

Report of the Chief Executive

APPLICATION NUMBER:	22/00240/FUL
LOCATION:	53 Enfield Street, Beeston, Nottinghamshire, NG9 1DL
PROPOSAL:	Retention of single storey and two storey rear extension. Amendments to include extended roof to incorporate roof overhang, render of side gable to match front of dwelling, construction of pitched roof to first floor extension incorporating existing rear dormer and hip to gable extension.

1. Purpose of Report

Councillor G Marshall has requested that the application is determined by the Planning Committee.

2. Recommendation

The Committee is asked to resolve that planning permission be refused subject to conditions outlined in the appendix.

3. Detail

- 3.1. This application is to retain a single storey and two storey rear extension, change the flat roof of the first floor rear extension to a hipped roof, reduce the height of the rear dormer and extend the eaves of the roof outward to establish a gable design on the side elevation.
- 3.2. The dormer was first built in 2018 with the construction of a rear one and two storey extension. However, whilst the rear extensions had received planning permission the first floor of the rear extension was built with a flat roof instead of the hipped roof that was proposed in the accepted plans and the dormer was built without planning permission which has changed the roof structure of the house from a hipped roof to a gable.
- 3.3. This led to an enforcement case and a retrospective planning application in 2019. This application was rejected, a decision that was appealed and rejected by the Planning Inspectorate.
- 3.4. The dormer was rejected in both the application and appeal because of the negative impact that it has on the design of the house, which does not respect the traditional design of the original dwelling nor the character and appearance of the area. The flat roof on the first floor rear extension was also noted as inappropriate by the planning inspector as it creates a bulky structure at the rear of the house.
- 3.5. This planning application seeks to reduce the visual impact of the dormer from the streetscene by extending the eaves of the roof outward in an attempt to establish a gable design and reduce the box structure of the dormer. It also intends to

introduce a hipped roof to the first floor rear extension more similar to what was accepted in the original planning application.

- 3.6. The benefits of the proposal are that it would keep the dormer that adds living space to the house, save the applicant money of reducing the size of the dormer to meet permitted development regulations and negate the need for enforcement action and potential loss of the dormer. The negative impacts are negative visual impact that it has on the area through its size in bulk and changes to the original roof shape and could set a precedent for dormers on the road that would ultimately change the character of the area.

4. Data Protection Compliance Implications

- 4.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

5. Background Papers

- 5.1 There were no background papers.

APPENDIX

1 Details of the Application

- 1.1 This application is to retain a single storey and two storey rear extension, change the flat roof of the first floor rear extension to a hipped roof, reduce the height of the rear dormer and extend the eaves of the roof outward to establish a gable design on the side elevation.
- 1.2 The two storey rear extension extends out 3m from the rear elevation and is 4.2m wide. It has a very shallow pitched roof (0.35m), which visually appears as a flat roof, with a total height of 5.9m.
- 1.3 The roof of the first floor rear extension will be changed from a flat roof to a hipped roof that will be 1.5 metres high, taking the total height to 7m.
- 1.4 The single storey rear extension wraps-around the two storey rear extension, extending 5.5m from the original rear elevation and for a width of 6.2m. It currently has a flat roof and a total height of 3.1m (from the lowest adjacent ground level).
- 1.5 The ground floor rear elevation has glazed double doors with full-height side lights and a single door with two side lights (the doors are 0.35m above ground level). The first floor has a two light window. The side elevations are blank.
- 1.6 The dormer measures 2.1m high by 6m wide and protrudes from the roof by 3.4m.
- 1.7 The cladding on the side elevation of the upper gable will be removed and the wall will be rendered instead. The gable will be moved out over the side elevation by 0.4 metres. The dormer roof will be lowered from the ridge of the roof and its total height will be reduced.

2 Site and surroundings

- 2.1 This is a two storey semi-detached house. Its walls are brick but the first floor front elevation is white rough cast render. The windows and doors are white uPVC. The roof tiles are dark grey.
- 2.2 The property has a one and two storey rear extension at the rear which has brick walls that almost match the rest of the building albeit a lighter shade. These rear extensions have flat roofs. The rear dormer that is subject to the proposal has dark grey cladding all around. It has a flat roof that joins the ridge of the original building and forms a rectangular side of the roof of the building.

