

Report of the Chief Executive

APPLICATION NUMBER:	22/00021/FUL
LOCATION:	143 Moorgreen, Newthorpe, NG16 2FF
PROPOSAL:	Construct single storey side extension.

1. Purpose of Report

Councillor M Brown has requested that this application be determined by Committee.

2. Recommendation

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

3. Executive Summary

- 3.1. The application seeks planning permission for a single storey side extension to a residential property.
- 3.2. The dwelling is a two storey semi-detached property and is located within the Nottinghamshire Green Belt.
- 3.3. 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.
- 3.4. The benefit of the proposal is that it would provide enhanced living accommodation for the occupiers. The negative impact of the proposal is the inappropriateness of the development on Green Belt land due to the development being contrary to Policy 8 which 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.
- 3.5. The Committee is asked to resolve that planning permission be refused for the reasons set out in the appendix.

APPENDIX

1. Details of the application

- 1.1. This application seeks permission to construct a dual pitched single storey side extension to the northern (side) elevation of the existing dwelling creating a new utility room and a large open plan kitchen/dining area.

2. Site and surroundings

- 2.1. The application site consists of a two storey semi-detached property with a brick finish to all the elevations and a tiled roof, with an outbuilding and a rear garden of significant size located north-west of the dwelling. The adjacent road, Moorgreen, is located north-east of the application site. In regard to adjacent neighbouring properties: 141 Moorgreen is located south of the application site, 139 Moorgreen is located south-east of the application site and 145 Moorgreen is located north of the application site. The application site is located within the Nottinghamshire Green Belt.

3. Relevant Planning History

- 3.1. There is no relevant planning history post 1974.

4. Relevant Policies and Guidance**4.1. Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

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

4.1. Part 2 Local Plan 2019:

Policy 8: Development in the Green Belt

Policy 17: Place-making, design and amenity

4.2. 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 comments from technical consultees are required for this application.

5.2. Three neighbouring properties were consulted with no objections being received. One of the neighbouring properties was in support of the development proposal.

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.

7. Principle

7.1. The application site is located within the Nottinghamshire 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. Paragraph 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 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.

7.2. The volume calculations provided by the agent show that the total volume of the existing building and roof space equals 424 m³. The total volume of the existing building and the proposed side extension equals 599.7 m³. The percentage increase from 424 m³ to 599.7 m³ is 41%, which is above the 30% volume increase allowed on Green Belt land.

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

8. Design and Appearance

8.1. The proposed dual pitched single storey side extension is to cover the whole length of the original dwelling, with an overall length of 11.5m, a width of 6.3m, an eaves height of 2.6m and a ridge height of 6.5m. Given the location of the extension there would be minimal impact on the visual amenity of the area.

9. Amenity

9.1. As the proposed single storey side extension is located to the north of the dwelling and given the position of the neighbouring properties, the lay of the land and boundary treatments, it is considered that the proposed development would not have a significant impact on neighbour amenity.

10. Access

10.1. 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.

11. Planning Balance

11.1. 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.

