

Report of the Chief Executive

APPLICATION NUMBER:	21/00350/FUL
LOCATION:	Park View Cottage, Main Street, Strelley Nottinghamshire
PROPOSAL:	Erect side/rear extension following demolition of shed and outbuilding

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 refused for the reasons set out in the appendix.

3. Detail

- 3.1 The application seeks permission to construct a single storey, L shaped, side extension, with several roof lights. The proposed extension will connect to the existing property through a small flat roof section, and will replace the existing shed and outbuilding, which will be demolished. The proposal will create an extended kitchen/dining area and lounge space.
- 3.2 The application property is a semi-detached dwelling with mainly brick finish. There is an existing garage and outbuilding to the side of the property, and off road parking to the front and side of the property.
- 3.3 The property is located in a rural location with neighbouring residential dwellings to the south, an equestrian facility to the north, and open fields/land to the east and west on the other side of the M1 which borders the application property. The application site is in the Nottinghamshire Green Belt and within the Strelley Article 4 direction and Conservation Area.
- 3.4 The main issues relate to whether or not the principle of development is acceptable in the Green Belt, whether the design and appearance of the proposal is acceptable and impact on neighbour amenity.
- 3.5 The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers. The negative impacts are the inappropriateness of the development in the Green Belt and its impact upon the openness in this location.

APPENDIX

1. Details of the Application

- 1.1. This application seeks permission to construct a single storey side extension, with several roof lights. The proposed extension will connect to the existing property through a small flat roof section, and will replace the existing shed and outbuilding, which will be demolished. The proposal will create an extended kitchen/dining area and lounge space.

2. Site and surroundings

- 2.1. The application property is a semi-detached dwelling with mainly brick finish. There is an existing garage and outbuilding to the side of the property, and off road parking to the front and side of the property.
- 2.2. The property is located in a rural location with neighbouring residential dwellings to the south, an equestrian facility to the north, and open fields/land to the east and west on the other side of the M1 which borders the application property. The application site is in the Nottinghamshire Green Belt and within the Strelley Article 4 direction and Conservation Area.

3. Relevant Planning History

- 3.1. There have been several planning applications at the property and these are as follows:
- 3.2. 09/00539/FUL - Construct two storey side extension (refused)
- 3.3. 11/00356/FUL - Construct link extension (approval)
- 3.4. 14/00527/FUL - Construct single storey link extension (approval)

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 2: The Spatial Strategy

Policy 3: The Green Belt

Policy 10: Design and Enhancing Local Identity

4.2. Part 2 Local Plan 2019

Policy 8: Development in the Green Belt

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.

Section 13 – Protecting Green Belt Land

5. Consultations

5.1. No responses have been received to the neighbour consultation.

5.2. As the site is within the Article 4 Direction and the Conservation Area, the Conservation Officer was consulted as part of the application. The Conservation Officer raised no objection and stated:

- (a) I agree with 'heritage rooflights' although these should be fitted flush with the roofline, and this should be stipulated.
- (b) Natural clay tile is acceptable roof covering.
- (c) I would prefer to see the frames in timber within the Conservation Area, especially as this property is covered by the Article 4 Direction.
- (d) I agree with the concept of the glazed link between new and old buildings.

6. Assessment

6.1. The main issues for consideration are whether or not the principle of development is acceptable in the Green Belt, the design and appearance of the proposal, and its impact on neighbouring amenity.

6.2. Principle

6.2.1. The application site is washed over by Green Belt, and therefore the principle of development is subject to whether or not it complies with local and national Green Belt policy. Broxtowe Local Plan Part 2 (2019) Policy 8 states that development in the Green Belt will be determined in accordance with the NPPF. Para 149 of the NPPF states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Policy 8 of the P2LP states that additions which result in a total increase of more than 30% of the volume of the original building will be regarded as disproportionate.

6.2.2. The volume of the original dwelling, excluding the outbuildings is approximately 353m³, and the volume of the proposed extension is 137m³. This would result in an increase of an approximately 38% of the original volume of the dwelling.