3 Relevant Planning History**Planning**

- 3.1 18/00323/FUL Construct single storey and two storey rear PERC extension

- 3.2 19/00131/FUL Retain single storey & two storey rear extension, rear dormer and hip to gable extension (revised scheme) REF

Appeals

- 3.3 19/00020/APL WR Retain single storey & two storey rear extension, rear dormer and hip to gable extension (revised scheme) INPROG

Enforcements

- 3.4 03/00055/ENF Enforcement Enquiry CLOSED
- 3.5 17/00257/ENF Enforcement Enquiry CLOSED
- 3.6 19/00011/ENF Enforcement Enquiry PLNREC

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019:**

- 4.2.1 The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.
- Policy 17: Place-making, design and amenity

4.3 **National Planning Policy Framework (NPPF) 2021:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

5 Consultations

- 5.1 Six properties either adjoining or opposite the site were consulted and a site notice was displayed. No responses were received.

6 Assessment

- 6.1 The main issues for consideration are whether or not the principle of development is acceptable due to the design and appearance of the proposal, and its impact on the visual amenity of the area.

6.2 **Principle**

The application site is not covered by any site specific planning policy. It is therefore considered that the principle of development is acceptable subject to any assessment of the design and appearance and its impact on neighbouring amenity.

6.3 Design

Policy 10 of the ACS section 2 states that developments will be assessed in terms of d) massing, scale, proportion and e) materials and style. Policy 17 of the Part 2 Local Plan part 4 a) states that development should be of a size and design that makes a positive contribution to the appearance of the area and does not dominate existing buildings and 4 c) dormers should not dominate the roof.

The footprint of the single and two storey rear extensions are the same as the approved plans. This plan seeks to amend the flat roof that was built to accommodate the construction of the rear dormer, with a hipped roof that is more similar to the originally proposed application with the two storey rear extension that was accepted (18/00323/FUL). The bricks used for the rear extensions are considered acceptable because they are in keeping with the original dwelling.

The plans aim to make the dormer less prominent by lowering its roof from the ridge height and building the eaves of the roof outward, in order to reduce the box effect that the dormer has created and to make the gabled side of the house more pronounced and visible. Nevertheless the dormer will remain to be visible from the streetscene and dominate the building. This dormer has changed the roof of the house from a hipped roof to a boxed roof. Even with this creation of a gabled roof that might be more visually amenable, the dormer has significantly altered the appearance of the roof of the house by changing from a hipped roof to a gable and has thereby removed the symmetry with its adjoining neighbour. The planning inspector when writing the justification for reusing the appeal to the original application stated that:

The bulk of the extension is then compounded by the installation of the rear dormer, which covers almost the whole of the rear roof slope, with a box structure that does not respect the traditional design of the original dwelling, creating a structure that has the outward appearance of dominating the surrounding area, and does not respect the character and appearance of the area.

The changes proposed in this application do not do enough to adjust the dormer to correct the criticisms outlined in the inspector's report. It will still have a flat roof that although not directly protruding from the ridge will create a box appearance from the side of the house. Therefore, the criticisms that were stated in the original refusal and the planning inspector's report remain for this application following amendments.

Furthermore, these changes only alter the view from Enfield Street as the view of the dormer from the rear property and from Hope Street, from which it is highly visible, will remain unchanged as a large and unsightly addition to the roof that does not fit in with the character of the area.

It can also be said that widening the roof over the side of the house by 0.43 metres as the potential to create a lopsided looking house from the front elevation with eaves that are overly large.

The hipped roof for the first floor rear extension is an improvement and represents a reversion to the original plan that the rear extension was accepted under. It answers criticisms of the flat roof that it was 'prominent, bulky and would set an

unacceptable precedent'. Therefore, this proposal can be seen as a positive contribution to the design of the house.

6.4 Amenity

Policy 10 (f) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.