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

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

12. Data Protection and Compliance Implications

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

13. Background Papers

13.1 There were no background papers.

14. Conclusion

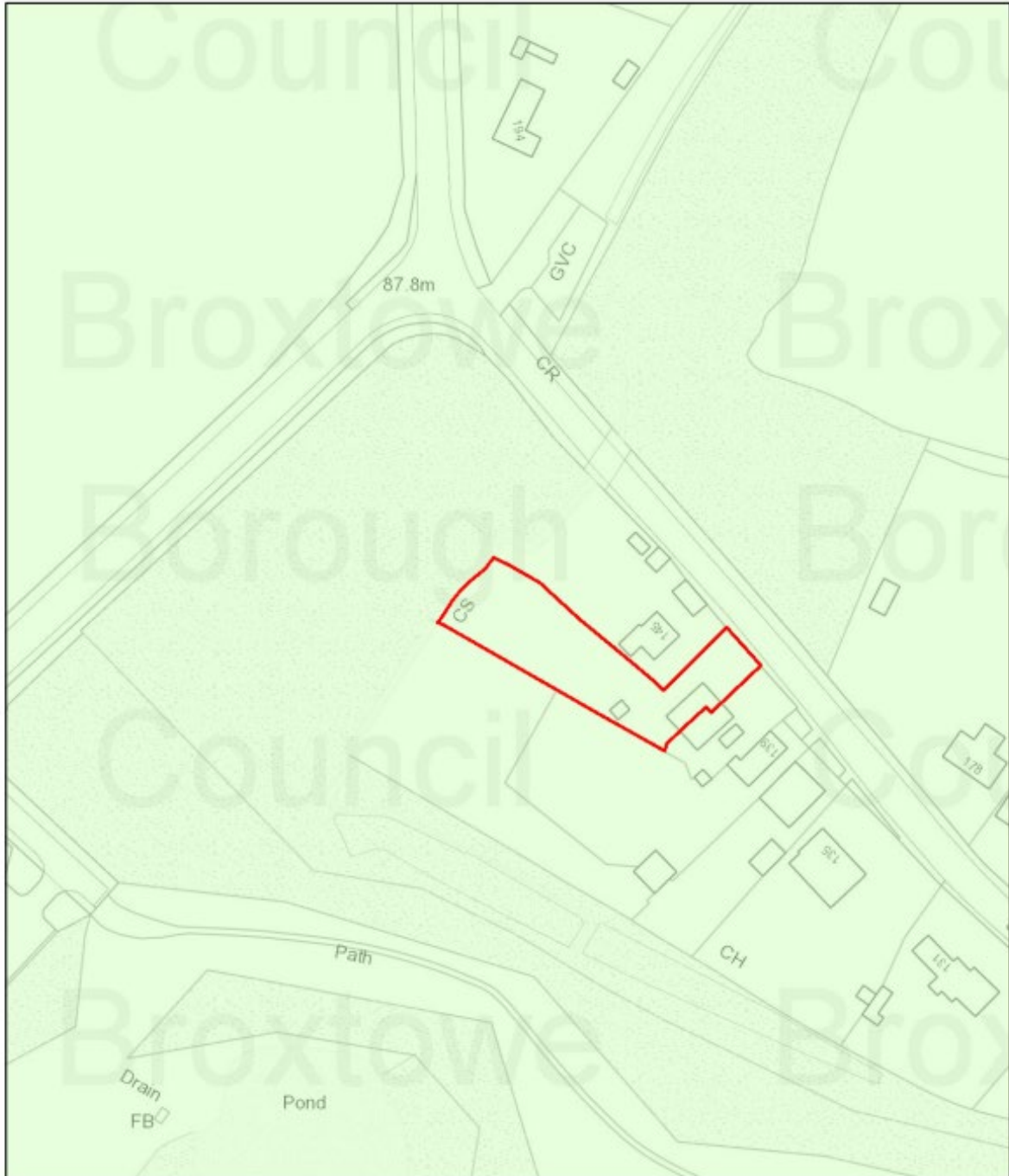
14.1. Recommend that planning permission for the development is refused.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be refused subject to the following conditions.	
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 no very special circumstances demonstrated to clearly outweigh the harm resulting from the inappropriateness of the propose 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

	<p>material considerations that justify treating this proposal as an exception.</p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>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.</p>

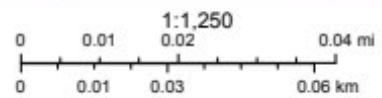
Site Plan (From Broxtowe Maps)

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- Green Belt
- INTERNAL: PCO Applications



Photographs



Photograph showing the principle front (north-east) elevation of 143 Moorgreen (on the right) and adjacent neighbouring property 141 Moorgreen (On the left).



Photograph the existing side (north) elevation of the dwelling, which is where the proposed single storey side extension will be located.



Photograph showing adjacent neighbouring property 145 Moorgreen, located north of the application site.



Photograph showing 143 Moorgreen (on the right), adjoined neighbouring property 141 Moorgreen (Centre) and adjacent neighbouring property 139 Moorgreen (left).



Photograph again showing the existing north elevation of the dwelling, which is where the proposed side extension will be located.



Photograph taken from the rear garden of the application site, again showing the existing north elevation of the dwelling, which is where the proposed side extension will be located.



Photograph showing the rear garden of the application site, located north-west of the existing dwelling.



Photograph showing adjacent neighbouring property 145 Moorgreen, located north of the application site.

