

Report of the Chief Executive

APPLICATION NUMBER:	22/00142/FUL
LOCATION:	8 Kenton Avenue, Nuthall, Nottinghamshire, NG16 1PX
PROPOSAL:	Construct single storey and two storey rear extensions

1. Purpose of Report

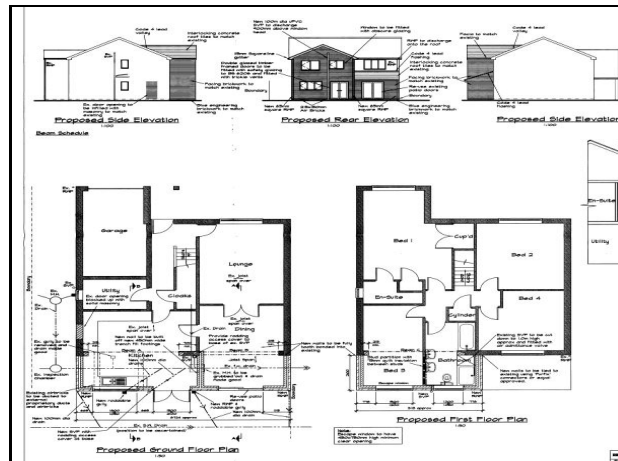
Councillor P J Owen has requested this application be determined by Committee.

2. Recommendation

The Committee is asked to resolve that planning permission be granted with the conditions set out in the appendix.

3. Detail

- 3.1 The application was first brought before Planning Committee 08 June 2022 with a recommendation for approval. The original report is attached at appendix 2. Members resolved to defer making a decision on the application in order that a site visit could be made.
- 3.2 This application seeks consent to construct a single/two storey rear extension creating a kitchen/dining area at ground floor and a larger bedroom along with a bathroom at first floor level. There is currently a conservatory to the rear which will be removed as part of the proposal.
- 3.3 To the front of the property there is currently a porch which is open to the front and side. The plans indicate the bricking up of the side of the porch and the provision of a door to the front which do not require planning permission.
- 3.4 The application site consists of a two storey detached dwelling with a driveway/garden area to the front and a garden to the rear. The dwelling is located on a cul de sac with similar dwelling within the street scene and to the rear on Croxley Gardens.
- 3.5 Planning permission was previously granted under reference number 05/00506/FUL to construct a two storey extension to the rear of the property (see below). However, this was never implemented and the planning permission has now expired.



- 3.6 It is considered that main issues relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity.

APPENDIX 1

1 Details of the application

- 1.1 This application seeks consent to construct a single/two storey rear extension creating a kitchen/dining area at ground floor and a larger bedroom along with a bathroom at first floor level. There is currently a conservatory to the rear which will be removed as part of the proposal.

2 Site and Surroundings

- 2.1 The application site consists of a two storey detached dwelling with a driveway/garden area to the front and a garden to the rear. The dwelling is located on a cul de sac with similar dwelling within the street scene and to the rear on Croxley Gardens. The application site is located within a predominantly residential area.

3 Relevant Planning History

- 3.1 Outline planning permission was granted under reference number 86/00298/OUT for the construction of a residential development on the land.
- 3.2 Planning permission was granted under reference number 87/00480/FUL to construct 105 houses and garages.
- 3.3 Planning permission was granted under reference number 05/00605/FUL to construct a two storey extension to the rear of the property. This was never implemented and the planning permission has now expired.

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 A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2021**

- 4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity

5 Consultations

- 5.1 Four neighbouring properties were consulted during the processing of the planning application, with four letters having been received objecting on the grounds of:
- Overlooking/loss of privacy;
 - Loss of light/overshadowing;
 - Noise and disturbance;

- Parking/unloading of building materials;
- Design.

6 Assessment

6.1 The main issues for consideration relate to whether the design and scale of the development would be acceptable, and whether there would be an unacceptable impact on neighbour amenity

6.2 **Design and Visual Amenity**

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 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.

6.2.2 The proposed extensions consist of a single storey extension to the rear creating a kitchen/dining, measuring the full width of the rear elevation and extending out by 4m. The ground floor will be served by a window to the kitchen and bi folding doors to the dining area. The extension will have a flat roof with an overall height of 2.717m with a roof light. At first floor level an extension is proposed which will increase the floor space of an existing bedroom and bathroom. The first floor extension will be built up to the end elevation of the main dwelling extending across by 5.855m and out from the rear elevation by 2.2m. The extension will be served by a pitched roof set at a height of 6.9m, which will be set lower than the roof of the main dwelling and limiting views from within the street scene of Kenton Avenue. Information provided on the submitted application form and plans indicates the use of matching materials for the external elevations and roof of the extension, which given its location is considered acceptable.

6.2.3 The proposal is not considered to have any significant detrimental impact upon the character of the street scene or visual amenity of the area.

6.3 **Amenity**

6.3.1 Objections have been received from neighbouring properties in respect of overlooking/loss of privacy, loss of light/overshadowing, noise and disturbance and parking/unloading of building materials.