As the dormer will be no taller than the existing roof there is unlikely to lead to a reduction in natural light. The wall that it is parallel to has only one window and is already shaded as it is north facing. Therefore, this dormer will not negatively impact the natural light levels for neighbours.

The dormer does have the potential to overlook the rear gardens of nos. 51 and 55. However, because the first floor rear elevation windows of the application property already have the potential to overlook the rear gardens of nos. 51 and 55, it is considered the impact of the dormer is not significantly greater than the original dwelling or the approved two storey rear extension.

As the single and two storey rear extension have the same footprint as the originally approved application, it is considered the rear extensions do not have a significantly greater impact on the amenity of the occupants of nos. 51 and 55 Enfield Street compared to the originally approved plans. This is because the single storey extension has a flat roof and the two storey extension only extends out by 3m.

7 Planning Balance

7.1 The benefits of the proposal are that it would keep the dormer that adds living space to the house, save the applicant money of reducing the size of the dormer to meet permitted development regulations and negate the need for enforcement action and potential loss of the dormer.

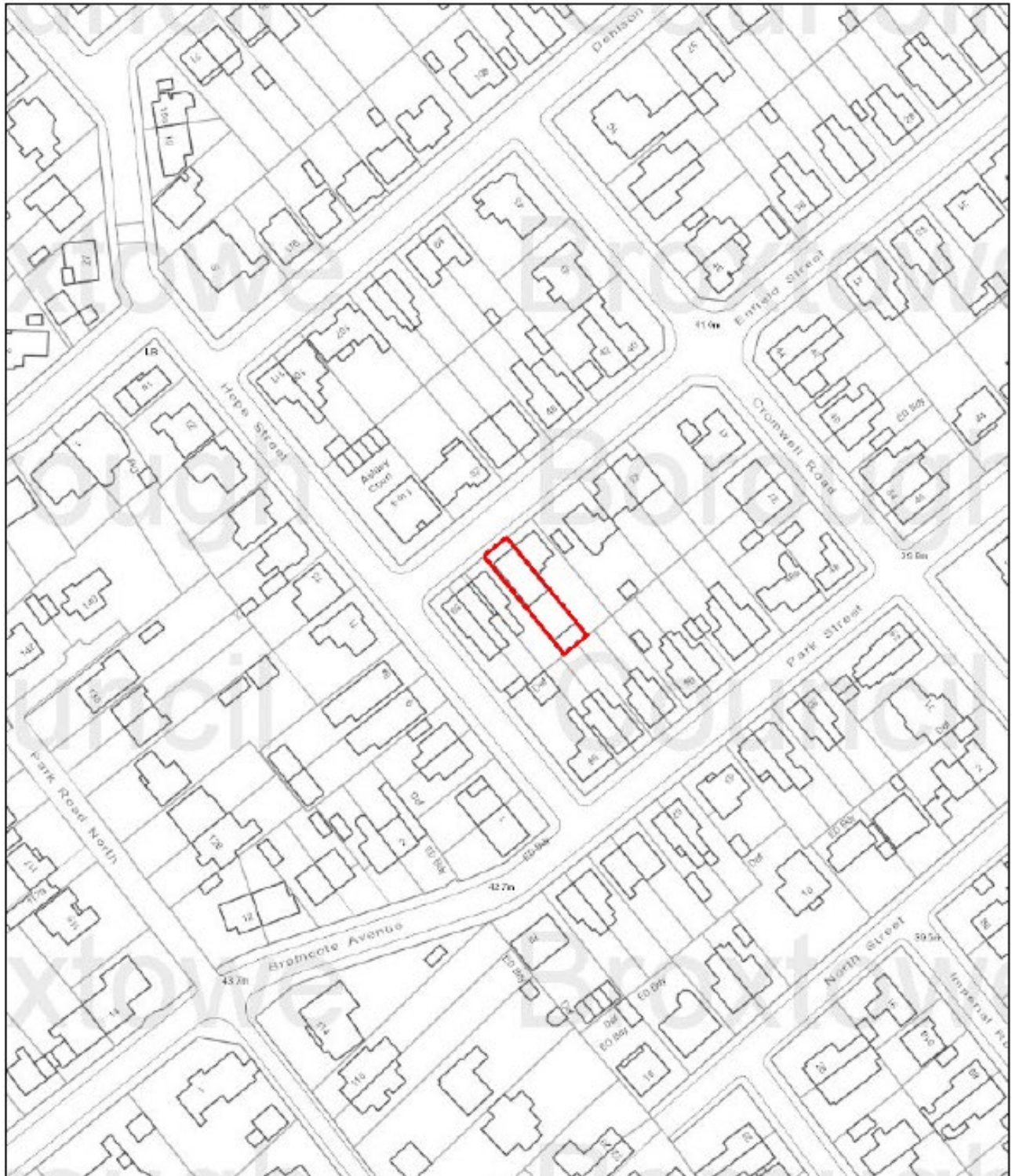
7.2 The negative impacts are negative visual impact that it has on the area through its size in bulk and changes to the original roof shape and could set a precedent for dormers on the road that would ultimately change the character of the area.

