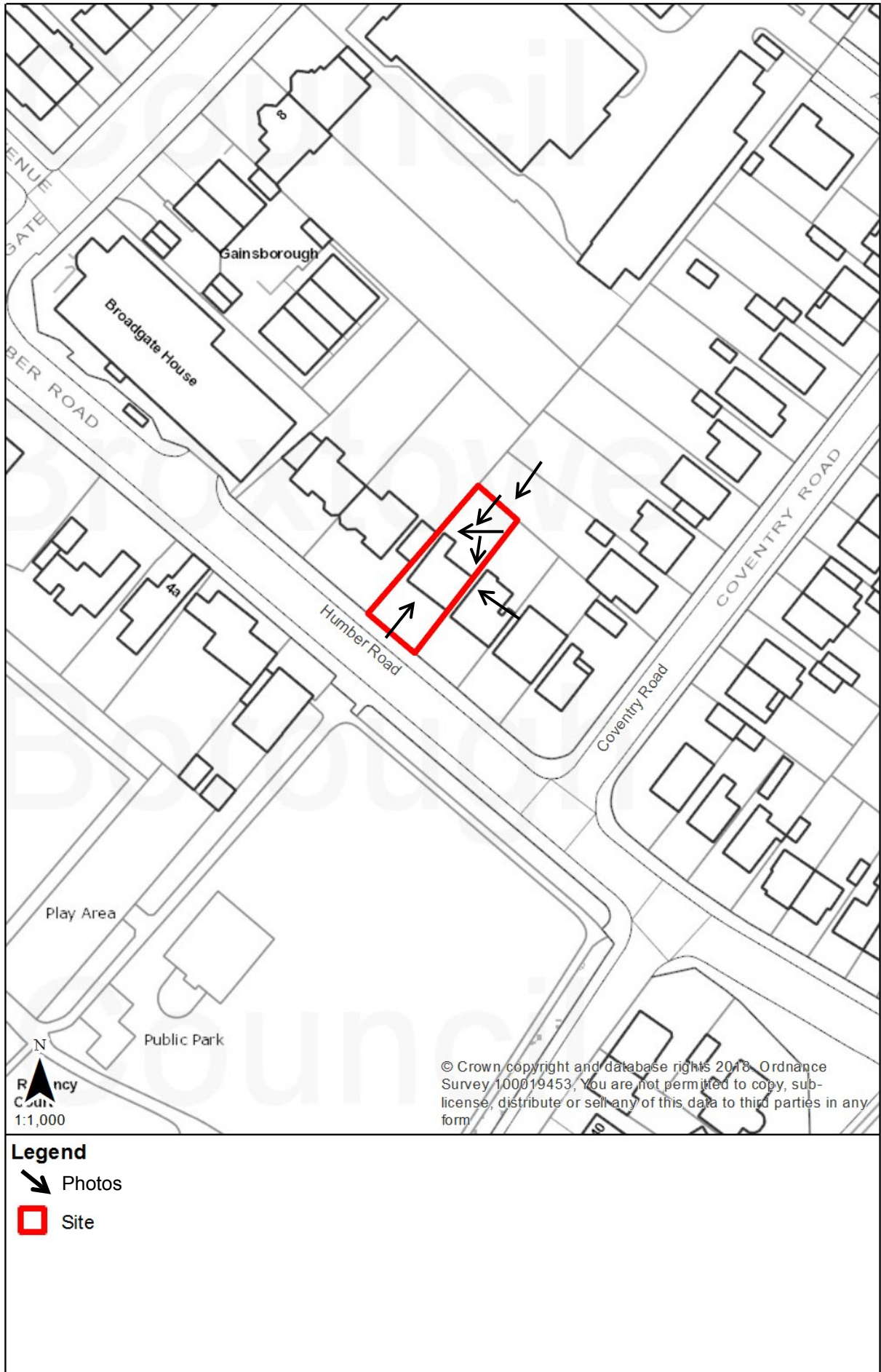
- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**
- 3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).**

Note to applicant

- 1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by working to determine this application within the eight week determination timescale.**
- 2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning/development-in-former-coal-mining-areas/>**

Background papers

Application case file



Legend

- ↘ Photos
- Site