

Report of the Chief Executive

APPLICATION NUMBER:	22/00211/REG3
LOCATION:	Selside Court, Chilwell, Nottinghamshire
PROPOSAL:	Demolition of garages and construct three dwellings

1. Purpose of Report

This application is brought before Planning Committee as the Council is the landowner and applicant.

2. Recommendation

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

3. Detail

- 3.1 The application seeks full planning permission for the demolition of 17 garages, in two blocks, the construction of a row of three terrace dwellings and the creation of 24 vehicular parking spaces and additional landscaping. The application has been amended to move the dwellings further south away from the rear boundary with 61-65 Selside Court, a consultation has been undertaken following the amended block plan and street scene and any comments from the public will be reported in the late background paper.
- 3.2 A Design and Access Statement, pre development arboricultural report, car park study, ecology survey and geo-environmental assessment have been submitted with the application.
- 3.3 Around the site lies two storey terrace dwellings with large private amenity space to each rear. To the north east of the site lies a block of flats, three storey high and an area of grass. The north of the site lies a block of eight garages and to the south west lies a block of nine garages with parking around the edges of the domestic curtilages of the dwellings within Selside Court. There are no grassed areas or trees within the site only tarmac and concrete.
- 3.4 The main issue relates to whether the principal of a row of terrace dwellings and replacement parking with landscaping is acceptable and if the development is acceptable in terms of parking issues, design and impact on neighbour amenity and enhancement of ecology around the site.
- 3.5 The benefits of the proposal would be three additional family homes within a sustainable, urban location with access to a well-served public transport route giving access to shops, schools, public open spaces which would be in accordance with policies contained within the development plan that is given significant weight. The proposed row of terrace dwellings would contribute to the local economy by providing jobs during the construction process. There would

be a change in the parking layout but this is considered to be outweighed by the benefits of the scheme.

APPENDIX

1 Details of the Application

- 1.1 The application seeks to construct a row of terrace dwellings, two x two bedroom dwellings and one three-bedroom dwelling, each having a kitchen, lounge/dining room, ground floor WC, and family bathroom. Each dwelling will have access to private amenity space located to the rear elevation, which would be enclosed by a 1.8m close board fence. On the southern roof plane of each dwelling there would be a bank of solar panels.
- 1.2 The row of dwellings will be constructed out of buff brick and fibre cement tiles, with detailing to the fenestrations. Forward of the principal elevation of each dwelling is a small area providing off road vehicular parking and landscaping, including a tree.
- 1.3 Two sets of terraced garage, total of 17 garages will be demolished to facilitate the construction of the dwellings and create formal parking for 24 vehicles to serve both the proposed dwellings and the existing dwellings within Selside Court.

2 Site and Surroundings

- 2.1 The site is located in a residential area with two sets of garages which are rented by property owners in the surrounding area. There are no designated parking spaces for residents and as a result vehicles are parked alongside the boundary treatments in front of dwellings.
- 2.2 The land rises north to south and east to west with pedestrian pathways around the edges of the site. There is little green area or trees within the site but further north is a small grassed area. There is a significant amount of high close board fencing with pedestrian gates giving access to the vehicular parking within the site.
- 2.3 To the north of the site lies the tram network and to the east lies Inham Nook recreation ground with a bowls green, tennis courts, football pitches and children's' playground.

3. Relevant Planning History

- 3.1 No relevant planning history.

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 1: Climate Change

- Policy 2: Spatial Strategy
- Policy 8: Housing Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces
- Policy 17: Biodiversity

4.2 Part 2 Local Plan 2019

- Policy 15: Housing size, mix and choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous substances and ground conditions
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2021:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes
- Section 9- Promoting Sustainable Transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places.
- Section 15 – Conserving and enhancing the natural environment

5. Consultations

5.1 **Nottinghamshire County Council Highways:** has assessed the application and is satisfied with the scheme subject to standing advice conditions and informatives.

5.2 **Environmental Health Officer Pollution:** has assessed the application and has not raised any objections but has requested conditions be applied for contaminated land due to the land being used as garages. As the proposed development site is close to existing residential developments and therefore occupiers may be adversely impacted by excessive construction noise a condition should be added to any decision notice regarding hours of works. As the garages are proposed to be demolished to facilitate the semi-detached dwellings and parking a construction/demolition method statement shall be submitted to and agreed in writing and adhered to throughout the construction period. An informative should be added to the decision notice to ensure no burning of commercial waste.

