

Report of the Chief Executive

APPLICATION NUMBER:	22/00132/FUL
LOCATION:	11 Mayfield Drive, Stapleford, Nottingham, NG16 5AE
PROPOSAL:	Construct single storey extensions to front and rear

1. Purpose of Report

Councillor J W McGrath 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 This application seeks consent to construct single storey extensions to the front and rear of the dwelling to create a wardrobe/en-suite to the front and entrance porch, snug/office and a kitchen/dining/living area to the rear. There is currently a conservatory to one side and utility/wc to either side for which the conservatory and utility are proposed to be removed as part of the proposal.
- 3.2 The application site consists of a detached single storey dwelling which is set off Mayfield Drive and accessed via a long shared driveway situated between numbers 9 and 13 Mayfield Drive.
- 3.3 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.
- 3.4 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would be in accordance with the policies contained within the development plan and have no significant impact on neighbour amenity. There are no significant negative impacts.

APPENDIX

1. Details of the application

- 1.1 This application seeks consent to construct single storey extensions to the front and rear of the dwelling to create a wardrobe/en-suite to the front and entrance porch, snug/office and a kitchen/dining/living area to the rear. There is currently a conservatory to one side and utility/wc to either side for which the conservatory and utility are proposed to be removed as part of the proposal.

2. Site and Surroundings

- 2.1 The application site is located within a predominantly residential area and consists of a detached single storey dwelling which is set off Mayfield Drive and accessed via a long shared driveway situated between numbers 9 and 13 Mayfield Drive. The street scene of Mayfield Drive is predominantly made up of two storey semi – detached dwellings with small garden areas the front, driveways to the side and gardens to the rear. Dwellings located to the north east of the application site are set at a higher level due to the road rising significantly from the junction of Mayfield Drive/Ilkeston Road, with dwellings located on Ilkeston Road set significantly lower.

3. Relevant Planning History

- 3.1 Planning permission was granted under reference number 79/00595/FUL to construct a lounge extension.
- 3.2 Planning permission was granted under reference number 95/00640/FUL to construct a single storey extension.
- 3.3 Planning permission was granted under reference number 00/00829/FUL to construct a porch.

4. Relevant Policies and Guidance4.1 **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 15 neighbouring properties were originally consulted during the processing of the planning application along with the posting of a site note, with 1 letter supporting the proposal and 7 letters having been received objecting on the grounds of:

- Loss of privacy/overlooking;
- Visual amenity;
- Loss of trees;
- Integrity of boundary;
- Access and parking;
- Sewerage;
- Flooding;
- Delivery of materials.

5.2 Following the receipt of amended plans, a further consultation was carried out with neighbouring along with the posting of a site notice, with 1 letter of support and 3 letters raising further concerns in respect of the previous mentioned concerns.

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 To the front of the existing dwelling, a small pitched roof extension is proposed to create a wardrobe and en-suite serving a bedroom. This extension will measure 3m in length and 5.5m in width. There are no windows to the front of this extension only windows on the side elevation. The extension will be served by low level eaves set at 2.85m, with an overall height of 4.786m to the ridge of the roof. Given the orientation of the main dwelling within the site set behind the boundary with number 9 Mayfield Drive and the fact that the application site is set off the main road served by a long private drive, there will be limited views of this extension from within the street scene of Mayfield Drive.

6.2.3 To the rear of the property a single storey flat roof extension is proposed. This extension is proposed to run parallel with the boundary of the neighbouring properties located to the north east on Mayfield Drive. The plans originally submit indicated the extension at it's nearest point would have been sited 1.198m. Following concerns raised with the agent in respect of the close proximity of the proposed extension to the boundary, amended plans were submitted reducing the size of the proposed rear extension and moving the extension away from the north

east boundary of the site by 3m. The proposed extension measures 11.3m in length and 9.7m in width, with an overall height of the flat roof set at 3.24m. The extension will create a new entrance porch along with a small snug/office a larger kitchen/dining living room area. The extension will be served by an entrance door on the side elevation and a window/bi – folding doors on the rear, with the bi-folding doors also being located on the opposite side elevation. The overall alterations to the property will create a four-bedroom dwelling, with the existing dwelling being served by only two bedrooms.

6.2.4 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.

6.3.2 To the south east of the application site there are existing properties numbers 7 – 15 Mayfield Drive. These properties are served by long linear gardens in excess of 15m. Along the rear boundaries with the application site there is an existing 1.8m high close boarded timber fence. Whilst the proposed extension to the front of the dwelling is located within 1m of the boundary with number 9, there are no windows proposed on the front elevation of the extension. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property number 7 – 15 Mayfield Drive.

