

Report of the Chief Executive

**18/00237/FUL
CONSTRUCT FIRST FLOOR SIDE & SINGLE STOREY REAR
EXTENSIONS
4 WHITTON CLOSE, CHILWELL, NOTTINGHAMSHIRE, NG9 6PB**

Councillor Harvey has requested this application be determined by Planning Committee.

1 Details of the application

- 1.1 The application seeks permission to construct a first floor side extension and single storey rear extension.
- 1.2 The first floor side extension will have a gable roof, a height to eaves of 5m and height to ridge of 7.1m. It will be set down 0.2m from the main ridge and set back 0.7m from the south (front) elevation. The extension will have a first floor window in the south (front) elevation and north (rear) elevation and will have a blank east (side) elevation.
- 1.3 The single storey rear extension will have a gable roof, a height to eaves of 2.3m and height to ridge of 3.7m. It will project 3.9m and have a width of 2.8m. It will be 1.1m from the boundary with no. 107 Haddon Crescent, 8m from the rear boundary and 6.2m from the boundary with no. 3. The extension will have a roof light in each roof slope, a window in the north (rear) elevation, bifolding doors in the west (side) elevation and a blank east (side) elevation.

2 Site and surroundings

- 2.1 The application property is a detached dwelling positioned at the end of a cul-de-sac. A 1.8m high fence extends across the boundaries with the neighbouring properties. Deciduous trees and deciduous and coniferous vegetation (in the rear garden of no. 107 Haddon Crescent) is positioned along the eastern boundary. No. 105 Haddon Crescent has an outbuilding next to the rear boundary adjoining the application property.
- 2.2 Whitton Close is a cul-de-sac formed of detached dwellings and there is no significant change in level. No. 5 has a first floor side extension.



South (front) elevation



North (rear) elevation



View from rear garden of no. 105
Haddon Crescent



View from rear garden of no. 107
Haddon Crescent

3. Relevant planning history

- 3.1.1 An outline application (92/00074/OUT) for residential development received permission in March 1992.
- 3.1.2 A reserved matters application (92/00484/REM) for an internal road network including location of open space received permission in October 1992.
- 3.1.3 A reserved matters application (92/00651/REM) for 89 dwellings with associated roads and sewers received permission in April 1993.

4. Policy context

4.1 National Policy

- 4.1.1 The National Planning Policy Framework (NPPF) March 2012, 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 high quality design should be sought.

4.2 Broxtowe Aligned Core Strategy

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

4.2.2 'Policy A: Presumption in Favour of Sustainable Development' - reflects the presumption in favour of sustainable development contained in the NPPF. Applications which accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

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

4.3 Saved Policies of the Broxtowe Local Plan

4.3.1 The Part 2 Local Plan is currently under preparation. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. Relevant saved policies are as follows:

4.3.2 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 and do not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties.

4.4 Part 2 Local Plan (Draft)

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 extensions 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.

5. Consultations

5.1 There have been three objections received and these can be summarised as follows:

- Loss of daylight/ sunlight.
- West facing garden would mean extension compromises evening sun.
- Garden feels smaller and extensions dominate rear gardens of Haddon Crescent.
- Unsightly, imposing and create a sense of enclosure.
- Originally objected to properties on Whitton Close as overlooked playing fields before they were built.
- Original plans for application property showed garage on the opposite side but were changed due to being too imposing for residents on Haddon Crescent.

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 Amenity, design and parking

6.2.1 Amended plans were received during the course of the application which include minor changes to the single storey rear extension. These include changing the positioning of the roof lights, enlarging the window in the north (rear) elevation and changing the window and door to bifolding doors in the west (side) elevation. It was considered unnecessary to reconsult on these plans as the changes were minor.

6.2.2 Whitton Close is a street formed of detached dwellings with relatively the same character. A number of properties in the area have had permission for single/two storey extensions in the area. These include no. 5 which has had permission for a first floor side extension, no. 41 Newall Drive has had permission for a two storey side and rear extension and no. 103 Haddon Crescent has had permission for a single storey front and side extension.

6.2.3 The proposed single storey rear extension will be 1.1m from the eastern boundary with Haddon Crescent and will have a blank east (side) elevation. It will not exceed a height of 3.7m and is considered to be a relatively modest size. The proposed roof lights are high level and therefore are considered to be acceptable that they will not cause any adverse overlooking. It is considered the single storey extension would not have a significant impact on the amenity of the adjoining neighbours due to its size and proximity to the adjoining boundaries. It should be noted that a single storey extension of this size could be constructed under permitted development rights.

6.3.4 The proposed two storey side extension will not increase the footprint of the property. It is considered to be a reasonable size in regards to its width and height in relation to the main property. It is acknowledged that the extension will mean the property is closer to the properties adjoining the eastern boundary on Haddon Crescent. However, the view currently from these properties is the blank east (side) elevation of the application property. Therefore, it is considered the change to outlook from the Haddon Crescent properties is minimal and it would not appear imposing or cause a sense of enclosure. The application property is positioned to the west of the properties on Haddon Crescent and therefore will already cause a loss of evening sunlight. Therefore, an extension positioned to the east of the property is considered to be acceptable that the difference in impact on sunlight to these gardens would be minimal.

6.3.5 Specific concerns raised in the consultation process relate to historic plans which sited the garage projecting from the west elevation of the application property and being changed to the east elevation to reduce the impact on the adjoining neighbours of Haddon Crescent. Whilst it is understood this may have been considered with a previous planning application, this planning application will be assessed independently, and the impact on the amenity judged against current guidelines and planning policy. The extension proposed, is considered to not

adversely impact on the amenity of neighbouring properties, due to its massing and location (as detailed above).