5.2.1 During determination of the application a Geo-Environmental Assessment was submitted, dated Sept 2021. The additional information was assessed and the Environmental Health Officer agreed with the recommendations within the report and requested the condition relating to land contamination be replaced to ensure work is carried out in accordance with the Geo-Environmental Assessment.

- 5.3 **Parks and Environment Officer – Bins:** has assessed the application and has not raised any objections subject to the developer purchasing the first time provision of bins.
- 5.4 **Nottingham Wildlife Trust:** has reviewed all the information submitted and can confirm the ecology survey and report has been undertaken according to good practice guidelines. The Wildlife Trust states that given the lack of natural habitats on site the biodiversity net gain requirements should be straightforward and easily achievable. The use of native street trees and small areas of flowering lawn will assist with this. The Wildlife Trust, support the recommendations made within the ecology survey.
- 5.5 **Tree Officer –** has assessed the application and has no comments to make.
- 5.6 **The Toton and Chilwell Neighbourhood Forum –** has made representation on the application. They have stated that the proposal does not comply with the draft Neighbourhood Plan for Regulation 16.
- 5.7 33 properties were consulted and a site notice displayed. A letter of support was received and a total of four objections were received to the first set of plans and two to the amended plans. The comments can be summarised as follows:
- Loss of privacy to the existing and proposed tenants;
 - Sense of enclosure;
 - Loss of garages will result in anti-social behaviour and the garages are required;
 - Dust and noise during demolition and construction;
 - Car park being made smaller will cause parking problems as not enough space;
 - Drug dealing;
 - Disturbance to night workers, specifically NHS workers;
 - Reduced daylight in summer months;
 - Sunlight removed from the existing dwellings and given to the new dwellings;
 - Issues with design, appearance and layout and;
 - Understand the need for housing but there is little space.
- 5.8 Any further representations received to the amended plans will be reported in late papers.
6. **Assessment**
- 6.1 The main issues for consideration are whether the proposed development is acceptable in design and layout, has sufficient parking, has an acceptable relationship with neighbouring properties and would provide an adequate standard of amenity for future occupants.

6.2 Principal

- 6.2.1 The site is within an existing residential area and provides an opportunity to provide additional housing outside of Green Belt. There is also a need to boost housing supply which sites such as this can help deliver. The provision of a pair of three dwellings on a brown field site is considered to be a benefit in terms of contributing to the provision of homes within the borough.
- 6.2.2 Whilst it is acknowledged there will be a loss of 17 garages, it is considered the loss is outweighed by the proposal of residential units that make an efficient use of the land. Whether there is adequate space to accommodate a three terrace dwellings, replacement parking and the impact a development of this size will have on neighbouring properties, the character of the area and parking provision will be discussed below.
- 6.2.3 To conclude, the site is located within an urban location and weight must be given to the need to boost housing supply. It will provide a row of three family homes in the form of two x two bedroom dwellings and a three-bedroom dwelling, within an existing settlement in a sustainable location with public transport links providing access to the wider area. It is considered the proposed dwellings and replacement parking will not have an adverse effect on neighbour amenity and the design, massing, scale and appearance are considered to be acceptable. The principal of the development is therefore considered to be acceptable.

6.3 Design and visual amenity

- 6.3.1 Policy 10 of the ACS section 2 states that developments will be assessed in terms of d) massing, scale and 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.
- 6.3.2 The site currently two rows of terrace garages located on the north and south west of the site, that are in a poor state of repair and which have a negative impact on the appearance of the area. There is two set of concrete bollards creating an area for turning within the site for residents.
- 6.3.3 The demolition of the garages and construction of three family dwellings, the creation of 24 parking spaces along with area of landscaping will change the appearance of the area as it currently mainly concrete and tarmac, but the proposal would not have any detrimental impact on the openness of Selside Court. The amended position of the row of dwellings has been moved further south, away from the boundaries with 61-65 Selside Court and the layout of the parking and landscaping will still allow views across the site when entering from the north. Areas of soft landscaping would be provided to soften the parking areas and provide an improved visual amenity for the residents.
- 6.3.4 Consideration has been given to the fenestration details for the dwellings and the type of materials to assimilate the development in to the area, the choice of buff brick and concrete tiles along with vertical cladding reflects the materials in the wider area. The height to the eaves and ridge reflects the dwellings within

close proximity to the site and the different levels enables the dwellings to have a scale and proportion similar to the adjacent dwellings.