7.3 On balance, the negative impacts are considered to carry sufficient weight to outweigh the benefits of the proposal.

8 Conclusion

8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations, the development is not acceptable and planning permission should be refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused subject to the following conditions.	
1.	The proposed development, by virtue of the design, the bulk of the dormer, the change of the roof from hip to gable and its widening, would be a dominant addition that fails to respect the proportions and design of the existing dwelling. It is considered that the extension would be overly prominent in the street scene to the detriment of the character and appearance of the building and the surrounding area. The proposed development would therefore be contrary to Policy 10 of the Aligned Core Strategy (2014), Policy 17 of the Broxtowe Part 2 Local Plan (2019).
	NOTES TO APPLICANT
1.	The Council has tried to act positively and proactively in the determination of this application, however it was not considered that there were any minor alterations which could be made to the scheme to make the proposal acceptable.



Photographs



Side view from Enfield Street



Front view from Enfield Street



Rear view with 55 Enfield Street



Rear view with 51 Enfield Street



View from Hope Street



Rear view

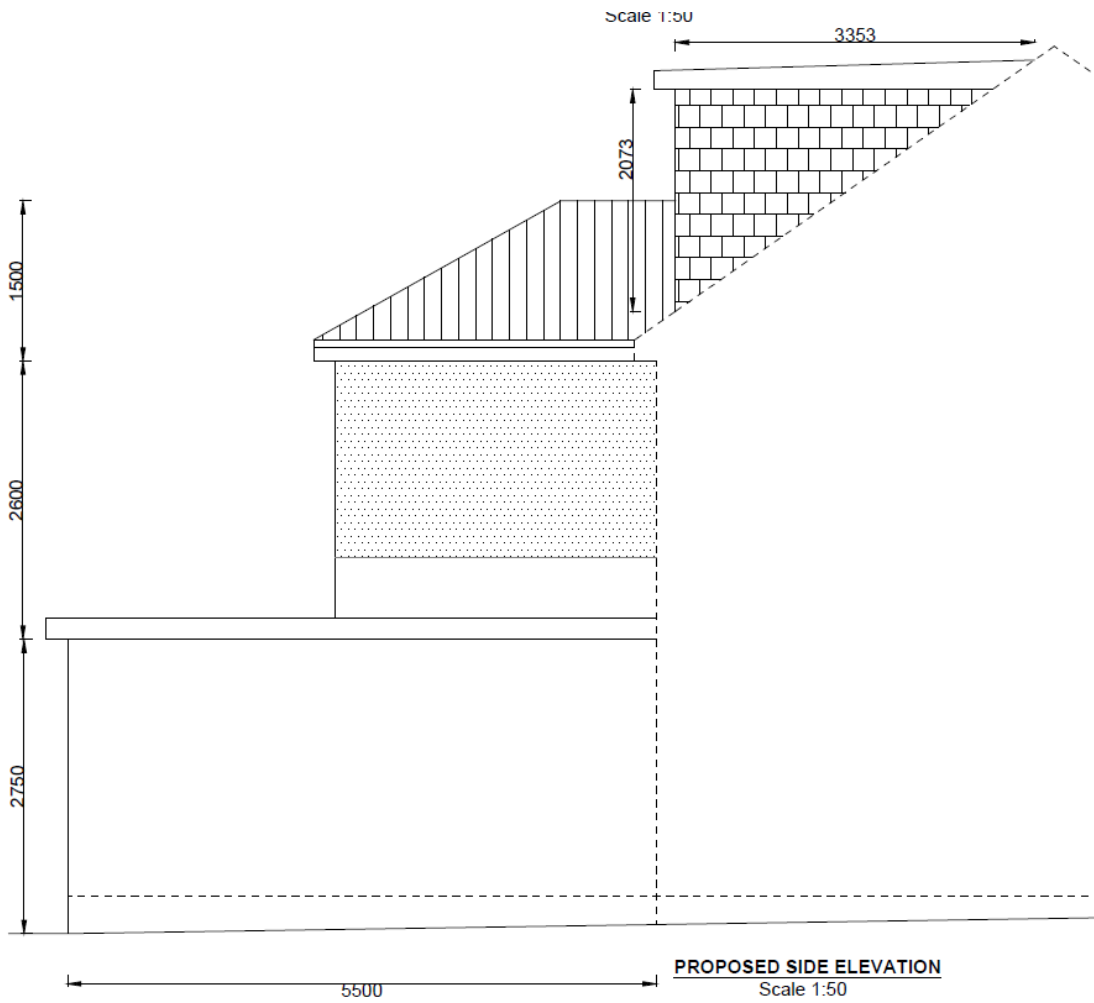
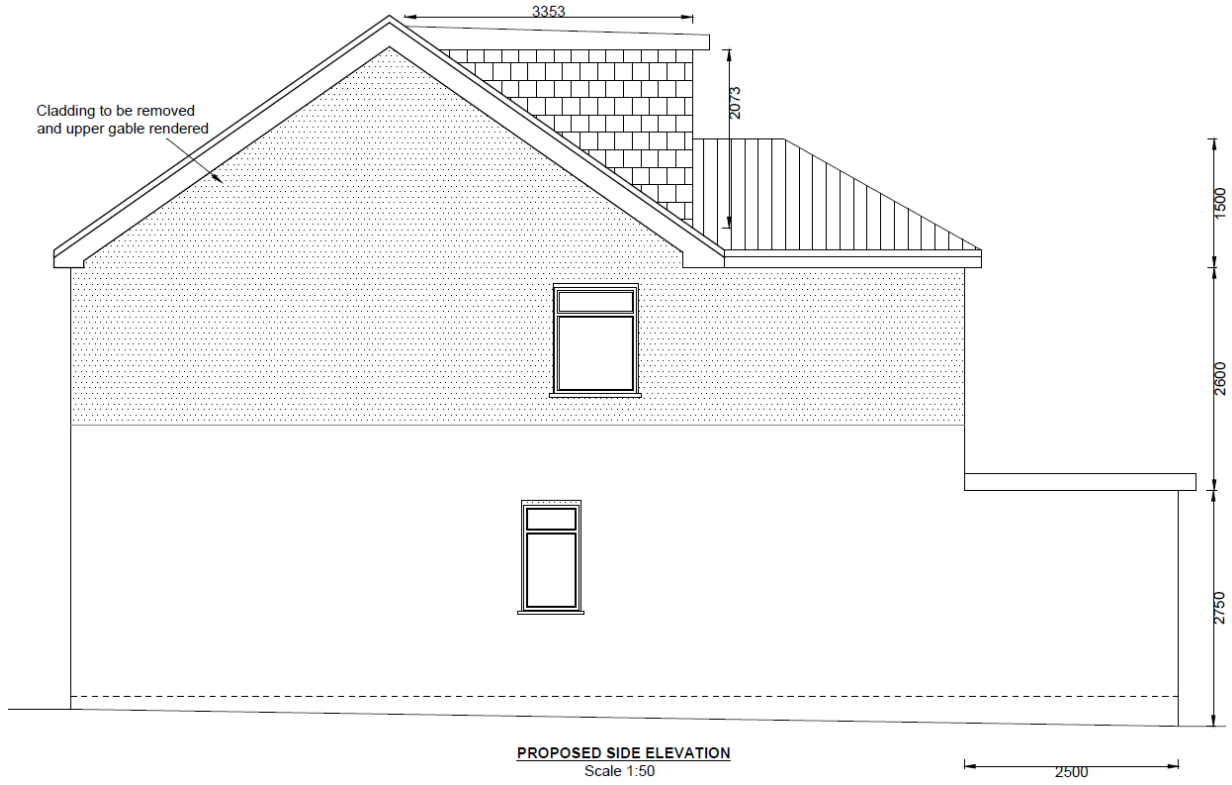
Plans (not to scale)

