

Report of the Chief Executive

**18/00439/FUL
CONSTRUCT TWO STOREY SIDE EXTENSION AND ALTERATIONS TO
SINGLE STOREY REAR EXTENSION
2 DENEWOOD AVENUE, BRAMCOTE, NOTTINGHAMSHIRE, NG9 3EU**

Councillor J C Goold 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 and the single storey rear extension will be retained.
- 1.2 The two storey side extension will have a hipped roof, a height to eaves of 5m and height to ridge of 7.1m. It will be set down 0.3m from the main ridge. The main property has an existing two storey front projection. The south east (front) elevation of the extension will align with this element at ground floor level and will be set back 1m at first floor level. The extension will have a lean-to roof above the ground floor level in the south east (front) elevation. The two storey side extension will extend to align with the north west (rear) elevation of the property. The extension will be approximately 6.6m from Denewood Avenue and built up to the boundary with no. 4. The extension will have a ground and first floor window in the south east (front) elevation, a blank south west (side) elevation and two first floor windows in the north west (rear) elevation.
- 1.3 The plans do not state what the extension will serve at ground floor level. At first floor level the extension will serve a bedroom with en-suite.
- 1.4 Alterations proposed to the single storey rear extension include the addition of three roof lights in the lean-to roof, blocking up the underpass and changing a window to bifolding doors.

2 Site and surroundings

- 2.1 The application property is a detached dwelling with a single storey flat roof, attached garage and single storey rear extension with lean-to roof. The garage is built up to the boundary with no. 4 and adjoins a 1.8m high fence which extends to the rear of the garden. A 2m high coniferous hedge extends across the rear boundary and a 1.8m high fence extends across the boundary with no. 9 Rivergreen Crescent.
- 2.2 Denewood Avenue is a street formed of mainly detached dwellings. The rear patio steps down to the garden by approximately 0.75m and there is a gradual slope of approximately 0.3m from south west to north east along Denewood Avenue. A number of the properties have had permission for two storey extensions, including nos. 4, 6, 11, 16 and 23 Denewood Avenue.



View of south east (front) elevation and boundary with no. 4



View from rear garden of no. 4



View of rear/side boundary with no. 4



View of north west (rear) elevation

3. Relevant planning history

- 3.1 An application (79/00406/FUL) for extensions and alterations received permission in May 1979.
- 3.2 An application (83/00729/FUL) for an extension to form a kitchen and dining room received permission in February 1984.

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 remain 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 There has been one objection received which can be summarised as follows:

- Loss of daylight/ sunlight
- Loss of privacy
- Sense of enclosure
- Inaccuracies within plans.

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 Amended plans were received during the course of the application which include the hipped roof matching the pitch of the main roof, obscurely glazing the first floor rear window closest to the boundary with no. 4 and relocating the bathroom from the middle of the bedroom to the corner so it is served by the obscurely glazed window.
- 6.3 Denewood Avenue is a street formed of mainly detached dwellings with a slight variance in character. A number of properties have had permission for two storey extensions in the area. Some of these include no. 4, which has had permission for a two storey side extension and single storey rear extension, no. 6 has had permission for a two storey side and single storey rear extension (not yet built) and no. 11 has had permission for a two storey side, single storey front and rear extensions.
- 6.4 The design of the extension is considered to be appropriate for this domestic property and will be 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 extension will be set down 0.3m from the main ridge and set back 1m at first floor level, which creates a subservient appearance and ensures a shadowing effect is created between the extension and main property. It is considered the insertion of three roof lights, blocking up an underpass and changing a window to bi-folding doors in the single storey rear extension are modest, acceptable changes. Overall, it is considered the extension and alterations to the existing single storey rear extension achieve an acceptable level of design and are in keeping with the main property and surrounding properties on Denewood Avenue.
- 6.5 The proposed two storey side extension will not increase the footprint of the property and will not extend beyond the front or rear elevation of the main property. The eaves height will match the eaves of the main roof and the ridge will be set down 0.3m from the main ridge. It is considered the extension is a reasonable size in regards to its width and height in relation to the main property. The extension has a blank south west (side) elevation and the roof is hipped roof which is considered to reduce the impact for the occupants of no. 4. It is acknowledged that extension will be closer to the boundary with no. 4 and there will be some loss of light to no. 4's windows in the north east (side) elevation. However, the strip of land to the side of no. 4 is not primary amenity space and the side windows do not serve primary rooms. Therefore, it is considered the loss of light is not detrimental to this property. It is acknowledged there will be some loss of light to the occupants of no. 4 but as no. 4 is positioned to the south west of the application property and has a north west facing garden, the position of proposed extension will not have a significant impact on a loss of light or daylight to their rear garden. No. 4 has a single storey rear extension with two roof lanterns. The first floor (rear) window next to the en-suite window will serve a dressing area to the bedroom. The first floor (rear) window closest to the boundary with no. 4 will serve an en-suite and will be conditioned to be obscurely glazed due to having a partial view into the roof lantern of the single storey rear extension of no. 4. It is considered conditioning this window to be obscurely glazed is sufficient in maintaining privacy for the occupants of no. 4. It is considered the extension is of an acceptable size and scale that it will not appear imposing or cause a sense of enclosure to no. 4 or surrounding neighbours.

- 6.6 As the extension projects to the south west of the property it will be mainly obscured from view and therefore, it is considered it will have minimal impact on the amenity of the occupants of no. 9 Rivergreen Crescent. Due to the separation distance, it is considered the proposed extension will have minimal impact on the amenity of the occupants of no. 11 Rivergreen Crescent. Due to the intervening road and separation distance, it is considered the proposed extension will have minimal impact on the amenity of the occupants of nos. 3, 5 and 7 Denewood Avenue. The proposed alterations to the single storey rear extension are of a modest scale and therefore it is considered there will be minimal impact on the amenity of the surrounding neighbours.
- 6.7 Specific concerns were raised in the consultation process in relation to the block plan being incorrect. The block plan shows the proposed footprint of the extension accurately. It is acknowledged the block plan does not reflect up to date extensions of neighbouring properties but this is not a requirement of a valid planning application. A site visit was carried out from no. 4 and the application property which in line with what has been submitted, is considered sufficient to make an informed assessment.
- 6.8 It is acknowledged the garage will be removed meaning there will only be space for one car for the application property. It is considered this is sufficient and that any further cars parked on the road in association with this property would not be at the detriment of highway safety.
7. Conclusion
- 7.1 In conclusion, it is considered that the extension and alterations to the single storey rear extension are in keeping with the original property in terms of style and proportion, and will not have a detrimental impact on the street scene of Denewood Avenue. 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) and Proposed Ground and First Floor Plans received by the Local Planning Authority on 25 June 2018 and Proposed Block Plan (1:500) and Proposed Elevations received by the Local Planning Authority on 11 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.
4. The first floor window in the north west (rear) elevation, closest to the boundary with 4 Denewood Avenue, shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the life time of the development.

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).
4. In the interests of privacy and amenity for nearby residents 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:

The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.

Background papers
Application Case File