- 6.3.5 The area forward of the principal elevations and in view when approaching the site, will be soft landscaped along with off road parking to soften the public and private boundaries and improve the visual amenity of the area.
- 6.3.6 Concerns have been raised about the development creating a sense of enclosure, due to the position of the proposed dwellings and the existing dwellings within Selside Court. The amended plan has moved the position of the closest dwelling away from the boundary with 61-65 Selside Court, there is approximately 17m from the habitable room windows of 63 Selside Court and the side elevation of the proposed side elevation. A plan has been provided showing the street scene and the outlook from the dwellings on Selside Court.
- 6.3.7 To conclude, it is considered the dwellings and the replacement parking reflects an acceptable level of design that will tie in with the appearance of the surrounding properties. Consideration has been given to the position of the development and enabling the development to make a positive contribution to the area through the choice of materials and landscaping.

6.4 Amenity

- 6.4.1 6.4.1 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.
- 6.4.2 To the north of the site lies 61-65 Selside Court, two storey terrace dwellings with a porch to the rear elevation and 1.8m close board fencing surrounding the south facing gardens. The amended plan has addressed the concerns regarding the potential of loss of light and overbearing to these dwellings and their private amenity area due to the difference in levels between the existing dwellings and the proposed dwellings. There are no windows proposed on the side elevations towards these dwellings and so there would not be any overlooking. It is considered that there would be no significant impact in terms of loss of light, overlooking or overbearing for the occupiers of these properties.
- 6.4.3 Given the position of the dwellings there would not be any an impact on the residential amenity of dwellings located to the east, west and south of the site due to the position of the dwellings and the significant distance.
- 6.4.4 The replacement parking and landscaping has been positioned to ensure the openness of Selside Court is retained and enhanced with landscaping and this element of the proposal would not have any impact on the residential amenity of the dwellings within close proximity.
- 6.4.5 To conclude, the position of the dwellings and replacement parking has adequate separation distances, no windows on side elevations and ensures a neighbourly relationship can be achieved and to secure an acceptable level of amenity can be retained for the dwellings around the site. It is also

acknowledged the future occupants will have an acceptable level of amenity, with a satisfactory level of internal space and access to natural light and an outlook.

6.5 Parking

- 6.5.1 In relation to assess the highway impacts of the proposal paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.5.2 The proposal seeks to demolish a total of 17 garage, two block of garages one located to the north of the site and one to the south west, and amend the existing parking arrangement to create 24 parking spaces with landscaping.
- 6.5.3 A car parking survey was carried out over a 24-hour period from 19:00 on Thursday 30 January 2022 until 19:00 Friday 31 January 2020. It was determined that there is sufficient capacity on Selside Court to accommodate 60 parked cars, excluding the garages and parking areas to be replaced by the proposal. The number of cars parked on Selside Court, excluding garages, was 25 and given the maximum parking capacity of 60 cars this equates to a parking stress of 42% and so therefore there is capacity for a further 35 vehicles to be parked on Selside Court. During the 24 hour period no garages were visited, but it is therefore not possible to determine from the survey finding how many cars are parked in the garages. It is considered there is sufficient evidence demonstrate that the parking can accommodate the development and compensate for the loss of garages.
- 6.5.4 The concerns raised regarding the parking being reduced and as a result would cause parking problems has been addressed by the parking survey. It is considered that there will not be a significant impact on highway safety or on street parking and there would be no changes to the pedestrian footpaths around the edges of the site.
- 6.5.5 It is acknowledged there will be construction vehicles associated with the site, however it is considered that there is adequate space on and around the site not to cause a nuisance. Notwithstanding this, a condition requiring the submission of details of a Construction Method Statement would further ensure that the development would keep disruption to a minimum. The details to be agreed prior to commencement of the works.
- 6.5.6 To conclude, it is considered that sufficient parking would be provided to accommodate the row of three terrace dwellings and replacement parking for the existing dwellings. It is considered the parking survey has provided sufficient evidence to demonstrate that the area within the site can support the additional parking following the demolition of the garages and construction of the row of terrace dwellings, subject to conditions.