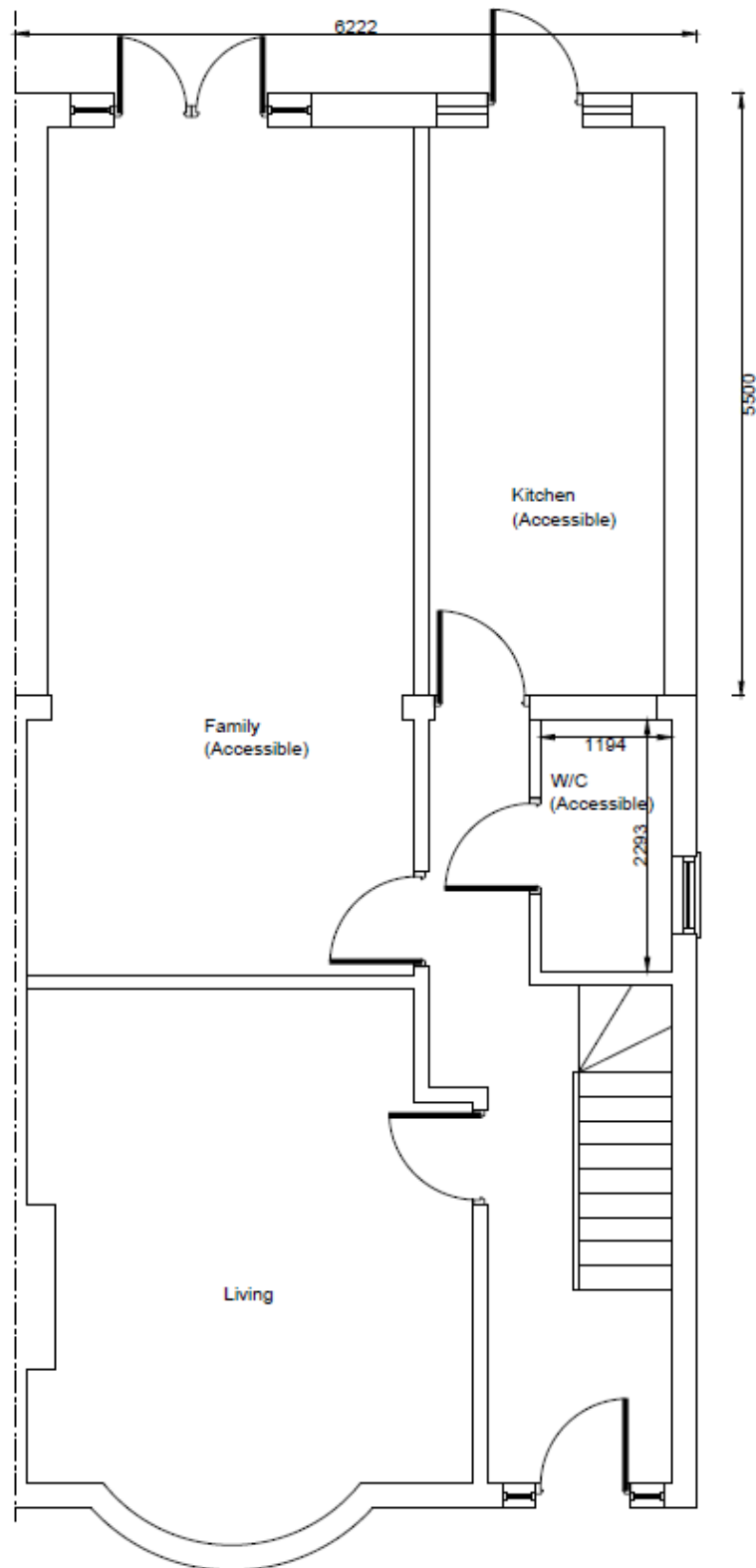


PROPOSED FRONT ELEVATION
Scale 1:50

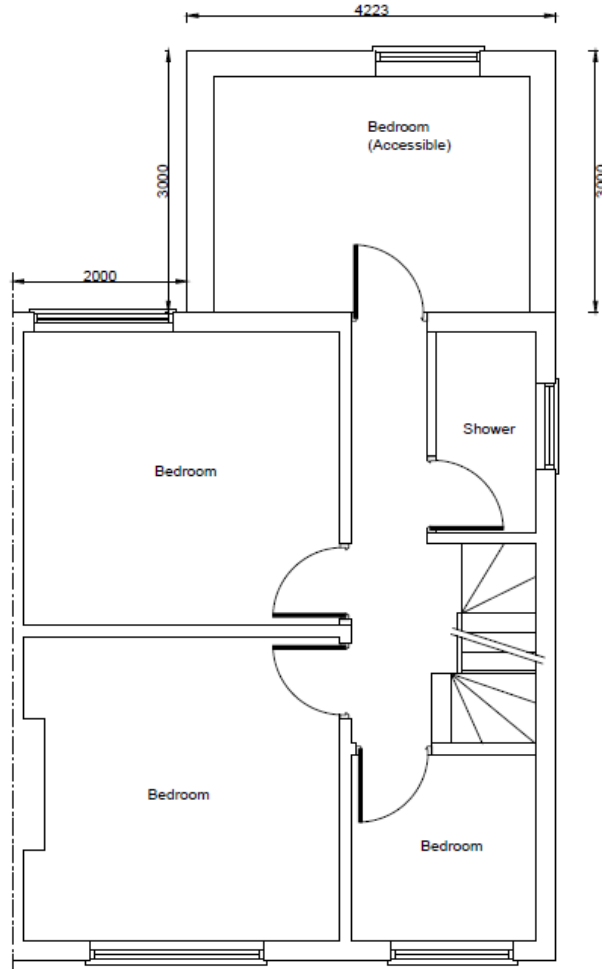


PROPOSED REAR ELEVATION
Scale 1:50