6.3.1 Directly to the north of the application site there is an existing two storey detached dwelling number 6 Kenton Avenue. The host dwelling is set behind the rear of the neighbouring property by approximately 2m, with the land levels serving number 6 set approximately 200mm higher than those within the application site. To the rear of number 6 there is an existing conservatory along with a 2m high close boarded timber fence along the boundary. The proposed ground floor extension will extend out from the rear of the dwelling by 4m and will be served by a flat roof with a height of 2.717m. Above the proposed ground floor extension a first floor extension is also proposed which will be in line with the end side elevation nearest to number 6. However, the extension will only extend out from the rear elevation of the dwelling

by 2.2m and will be served by a pitched roof which will be set lower than the roof of the main dwelling. Furthermore, the first floor extension will not protrude any further behind the rear elevation of number 6, with the submitted block plan indicated this part of the proposal to be in line with the rear elevation of number 6. In addition, there are no windows proposed in the side elevation of either the ground or first floor extensions, with the only window within the side elevation of number 6 being an obscurely glazed first floor landing window. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 6 Kenton Avenue.

- 6.3.2 To the south of the application site there is an existing two storey detached dwelling number 10 Kenton Avenue. To the rear of the host dwelling there is currently a conservatory extension built up to the boundary which consists of a 2m high close boarded timber fence. The proposed ground floor extension will extend out from the rear elevation by 4m, will be set in from the boundary by 215mm and served by a flat roof with an overall height of 2.717m. The proposed first floor extension will be set in from the boundary by 2.65m. To the rear of number 8 there is a double integral garage which is set forward of the rear elevation of number 10. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 10 Kenton Avenue.
- 6.3.3 Directly to the rear of the application site there are two immediate neighbouring properties numbers 4 and 5 Croxley Gardens. The proposed ground floor extension will be sited 8.12m stepping in to 6.5m from the rear boundary which consists of a 2m high close boarded timber fence, with the first floor section being set in a further 2.2m. The gardens serving the properties to the rear are served with rear gardens with depths of 10m. To the rear of the proposed ground floor extension a window is proposed and bi folding doors serving a kitchen/dining area. It should be noted that the properties to the rear are set at a higher level than the application site. In addition, whilst a first floor extension is proposed, this will only be extending out by 2.2m to the rear and will allow for a larger floor space to serve an existing bedroom and bathroom. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 10 Kenton Avenue.
- 6.3.4 Whilst concerns have been raised in respect of noise/disturbance during construction and the parking/unloading of building materials, should noise/disturbance become an issue this can be dealt with by separate legislation by the Environmental Health department. Furthermore, the property is served by a large driveway for which building materials could be stored and there are no traffic regulation orders in the form of double yellow lines which would restrict vehicle parking within Kenton Avenue.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would be an extension to an existing residential dwelling, would be of an acceptable scale and design, would not have a significant impact on neighbour amenity and would be in accordance with the policies contained within the development plan.

8. Data Protection Compliance Implications

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

9. Background Papers

9.1 There were no background papers.

10. **Conclusion**

10.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the Site Location Plan 1: 1250 and Proposed Floor Plans received by the Local Planning Authority on 16 February 2022, Proposed Elevations received by the Local Planning Authority on 31 March 2022 and Proposed Block Plan and Roof Plan received by the Local Planning Authority on 27 April 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The extension shall be constructed using bricks, tiles, windows and doors of a type, texture and colour so as to match those of the existing building.</p> <p><i>Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
	NOTES TO APPLICANT

1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the eight week agreed determination timescale.
2.	<p>The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>

PLAN FROM BROXTOWE MAPS



Legend

 Site Outline

Photographs

Front elevation and immediate neighbouring properties



Boundary with number 6 Kenton Avenue



Boundary with number 10 Kenton Avenue



Numbers 4 and 5 Croxley Gardens to rear

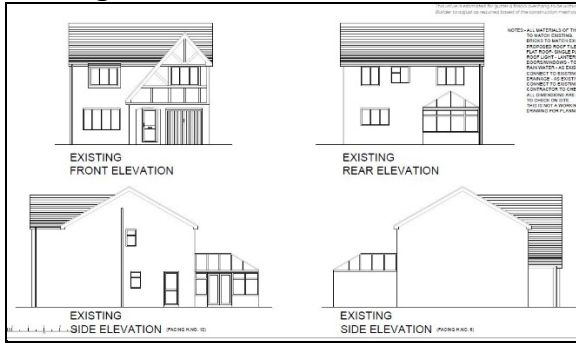


Existing rear elevation

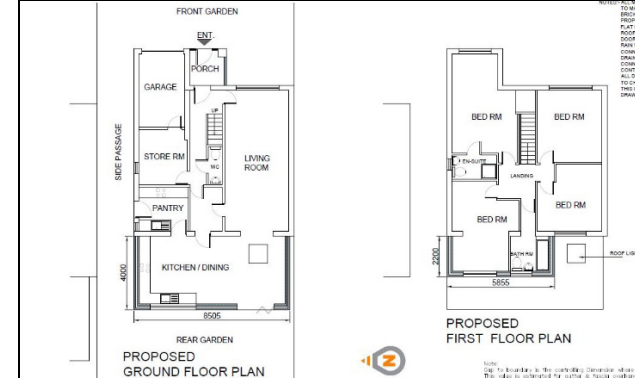


Plans (not to scale)

Existing Elevations and Floor Plans



Proposed Elevations and Floor Plans



Proposed Block Plan