6.6 Environmental Health

- 6.6.1 Policy 19 of the Part 2 Local Plan states development of land potentially affected by contamination will not be permitted unless and until a site investigation has been carried out to assess the nature and degree of contamination, using a method of investigation agreed in writing with the Council. Paragraph 184 of the NPPF states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner.
- 6.6.2 The Councils Environmental Health Officer has stated the proposed development is located on land that may be contaminated due to its historic use as garages, therefore before commencement on sited an investigative survey of the site shall be carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.
- 6.6.3 As the proposed development site is close to existing residential developments and therefore occupiers may be adversely impacted by excessive construction notice a condition should be added to any decision notice regarding hours of works. There shall not be any construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday and 08:00-13:00 Saturdays and no time on Sunday or Bank Holidays.
- 6.6.4 As the garages are proposed to be demolished to facilitate the three dwellings and parking a construction/demolition method statement shall be submitted to and agreed in writing and adhered to throughout the construction period.
- 6.6.5 The conditions regarding hours of work and relating to the Construction Method Statement would secure the residential amenity and safety of residents and the general public.
- 6.6.6 The Councils Parks and Environment Officer for bins has assessed the application and has not raised any objections subject to the developer purchasing the first time provision of bins. As each property has a secure rear garden, the bins can be safely stored off the public highway, and the bins can easily be collected by the refuse team.

6.7 Ecology

- 6.7.1 Para 180 of the NPPF is also applicable, that states when determining planning applications, Local Planning Authorities should apply the following principle, amongst others, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

6.7.2 Policy 31 of the Local Plan Part 2 states that all development proposals should seek to deliver a net gain in biodiversity and geodiversity and contribute to the Borough ecology network. Permission will not be granted for development which would cause significant harm to site and habitats of nature conservation or geological value, together with species that are protected or under threat.

6.7.3 Nottingham Wildlife Trust has assessed the application and fully support the ecology recommendations within ecology survey and is content that this can be secured by a suitably worded condition.

6.7.4 It is considered there will not be any impact on the ecology of the site and the surrounding area and given the lack of natural habitats on site it is considered there will be a biodiversity net gain.

6.8 **Other Issues**

6.8.1 The comments raised regarding anti-social behaviour following the demolition of garages has been noted.

7 **Planning Balance**

7.1 The benefits of the proposal are that it would provide three family homes within an existing urban area and would support short term benefits such as jobs during the demolition and construction of the proposed dwellings and creation of the off road parking spaces and would be in accordance with policies contained within the development plan. There would not be any significant impact on the amenity of neighbours.

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 To conclude, it is considered the proposed dwellings are an acceptable size, scale and layout that there will not be an adverse effect on neighbour amenity and it will provide an acceptable standard of amenity for future occupants of the dwellings. The level of replacement parking is acceptable to meet the requirements of the existing and proposed dwellings and the scheme is considered to be acceptable and should be approved.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following reasons.</p>	
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 drawings proposed elevations and floor plan 2766(08)A03 Rev A and site location plan 2766(02)A01 Rev A received 4 March 2022, proposed block plan 2766(08)A02 Rev B, proposed street elevations 2766(08)A04 Rev C, proposed block plan 2766(08)A01 Rev B received 2 June 2022, Ecology survey and pre development arboricultural report received 4 March 2022 and Solar panel details received 21 April 2022. Ecology survey and pre development arboricultural report received 4 March 2022 and Geo-Environmental Assessment received 24 May 2022.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>(a) No building to be erected pursuant to this permission shall be occupied or brought into use until:</p> <p>i. All the necessary remedial measures for the building have been completed in accordance with the approved details, unless an alternative has first been approved in writing by the Local Planning Authority; and</p> <p>ii. It has been certified to the satisfaction of the Local Planning Authority, through the submission of a verification report that the necessary remedial measures for the building have been implemented in full.</p> <p>The development cannot proceed satisfactorily without the outstanding matters being agreed in advance of development</p> <p><i>Reason: commencing to ensure the details are satisfactory, in the interests of public health and safety and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of Broxtowe Aligned Core Strategy (2014).</i></p>