- 6.3.6 It is considered the proposed extensions are a sufficient distance from the boundaries with nos. 3, 5 and 6 and no. 60 Newall Drive that they will not have a detrimental impact on their amenity.
- 6.3.7 The design of the extensions are considered to be appropriate for this domestic property and relatively in keeping with other extensions in the area. As the plans do not state the materials proposed, they will be conditioned to ensure they match the main property. The first floor side extension will be set down 0.2m from the main ridge and 0.7m from the front elevation, which creates a subservient appearance and ensures a shadowing effect is created between the extension and main property. The roof and window style of both extensions will match the main property. Overall, it is considered the extensions achieve an acceptable level of design and are in keeping with the main property and surrounding properties on Whitton Close.
- 6.3.8 As the first floor side extension will not increase the footprint of the property, three car parking spaces (two spaces on the driveway and one in the garage) will be retained. This is considered sufficient for this sized property, including the extensions.

7. Conclusion

- 7.1 In conclusion, it is considered that the extensions would be in keeping with the original property in terms of style and proportion, and will not have a detrimental impact on the street scene of Whitton Close. It is considered the extension would not cause an unacceptable loss of privacy or amenity for the occupiers of neighbouring properties. The proposal therefore accords with Policy H9 of the Broxtowe Local Plan, 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 Site Location Plan (1:1250) received by the Local Planning Authority on 4 April 2018, Proposed Block Plan (1:200) received by the Local Planning Authority on 5 April 2018 and drawing number: M0318.02 received by the Local Planning Authority on 15 May 2018.**
- 3. The extensions shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing house.**

Reasons

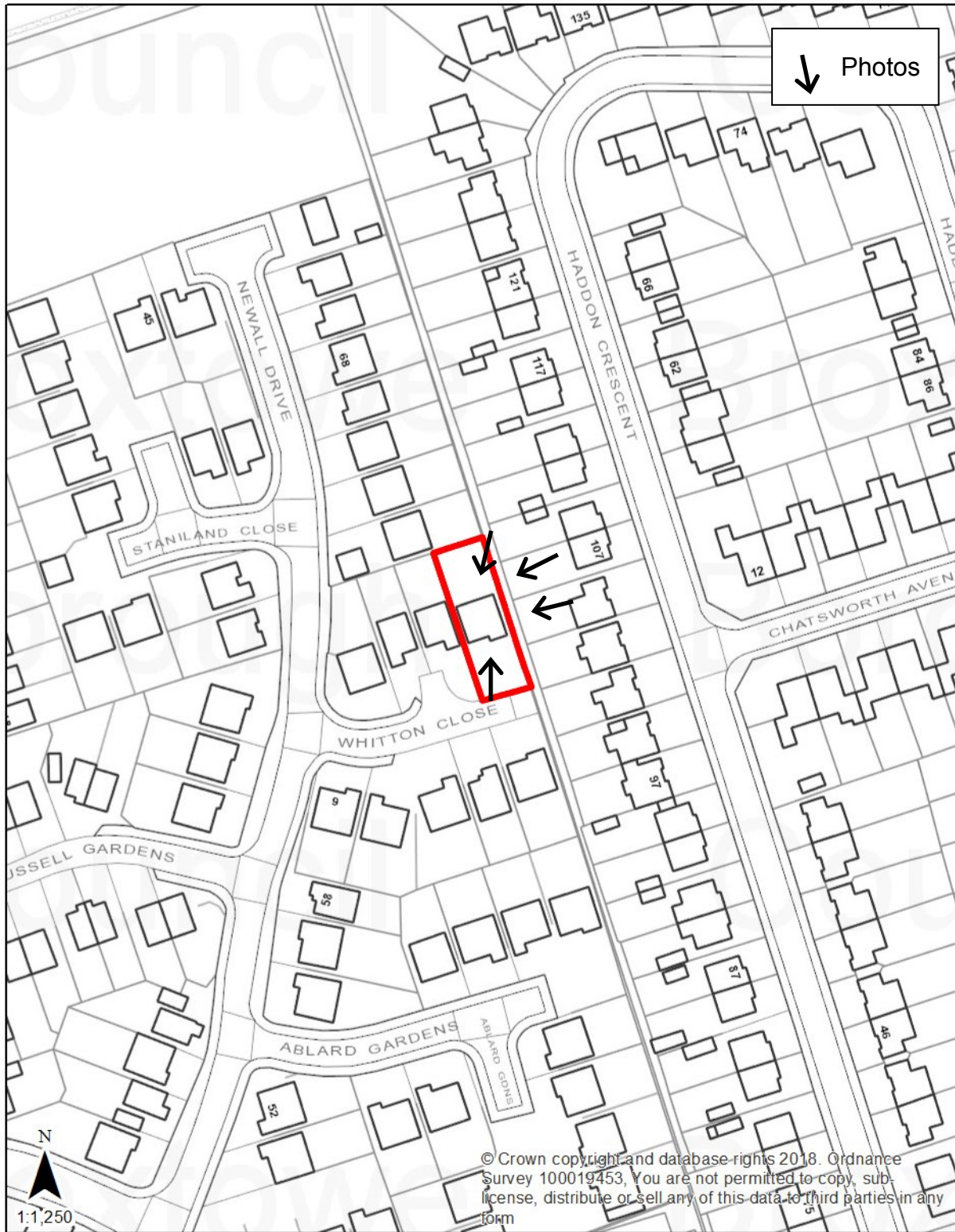
1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004)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

Note to Applicant:


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 agreed determination timescale.

Background papers

Application Case File



Legend

 Site