

## Report of the Chief Executive

**18/00414/FUL  
CONSTRUCT TWO STOREY SIDE EXTENSION  
59 PELHAM CRESCENT, BEESTON, NOTTINGHAMSHIRE, NG9 2ER**

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

1 Details of the application

- 1.1 The application seeks permission to construct a two storey side extension. The existing garage will be demolished.
- 1.2 The two storey side extension will have a hipped roof, a maximum height to eaves of 6.1m and maximum height to ridge of 7.7m. It will be set down 0.3m from the main ridge and set back 0.5m from the north west (front) elevation. It will project a maximum of 3.6m in width and extend 7.4m in length. The extension will be approximately 4m from the rear boundary, approximately 4m from the boundary with no. 28 Queens Road East and approximately 3m from the boundary with no. 57 Pelham Crescent. The extension will have a ground and first floor bay window in the north west (front) elevation, a first floor window and ground floor patio doors with small adjoining windows in the south east (rear) elevation and a blank north east (side) elevation.
- 1.3 The extension will serve three bedrooms, a bathroom, shower room and dining room. The existing dining room will be converted into a living room and one bedroom will be converted to a study. One car parking space is available at the front of the property. The property as extended is shown to have five bedrooms.

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 boundary with nos. 63 and 65 Pelham Crescent. Deciduous and coniferous vegetation and a deciduous tree extend across the rear boundary. A detached flat roof garage, belonging to application property, is located adjacent to the northern boundary and to the rear of the garage is a 1.5m high fence covered in climbing vegetation. No. 57 has a two storey side and single storey rear extension. The land to the north east (side) and south east (rear) is approximately 1m lower than the main property.
- 2.2 Pelham Crescent is a cul-de-sac formed of semi-detached and detached dwellings. A number of the properties have had permission for two storey side extensions, including nos. 43, 45, 53, 57 and 63 Pelham Crescent.



North west (front) elevation



View of no. 57 from rear garden of site



South east (rear) elevation



View of application property from street scene

3. Relevant planning history

3.1 A planning application (76/00346/FUL) for a brick garage received permission in June 1976.

4. Policy context

4.1 **National Policy**

4.1.1 The National Planning Policy Framework (NPPF) July 2018, outlines a presumption in favour of sustainable development, that planning should be planned, decisions should be approached in a positive and creative way 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 Policy of the Broxtowe Local Plan**

4.3.1 The Part 2 Local Plan is currently awaiting Examination hearing sessions. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved. The relevant saved policy is 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. The draft plan has been submitted for Examination, with examination hearing sessions currently anticipated to take place toward the end of this year. The representations on the plan included 11 representations in relation to Policy 17. Given that there remains outstanding objections to Policy 17 that will need to be considered through the Local Plan process, this policy can be afforded only limited weight.

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 Nottinghamshire County Council as Highways Authority: no objection to one parking space if the property is converted into a House in Multiple Occupancy (HMO). If the property remains as a residential home, there would be a preference for an additional car parking space but no objection would be made if this couldn’t be provided.

5.2 Nottingham Express Transit (NET): no objection.

5.3 Environmental Health: no objection but have raised observations in regards to the room size, fire protection and detection measures and the requirement for a license if the property is converted into a HMO.

5.4 There have been eight objections received which can be summarised as follows:

- Planning permission refused for nos. 51 and 53 Pelham Crescent after local MP became involved which still stand unoccupied after extensive building work.
- Nos. 53, 57 and 63 Pelham Crescent have been extended to six bedroom properties for students.

- Potential for a sixth bedroom from converting a living/dining room.
- Pelham Crescent has limited space and has been subject to large extensions, street was not designed to accommodate this density.
- Overdevelopment as the property was originally intended for a family. Catering to a transient population who do not invest in the area.
- Conversion of family homes into student lets is devastating the community and amenity of the area.
- Amended plans still constitute overdevelopment.
- Not in keeping with the character of the area.
- Increase in traffic and parking which could be unsafe for children.
- Noise and disruption from building works.
- Benefit is weighted towards local developers.
- Article 4 direction by Nottingham City Council has increased student rental properties in Beeston.

