

Report of the Chief Executive

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

1. Details of the application

1.1 The application was first brought before Planning Committee on 25 July 2018 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision on the application due to concerns regarding the impact on the amenity of the occupants no. 105 Haddon Crescent. It was recommended for the design to be amended so as to reflect the extension at no. 5 Whitton Close.

1.2 The applicant has considered the issues raised by the Planning Committee and has made the following changes:

- Hipped roof
- Ridge height reduced by 0.5m
- Extension is flush with front elevation of main property.

2. Re-consultations

2.1 Amended plans were submitted and a further 7 day consultation has been undertaken with the occupants of neighbouring properties. Amended plans were also sent to Councillor Harvey.

2.2 Two consultation responses were received which raised no objection.

3. Assessment of amended proposals

3.1 Since this application was considered at Committee on 25 July, the Part 2 Local Plan has been submitted for examination. Given that there remains outstanding objection to Policy 17 this Policy can still be afforded only limited weight.

3.2 The reduction in ridge height and change from a gable to hipped roof means the impact of the extension is considered to be less overbearing for the occupants of no. 105 Haddon Crescent. The hipped roof reduces the mass of the extension by sloping away from the boundary with no. 105 Haddon Crescent and reducing the expanse of brick.

3.3 As the extension will no longer have a first floor setback, it is considered necessary to condition the provision of material samples in order to ensure they closely match the main property due to the extensions visibility from Whitton Close.

4. Conclusions

- 4.1 Having regard to the comments made by Members at the meeting on 25 July, it is considered that the applicant has attempted to address the issues raised by neighbours through the submission of amended plans. A reduction in the ridge height and inclusion of a hipped roof is considered to reduce the impact of the extension on the neighbours at no. 105 Haddon Crescent whilst still retaining an acceptable design. 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 9 August 2018.**
- 3. No building operations shall be carried out until samples of the materials to be used in the facing walls and roofs have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.**

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. No such details were specified with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure that the details are satisfactory in the interests of the appearance of the development 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 by working to determine this application within the agreed determination timescale.

Appendix

Report to Planning Committee 25 July 2018

Background papers

Application Case File