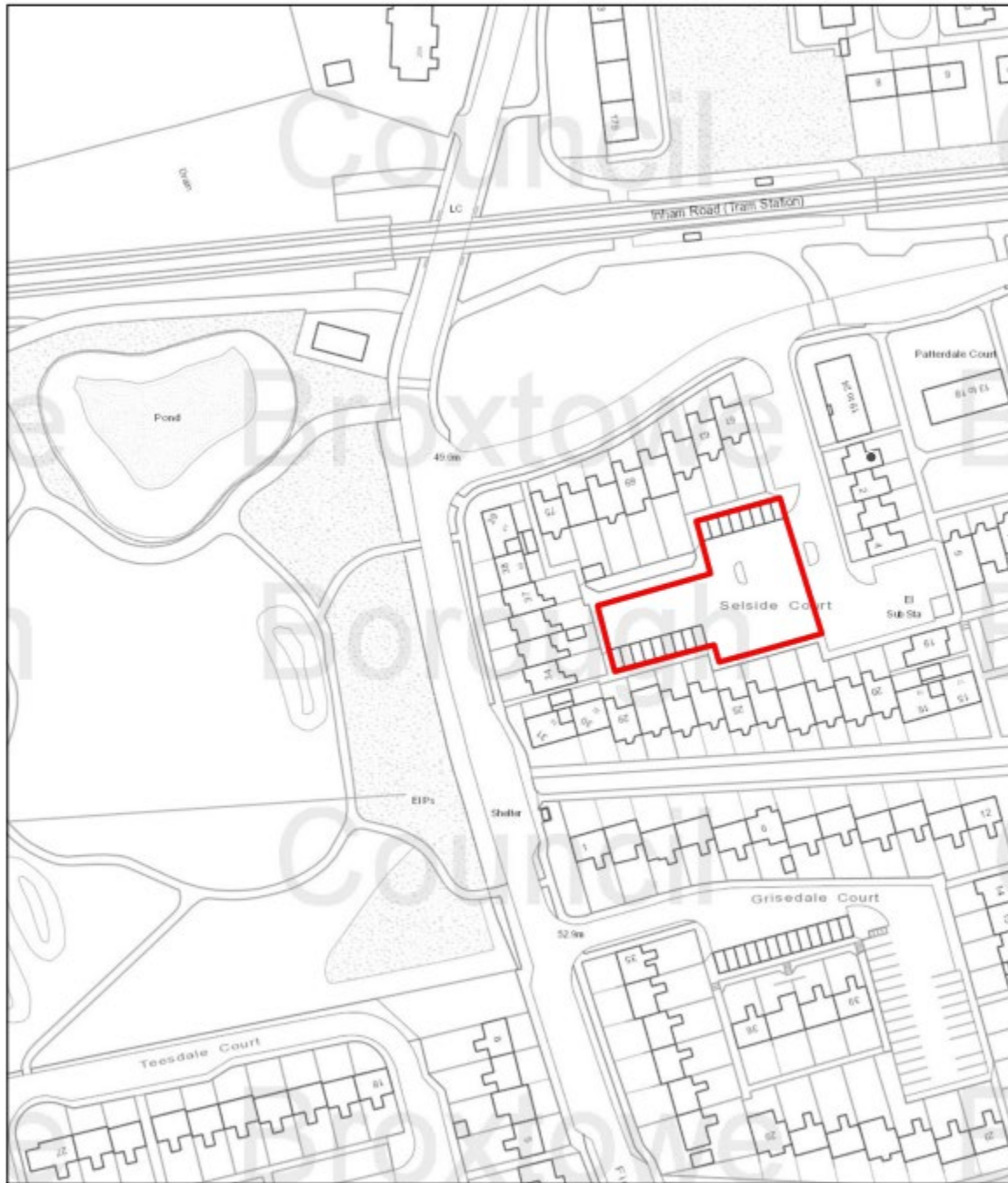
<p>4.</p>	<p>No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.</p> <p><i>Reason: and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>No above ground works shall take place until a landscaping scheme showing biodiversity net gain has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> a. numbers, types, sizes and positions of proposed trees and shrubs; b. details of boundary treatments; c. planting, seeding/turfing of other soft landscape areas and d. timetable for implementation. <p>The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: No such details were submitted with the application, to ensure the development presents a satisfactory standard of external appearance to the area, to ensure a sufficient standard of neighbour amenity and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays and at no time on Sundays or Bank Holidays.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>