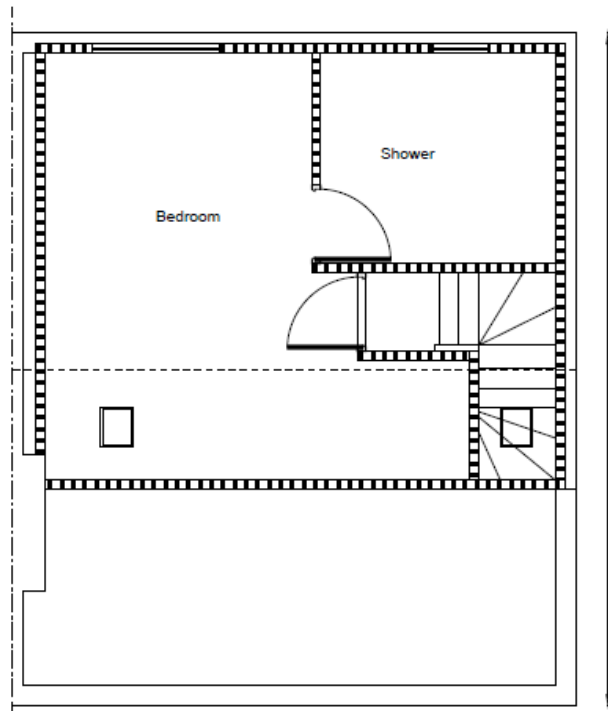




PROPOSED GROUND FLOOR PLAN
Scale 1:50



PROPOSED FIRST FLOOR PLAN
Scale 1:50



PROPOSED SECOND (LOFT) FLOOR PLAN
Scale 1:50