6.2.3. The proposed extension would exceed the 30% volume increase which would not be considered a limited addition to the original dwelling, and therefore an exception to inappropriate development, in accordance with Policy 8. The proposal is therefore considered to be inappropriate development in the Green Belt.

6.3. Design and Appearance

6.3.1. The proposed single storey side extension is L shaped, connecting to the existing dwelling through a flat roof link section. The proposed extension has a gable roof design with roof lights, and has a length of approximately 13m, with a width of 5m, with a maximum ridge height of 5.1m. There are a total of 5 roof lights, a central roof lantern and bi fold doors giving access on to a patio area. Due to the siting, size, scale and design of the proposal the development is considered to be a subservient addition to the existing property. The proposed extension adjoins the property boundary to the north, and replaces the existing outbuilding and detached garage. Given the location of the extension, and its siting within the property boundary, it is considered that there would not be any significant impact on the visual amenity of the area.

6.4. Amenity

6.4.1. The proposed single storey side extension would be separated from the neighbouring property to the south by the existing main dwelling which will shield this neighbour from the proposed development, and adjoins the property boundary to the north. This property boundary is shared with an equestrian facility to the north, and this boundary is several trees and bushes which reduce the impact of the development on this neighbour. No windows are proposed in the side elevation of the proposal. There are no neighbouring properties to the east or west. Due to the siting, size, scale and design of the proposal the development is considered not to be significantly detrimental to the amenity of any neighbouring properties in terms of any potential overlooking, overbearing or overshadowing impact.

6.5. Access

6.5.1. Access into the site would not be affected by the development and as such it is considered that the development would not have a significant impact on highway safety.

7. Planning Balance

7.1. The benefits of the proposal are that it would provide enhanced living accommodation for the occupiers and would not have a significant impact on neighbour amenity.

7.2. The negative impacts are that the development would be considered as being inappropriate within the Green Belt and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.

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

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. Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused for the following reasons:	
1.	The proposal constitutes inappropriate development within the Green Belt as the proposed extension represents a disproportionate addition to the size of the original building. There are insufficient very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the proposed development and the significant harm upon openness. Accordingly, the proposal is contrary to Policy 8 of the Part 2 Local Plan and Section 13: Protecting Green Belt Land of the National Planning Policy Framework (NPPF) 2021 and there are no other material considerations that justify treating this proposal as an exception.
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.