<p>7.</p>	<p>No development within the full planning permission phase hereby approved shall take place until a Construction/Demolition Method Statement has been submitted to and approved in writing by the Borough Council. The statement shall include:</p> <ul style="list-style-type: none"> a) The means of access for construction traffic; b) Parking provision for site operatives and visitors; c) The loading and unloading of plant and materials; d) The storage of plant and materials used in construction/demolition of the development; e) A scheme for the recycling/disposal of waste resulting from construction/demolition works; f) Details of dust and noise suppression to be used during the construction phase and; g) A report identifying any asbestos and documenting its safe removal <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>8.</p>	<p>No part of the development hereby permitted shall be brought into use until the parking bays/ areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2766(08) B01 Rev B. The parking bays/ areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.</p> <p><i>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>9.</p>	<p>Occupation of the hereby approved dwellings shall not take place until the site access has been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the access to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p>

	<i>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i>
10.	<p>The parking bays shall not be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) Policy 10 of the Broxtowe Aligned Core Strategy (2014).</i></p>
11.	<p>The demolition of the garages and construction of the dwellings and apartments, shall be carried out in accordance with the mitigation measures as detailed in sections 5.17, 5.18 and 5.21 of the Ecological Assessment dated 29.06.21 unless otherwise approved in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure that any protected species which may be present on site are not adversely affected, in accordance with the NPPF (2019) section 15, Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 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 agreed determination timescale.
2.	The deposit of mud or other items on the public highway, and/or the discharge of water onto the public highway are offences under Sections 149 and 151, Highways Act 1980. The applicant, any contractors, and the owner / occupier of the land must therefore ensure that nothing is deposited on the highway, nor that any soil or refuse etc is washed onto the highway, from the site. Failure to prevent this may force the Highway Authority to take both practical and legal action (which may include prosecution) against the applicant / contractors / the owner or occupier of the land. [Where the development site may be accessed by a significant number of vehicles or may be particularly susceptible to material 'tracking' off site onto the highway, details of wheel-washing facilities must be provided to and approved by the Highway Authority
3.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk to ensure addresses are created.

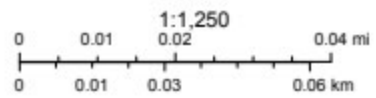
	<p>This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</p>
<p>4.</p>	<p>Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.</p>
<p>5.</p>	<p>Developer to purchase the first time provision of bins. Notice served in due course.</p> <p>1. Developer to purchase the first time provision of bins. Notice served in due course.</p> <p>2. Each property would be allocated the following:</p> <p>1 x 240 litre bin for residual waste</p> <p>1 x 240 litre bin for recycling waste</p> <p>1 x 37 litre bag for glass</p> <p>3. Bins need to be presented at the edge of adopted highway for emptying.</p> <p>4. The size of a 240 litre bins is 1074mm (h) x 580mm (w) x 734mm (d)</p>

