

Report of the Chief Executive

**18/00295/FUL
CONSTRUCT SINGLE AND TWO STOREY REAR EXTENSION
5 HUMBER ROAD BEESTON NOTTINGHAM NG9 2EF**1. Reason for report

- 1.1 This report relates to a planning application which was deferred at the Planning Committee on 20 June 2018 and withdrawn from the Planning Committee on 25 July 2018. Members deferred determination of the application to allow for discussion about omitting the first floor side extension due to concern about the detrimental impact on the amenity of the occupants of no. 7 Humber Road. The application was withdrawn from the Planning Committee on 25 July 2018 due to the late submission of amended plans.
- 1.2 The original report to the Planning Committee on 20 June 2018 is attached as an appendix to this report.

2. Applicant's response

- 2.1 The applicant has removed the first floor side extension from the proposal. The rear single and two storey extension is now proposed to extend 4m from the rear elevation, which is an increase of 0.9m from the original proposal. A first floor rear window has also been changed from a single window to a two-light window.
- 2.2 The height of the existing garage is proposed to increase by 0.3m, which is considered to be permitted development. A new two-light window with top openers is proposed on the first floor south west (side) elevation of the original dwelling, and two new obscurely glazed windows (one with a top opener) are proposed on the first floor north west side elevation of the original dwelling. These windows are considered to be permitted development.

3. Neighbour responses

- 3.1 Three objections have been received in relation to the amended plans. One objects to loss of light from the larger extension now proposed and the second objects to loss of privacy and the design of the extension. The third objects due to loss of privacy and the large scale of the two storey extension.

4. Appraisal

- 4.1 The proposed single and two storey side extension would extend 4m from the original rear elevation, 0.9m further than the 3.1m extension originally proposed. The single storey extension would be 2.6m wide and would be located on the south side of the rear elevation. It would have a flat roof with a height of 2.9m. It would have a two light window on the rear elevation. The side elevation would be blank.
- 4.2 The two storey extension would extend 4m from the rear elevation and would have a width of 6.4m. It would have a hipped roof with an eaves height of 5.2m

and a ridge height of 7.7m. The rear elevation would have glazed doors and a two light window on the ground floor, and two two-light windows on the first floor. The side elevations would be blank.

- 4.3 The single storey rear extension would have a flat roof to match the existing garage and the two storey extension would have a hipped roof which would match the original hipped roof. Having a single storey section with a flat 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.
- 4.4 It is considered that removing the first floor side extension from the proposal reduces the impact of the proposal on the north west (side) elevation windows of the neighbouring property at no. 7. The two storey rear extension would be 2.7m from the boundary with no. 7 and the single storey rear extension would be on the boundary. It is considered that given the extensions have blank side elevations, the single storey extension would have a flat roof, and the two storey extension would have a hipped roof, there would be no significant impact on the amenity of the occupants of no. 7 Humber Road.
- 4.5 The rear extensions would be 9m from the rear boundary with no. 1 Coventry Road. The two storey rear extension would bring two first floor bedroom windows 4m 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 9m 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.
- 4.6 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 1m further back than the rear elevation of no. 3. It is considered there would be some loss of privacy to the garden of no. 3 as the closest window in the extension would serve a bedroom, but this is not significant enough to warrant a refusal.

5. Conclusions

- 5.1 Following the receipt of amended plans, the recommendation for approval remains.