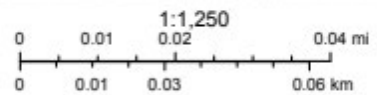
MAP FROM BROXTOWE MAPS

Park View Cottage



6/13/2022, 12:15:36 PM

-  Green Belt
-  Site



Photographs

Application property



Siting of Proposed Extension



Existing Garage to be demolished

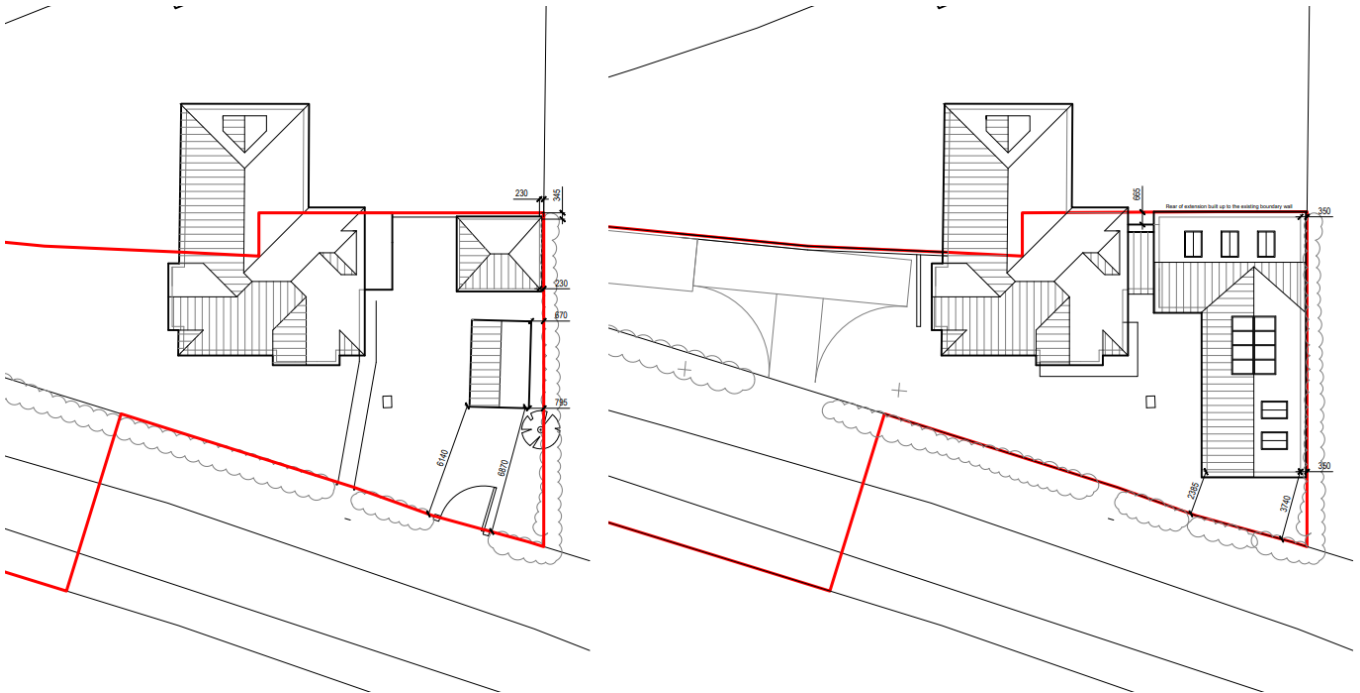


Existing outbuilding



Plans (not to scale)