6.3.3 Directly to the north east of the application site there are existing properties numbers 23 – 31 Mayfield Drive which are set at a higher level, with gardens backing onto the application site. Along the boundary of the application site there is an existing 1.8m high close boarded timber fence and a variety of hedgerows/trees. The original plans submitted indicated the proposed rear extension to be located within 1.1m of the boundary at its closest point, and 3.3m at its furthest point. Following concerns raised by the immediate neighbouring properties, amended plans have been submitted reducing the size of the proposed extension setting it in from boundary by 3m. Land levels within the site do vary from north to south. However, the application will be served by a flat roof with an overall height of 3.24m. Within the side elevation facing the boundary there is a small window proposed serving a snug/office and an entrance door leading into a utility room/kitchen/living/dining area. However, these will be looking out onto the existing 1.8m high close boarded timber fence, limiting any potential overlooking issues. It is therefore considered that the proposal will not have any significant impact on the amenity of the immediate neighbouring property numbers 23 – 31 Mayfield Drive.

6.3.4 To the west of the application located to the rear of the proposed rear extension there are exiting two storey properties numbers 45 – 51. The proposed extension will be sited 4.8m at its nearest point and 6.287m at its furthest point from the boundary which consists of a 2m high close boarded timber fence and a variety of trees. Within the rear elevation a window is proposed along with Bi – folding doors serving the kitchen/living/dining area. Given the design, separation distance and existing boundary treatment it is not considered that the proposal will have any significant impact on the amenity of the immediate neighbouring property numbers 45 – 51 Mayfield Drive.

- 6.3.5 Furthermore, there are additional bi – folding doors and a window serving this living space on the south elevation, however, given the location of the immediate neighbouring properties located on Ilkeston Road, which are served by long linear gardens, it is not considered that the proposal will not have any significant impact on the amenity of these immediate neighbouring properties.
- 6.3.6 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 within the site 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 Mayfield Drive.

7 Highway Safety

- 7.1 The application site is currently served by a driveway and garage to the north east of the main dwelling which is to remain. Whilst the proposal will create a four - bedroom property, it is considered there is adequate space within the application to allow for the parking of 2 – 3 vehicles and space to allow for vehicles to leave the site in a forward gear.
- 7.2 Whilst concerns have been raised in respect of damage to the shared private driveway during the building of the proposed extension through delivery of materials etc, this is not a material planning consideration and is a private matter between the applicant and the land owners.

8. Other Issues

- 8.1 Concerns have been raised regarding flooding, however it is noted that the site is not located within flood zones 2 or 3 and there are no known surface water drainage issues. It is proposed that both surface water and sewage would be connected to existing services and would require separate permission from Severn Trent Water. Furthermore, this matter would be adequately dealt with under Building Regulations and therefore is not necessary to implement a planning condition and the development therefore is not considered to increase risk of flooding or surface water run-off to other properties.
- 8.2 Whilst the site contains a variety of trees/hedgerows both within the site and along the boundaries, these are not covered by tree preservation orders and could be removed without any permissions from the Council.
- 8.3 Concerns have also been raised in respect of the close proximity of the proposed extension to the boundary of the proposed located to the north east of the application and the digging of deep foundations creating subsidence. This is not a material planning consideration and is a private matter between the applicant and the landowners.

9. **Planning Balance**

9.1 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.