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6/14/2022, 4:28:42 PM

 Site



Site location plan

Photographs



Garages to be demolished to the north



Garages to be demolished the south west



View across parking



View towards Eskdale Drive

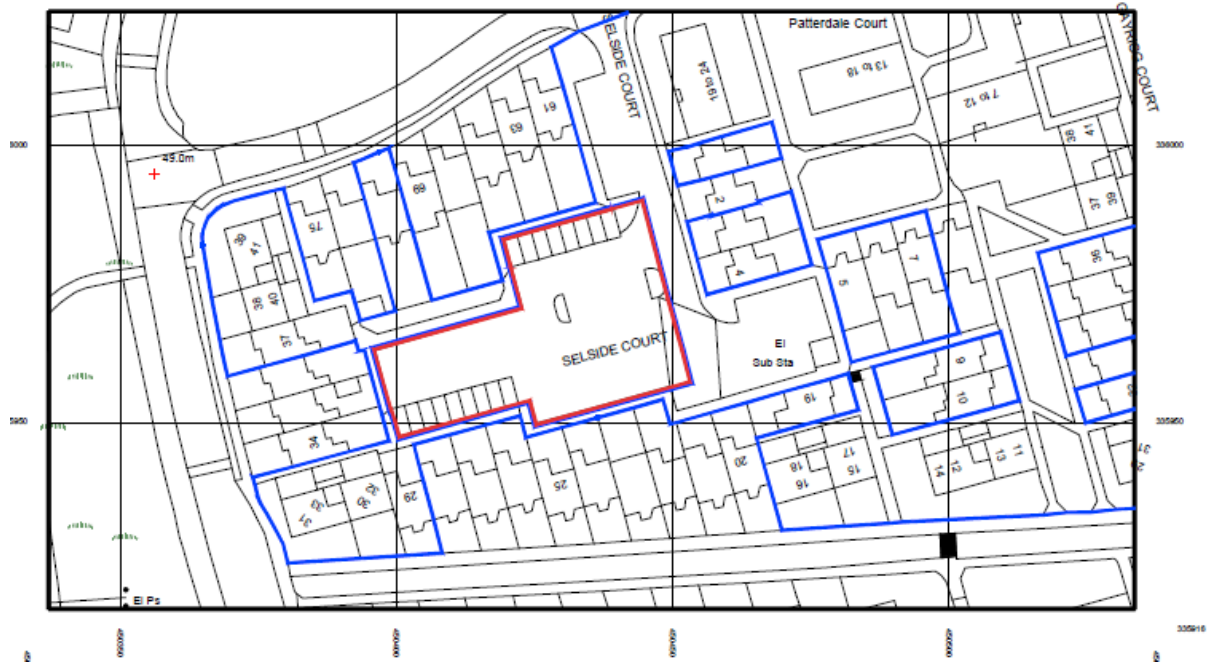


61-65 Selside



Dwellings located to the east of the site

Plans (not to scale)



Site location plan



Proposed site plan



Proposed elevations

<p>NOTES: Material Key</p> <ul style="list-style-type: none"> Tile roof Buff brick Thick red brick PVC aluminium frame double glazed window PVC aluminium frame patio door GFP Composite door UPVC Rainwater guttering Front External Timber Boundary Fence Black iron gate 1800mm Boundary Timber Fence with 100x100mm posts Clearance Cypress UPVC Window 	<p>Zones:</p> <table border="1"> <tr> <td>1346 01</td> <td>1346 01</td> </tr> <tr> <td>Gross Internal Area 932m²</td> <td>Gross Internal Area 820m²</td> </tr> <tr> <td>Gross External Area 1120m²</td> <td>Gross External Area 1024m²</td> </tr> <tr> <td>1346 02</td> <td></td> </tr> <tr> <td>Gross Internal Area 820m²</td> <td></td> </tr> <tr> <td>Gross External Area 924m²</td> <td></td> </tr> </table>	1346 01	1346 01	Gross Internal Area 932m ²	Gross Internal Area 820m ²	Gross External Area 1120m ²	Gross External Area 1024m ²	1346 02		Gross Internal Area 820m ²		Gross External Area 924m ²		<p>APPLICANT: 1451/21 AL 1451/21 AL</p> <p>PROPOSAL: Elmstone Borough Council Small Site Feasibility Self-Build Proposed House Types</p> <p>Legal Info: 1451/21 AL 1451/21 AL 2756080A01 A Planning</p>	<p>PREPARED BY: Elmstone Borough Council Small Site Feasibility Self-Build Proposed House Types</p> <p>DATE: 1451/21 AL 1451/21 AL 2756080A01 A Planning</p> <p>REVISIONS:</p> <table border="1"> <tr> <td>1451/21 AL</td> <td>1451/21 AL</td> </tr> <tr> <td>1451/21 AL</td> <td>1451/21 AL</td> </tr> <tr> <td>1451/21 AL</td> <td>1451/21 AL</td> </tr> </table>	1451/21 AL	1451/21 AL	1451/21 AL	1451/21 AL	1451/21 AL	1451/21 AL	<p>Rayner Davies Architects</p> <p>Rayner Davies Architects 100, North Street Bristol, BS1 2JF 0117 927 1111 www.raynerdavies.co.uk</p>
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