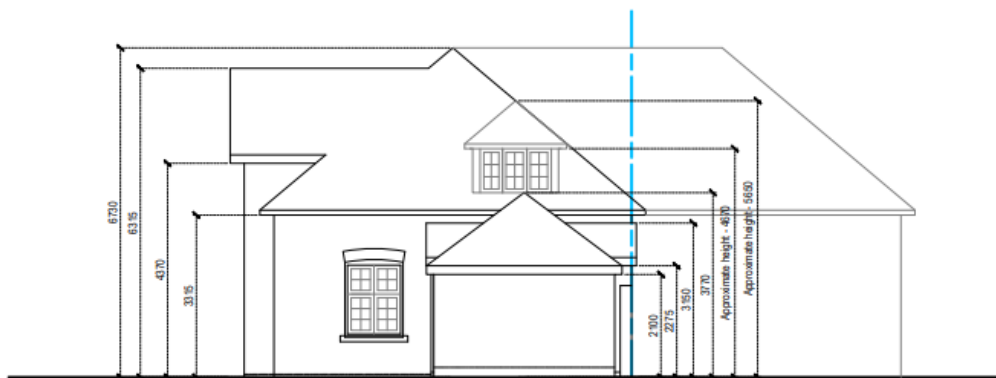
Existing and Proposed block plans



Existing elevations

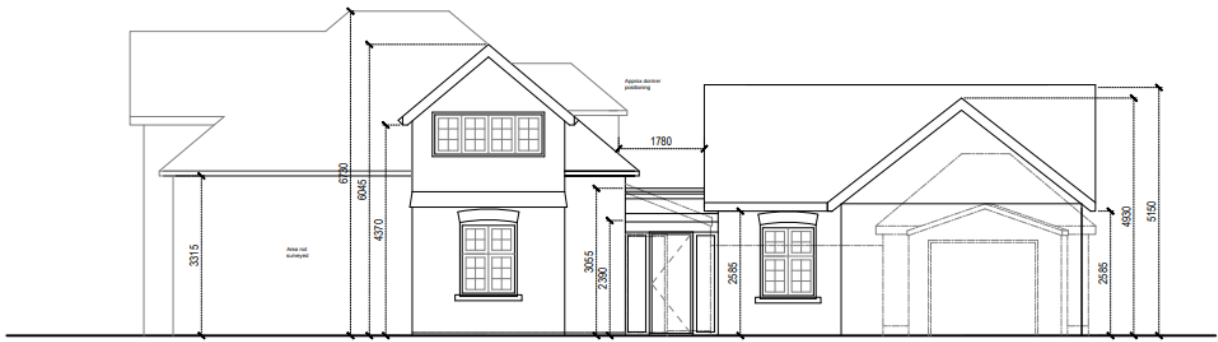


East elevation - With garage

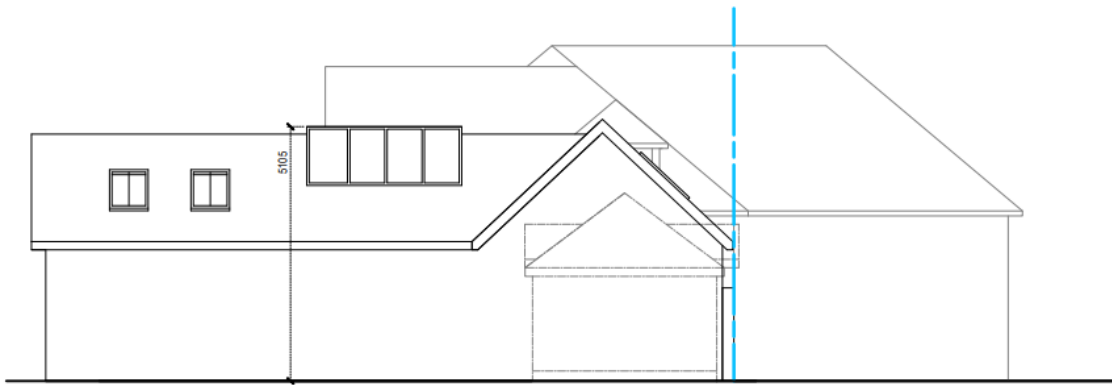


North elevation - With outbuilding

Proposed elevations

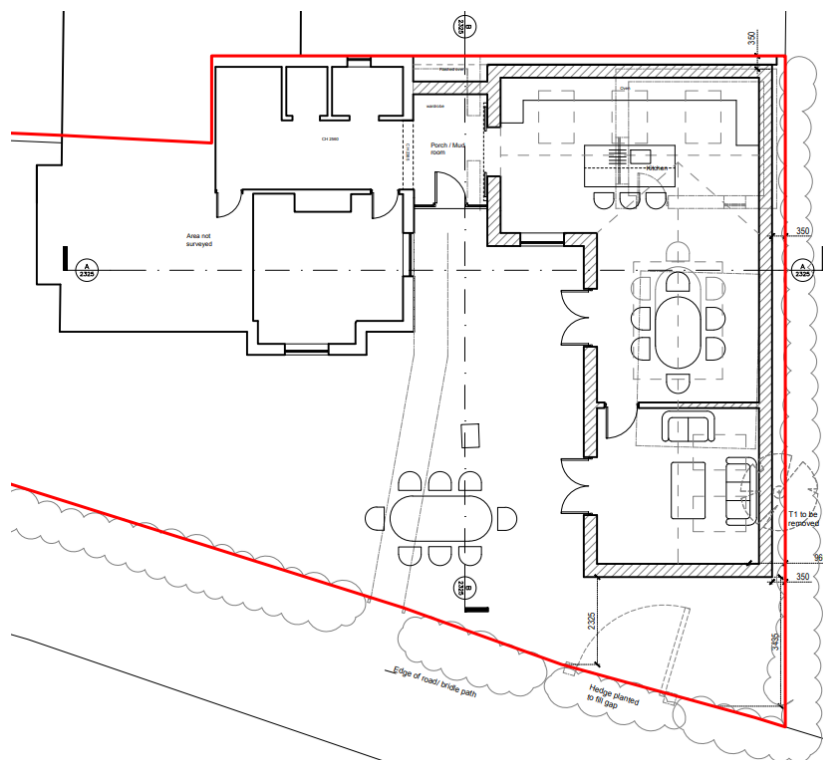


East elevation



North elevation

Proposed floor plan



Revisions