10. Data Protection Compliance Implications

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

11. Background Papers

11.1 There were no background papers.

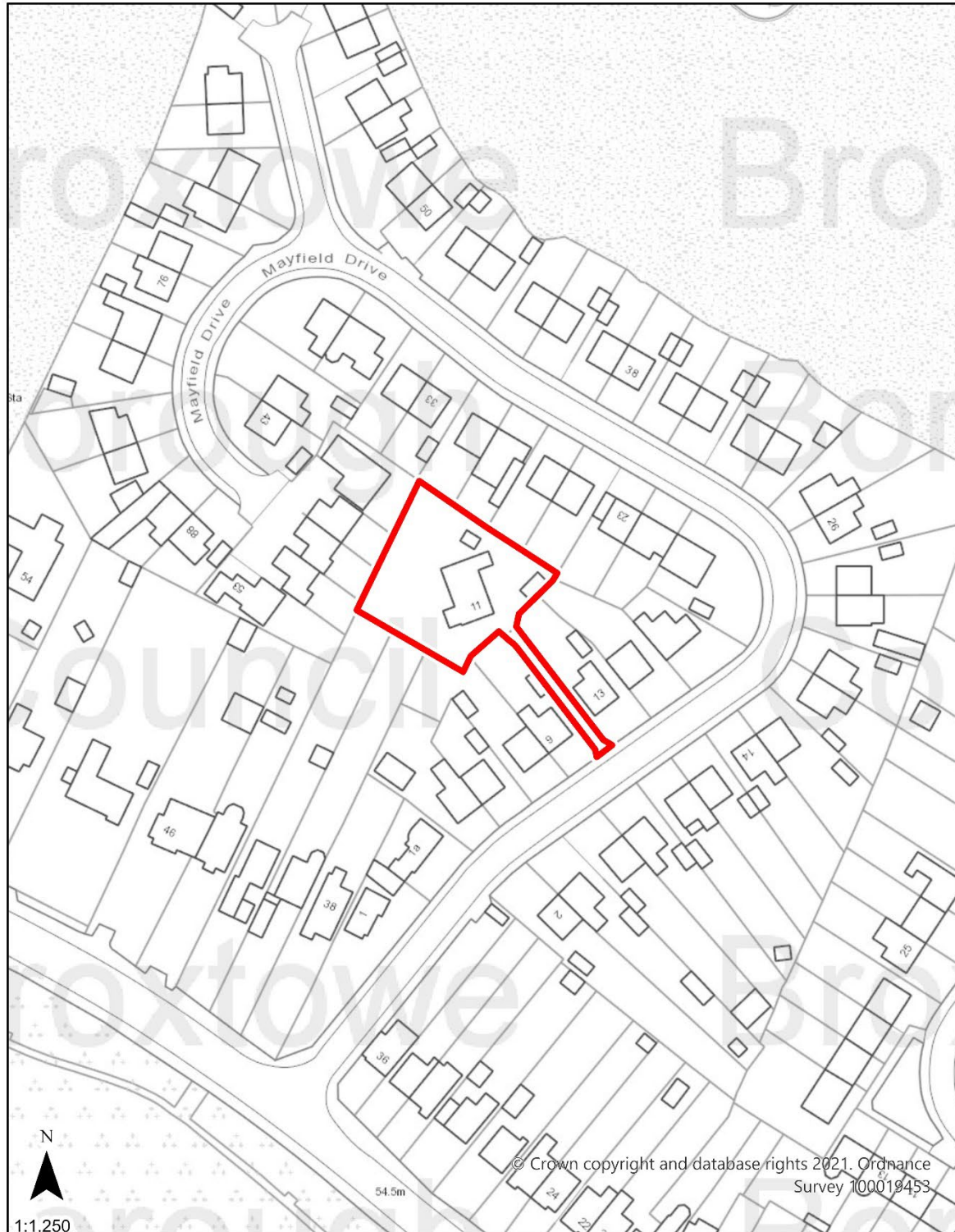
12. **Conclusion**

12.1 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.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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>
2.	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. <i>Reason: For the avoidance of doubt.</i>
3.	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. <i>Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of</i>

	<i>Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i>
	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/ MAP FROM BROXTOWE MAPS



Legend

 Site Outline

Photographs

Access Driveway



Front elevation



Existing utility to be removed and Boundary to north east



Existing rear elevation and boundary to west



Side elevation.



Plans (not to scale)

Existing Elevations, Floor Plans and Block Plan

EXISTING FLOOR PLAN
SCALE 1:50

© Crown Copyright. All rights reserved. License no. 100019900
Obtained from www.centrmaplive.com

EXISTING SITE BLOCK PLAN
SCALE 1:500

EXISTING ELEVATIONS
SCALE 1:100

GAUGHAN DESIGN		
11 Mayfield Drive, Stapleford, Nottingham, NG9 5DF Phone: 01509 211100 Email: gdesign@gaughan-design.com		
Client:		
Location:		
Project:		
Title:		
Drawn by:		
Checked by:		
Date:		
Revision:		
Project Ref:		

NOTE:
The Party Wall Act 1996 applies to any wall which forms or forms part of a neighbouring building and the boundary between the two buildings. It also applies to any wall which is built on the boundary between the two buildings. It is the responsibility of the owner of the building to ensure that any work carried out under the Act is carried out in accordance with the Act and any relevant guidance.

Proposed Elevations, Floor Plans and Block Plan

PROPOSED ELEVATIONS
SCALE 1:100

© Crown Copyright. All rights reserved. License no. 100019900
Obtained from www.centrmaplive.com

PROPOSED SITE BLOCK PLAN
SCALE 1:500

PROPOSED FLOOR PLAN
SCALE 1:50

GAUGHAN DESIGN		
11 Mayfield Drive, Stapleford, Nottingham, NG9 5DF Phone: 01509 211100 Email: gdesign@gaughan-design.com		
Client:		
Location:		
Project:		
Title:		
Drawn by:		
Checked by:		
Date:		
Revision:		
Project Ref:		

NOTE:
The Party Wall Act 1996 applies to any wall which forms or forms part of a neighbouring building and the boundary between the two buildings. It also applies to any wall which is built on the boundary between the two buildings. It is the responsibility of the owner of the building to ensure that any work carried out under the Act is carried out in accordance with the Act and any relevant guidance.