Plans

Existing Elevations



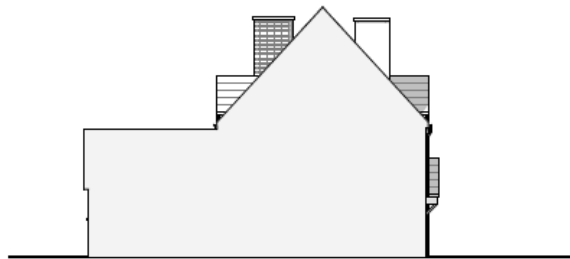
Existing Front Elevation 1:50



Existing side view 1:50



Existing Rear Elevation 1:50



Existing side view 1:50

Proposed Elevations



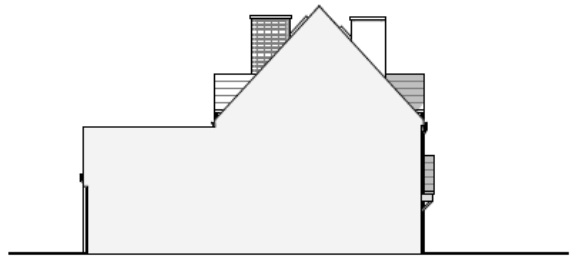
Proposed Front Elevation 1:50



Proposed side view 1:50

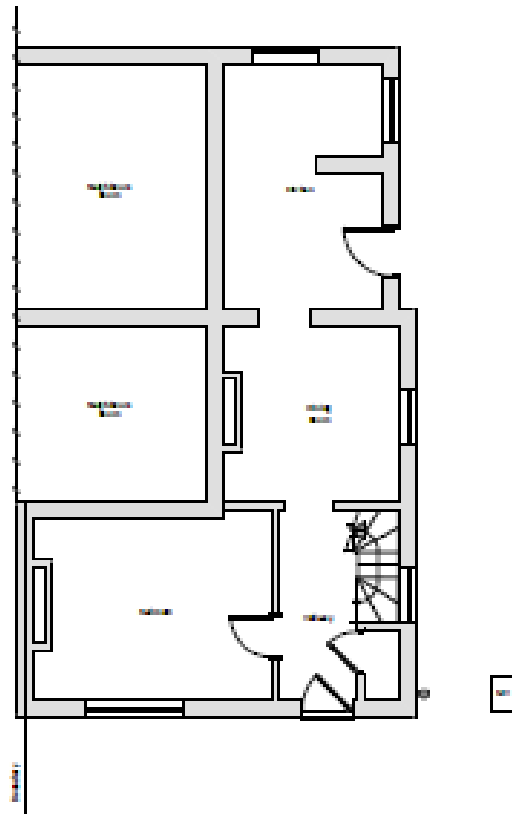


Proposed Rear Elevation 1:50

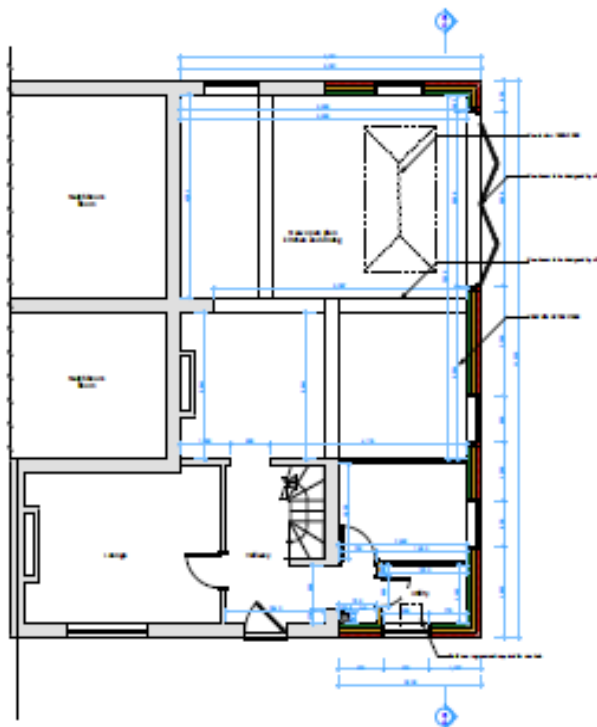


Proposed side view 1:50

Existing Ground Floor Plan - Scale 1:50



Proposed Ground Floor Plan – Scale 1:50



Proposed Block Plan – Scale 1:200