## 6. Appraisal

- 6.1 The main issues to consider with this application are the impact on neighbour amenity, the design of the extension and parking.
- 6.2 Specific concerns raised in the consultation responses relate to an increase in traffic and parking problems, noise, overdevelopment, out of character with the area and the type of occupants. These concerns will be addressed below.
- 6.3 Pelham Crescent is a street formed of semi-detached and detached dwellings with a slight varying character. A number of the houses have received permission for extensions which include two storey side extensions; these include nos. 43, 45, 53, 57 and 63 Pelham Crescent.
- 6.4 The proposed two storey side extension will be at least 3.2m from all adjoining boundaries and will have a blank north east (side) elevation. Amended plans were received during the course of the application which reduced the width of the extension by 1.1m and, reduced the ridge height by 0.3m. It is considered the extension is a sufficient distance from adjoining neighbours that it will not have a detrimental impact on their amenity. Due to the positioning of the extension and it projecting to the north east, it is considered the extension will have minimal impact on the amenity of the occupants of nos. 61, 63 and 65 Pelham Crescent. Due to the deciduous and coniferous vegetation and a deciduous tree extending across the rear boundary, the extension will be partially obscured from view and therefore it is considered it will not have a detrimental impact on the amenity of nos. 28, 30, 32 and 34 Queens Road East. Due to the separation distance and blank north east (side) elevation, it is considered the proposed extension will have minimal impact on the amenity of the occupants of no. 26 Queens Road East. Due to the separation distance and intervening road, it is considered the proposed extension will have minimal impact on nos. 51, 53 and 55 Pelham Crescent. It is acknowledged that the extension will be close to the boundary with no. 57. However, the extension will be a minimum of 3.2m from the boundary with no. 57 and due to the orientation of the application property, the mass of the extension will not extend parallel to this boundary. No windows in the extension will directly overlook the primary amenity space of no. 57 and as it is an

- acceptable distance from the boundary, it is considered it will not have a detrimental impact on the amenity of these occupants.
- 6.5 A degree of noise and disturbance is to be expected from construction works. Anything that is considered to be excessive will be dealt with by the Environmental Health Department.
- 6.6 The main concern raised relates to the type of occupants that could potentially be living in the property. The agent has stated that the applicant does not intend for the property to be converted into a House in Multiple Occupancy (HMO). It is acknowledged that due to the location of Pelham Crescent being close to The University of Nottingham's campus and the Article 4 direction imposed from Nottingham City Council, family homes have been and are being developed into student houses within Beeston. There are no planning restrictions to prevent a House in Multiple Occupation (HMO) (up to and including six bedrooms). It is considered the proposed extension would be acceptable in terms of its design and size, irrespective of the type of tenant and retains a 'family home' appearance that is in keeping with the character of Pelham Crescent.
- 6.7 Once extended, the house would have five bedrooms. As the property is not proposed to be used by more than six residents, no change of use planning application is required. If the property is left in an unacceptably untidy state which is harmful to the amenity of the area, or if the occupants of the property cause an undue noise nuisance, then action can be taken under Planning or Environmental Health legislation.
- 6.8 In regards to the standard of amenity for the future occupiers (whether the rooms be let individually or occupied by a family), it is considered the proposed rooms are an adequate size and a satisfactory amount of internal living space with access to appropriate facilities has been provided.
- 6.9 Once extended, the property will have three ground floor rooms, in addition to the kitchen (a living room, lounge and dining room). One of these rooms could be converted into a bedroom without the need for planning permission which would result in the property having six bedrooms. It would be the duty of the property owner to inform the licensing department if bedrooms are to be let individually.
- 6.10 It is considered the proposed extension achieves an acceptable level of design. The ridge is set down 0.3m and the extension is set back 0.5m from the front elevation which is considered to represent a subservient appearance to the main property. The proposed bay windows add interest to the front elevation and reflect a degree of symmetry with the existing bay windows. The 3.6m width of the extension is considered to be proportionate to the main property and it does not appear overbearing. It is considered the extension reflects the style of the main property and immediate surrounding properties and therefore is in keeping with the character of Pelham Crescent. As the plans do not state the materials proposed, these will be conditioned to ensure they match the main property.
- 6.11 It is acknowledged the site has provision for one car parking space only. However, it is considered that the proposed extension will not generate significant additional demand for parking. There is space to park on the street and there are

frequent bus and tram links within walking distance of the property. It is considered the addition of two extra bedrooms to the property will not be likely to cause a significant parking issue on Pelham Crescent or to have a detrimental impact on highway safety.

6.12 The site is located within Flood Zone 2. A flood risk assessment has been submitted which confirms that floor levels will be set no lower than existing levels. It is considered that flood risk issues have been adequately considered and that the development will not increase flood risk.

7. Conclusion

7.1 In conclusion, it is considered that the extension 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 Pelham Crescent. 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 drawing number: *SC/DB/07/06/18/02 REVE/23/07/2018 received by the Local Planning Authority on 23 July 2018.***
- 3. The extension 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 by working to determine it within the agreed determination timescale.**

Background papers  
Application Case File





**Legend**

 Site