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 B) received by the Local Planning Authority on 24 July 2018 and the 'Proposed Plans and Elevations' (SG/18/03/16/02 Rev C) received by the Local Planning Authority on 14 August 2018.
3. The extension 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

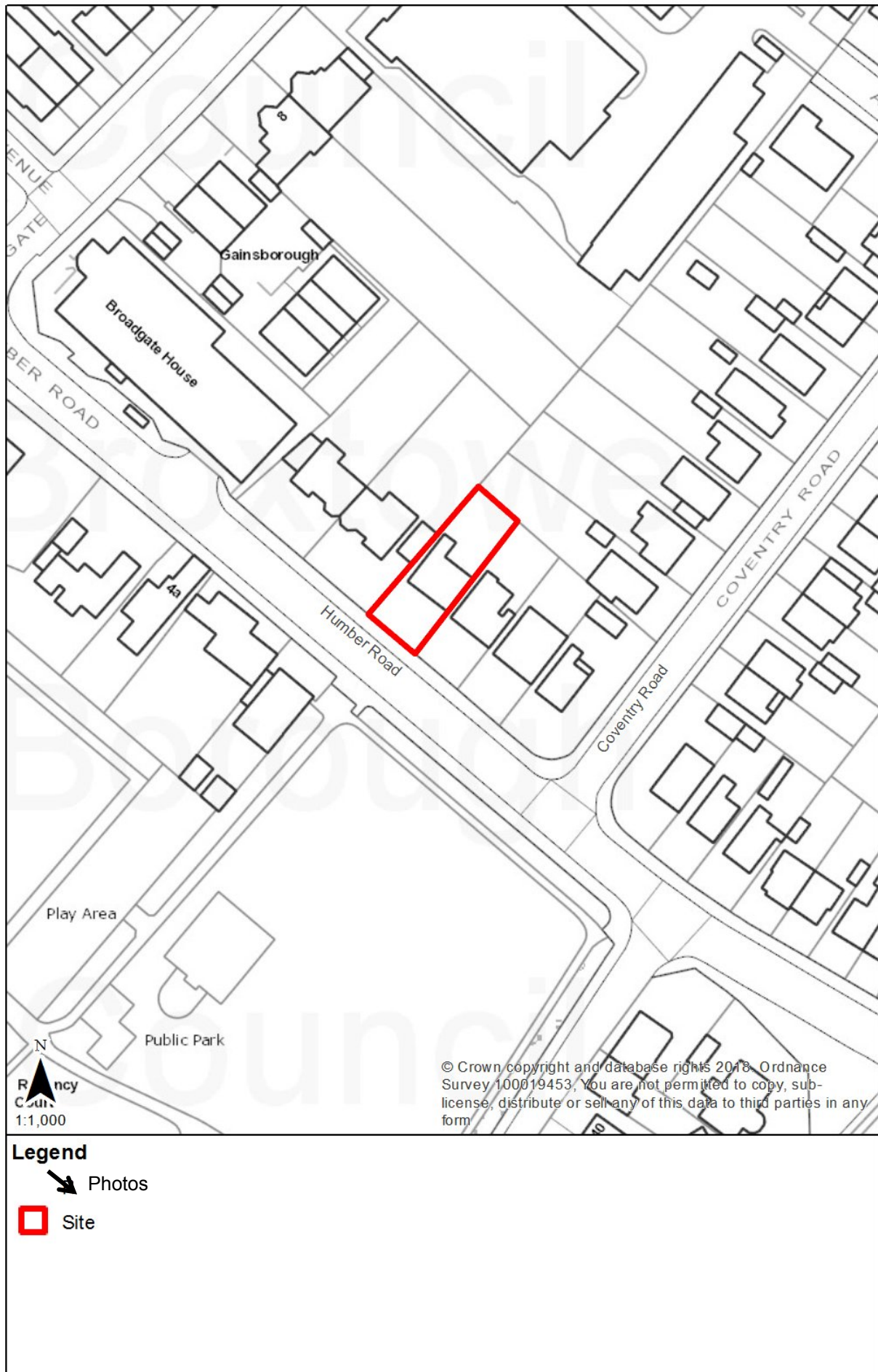
1. The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2. The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. For further information please see: <https://www.broxtowe.gov.uk/for-you/planning/development-in-former-coal-mining-areas/>

Appendix

Report to Planning Committee 20 June 2018.

Background papers

Application case file



- Legend**
- Photos
 - Site