

Report of the Chief Executive

APPLICATION NUMBER:	22/00179/FUL
LOCATION:	56 Main Road, Watnall, Nottinghamshire, NG16 1HT
PROPOSAL:	Construct single storey side and rear extensions

1. Purpose of Report

Councillor J M 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 side and rear extension, with several roof lights. The proposed side extension will infill between an existing side hipped element and be in line with the existing front elevation. This part of the proposal would have a flat roof and have a window facing the front. Internally, the front w/c would be extended to create a bathroom. The rear extension would extend off an existing flat roofed rear element, covering a partial width of the existing rear elevation. It would extend for a length of 6.1m, stepping in off the common boundary. Facing the rear there would be a window and into the rear garden (on the side elevation), there would be bi-fold doors. On the roof there would be a roof lantern. Internally, the space would provide an extended living area, with an internal wall bricked up to separate this area from the dining room.
- 3.2 The application property is a detached bungalow formed with sandy bricks and dark plain tiles. There is an existing flat-roofed detached garage, forward of the dwelling and off road parking to the front, which is accessed off a private drive, which also serves no's. 54 and 58.
- 3.3 The property is located on the edge of a built-up area, where there is a mixture of housing, commercial and rural leisure/ agricultural space situated along the classified Main Road. The bungalow is specifically situated where the green belt policy area crosses Main Road providing a green wedge between housing to the north and housing/ commercial activity to the south. A Right of Way provides walking access along the common boundary of this property and a bounding hedgerow to the north, shielding agricultural fields.
- 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 and parking.
- 3.5 The benefits of the proposal are that it would provide improved facilities for the occupiers, there would also be extended daytime living space. A negative would be that the proposal would have a minimal impact on the Right of Way. The negative impacts due to the cumulative nature of the proposal, are the

inappropriateness of the development in the Green Belt, its impact upon the openness in this location and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.

APPENDIX

1. Details of the Application

- 1.1 The application seeks permission to construct a single storey side and rear extension, with several roof lights. The proposed side extension will infill between an existing side hipped element and be inline with the existing front elevation. This part of the proposal would have a flat roof and have a window facing the front. Internally, the front w/c would be extended to create a bathroom. The rear extension would extend off an existing flat roofed rear element, covering a partial width of the existing rear elevation. It would extend for a length of 6.1m, stepping in off the common boundary. Facing the rear there would be a window and into the rear garden (on the side elevation), there would be bi-fold doors. On the roof there would be a roof lantern. Internally, the space would provide an extended living area, with an internal wall bricked up to separate this area from the dining room.

2. Site and surroundings

- 2.1 The application property is a detached bungalow formed with sandy bricks and dark plain tiles. There is an existing flat-roofed detached garage, forward of the dwelling and off road parking to the front, which is accessed off a private drive, which also serves no's. 54 and 58.
- 2.2 The property is located on the edge of a built-up area, where there is a mixture of housing, commercial and rural leisure/ agricultural space situated along the classified Main Road. The bungalow is specifically situated where the green belt policy area crosses Main Road providing a green wedge between housing to the north and housing/ commercial activity to the south. A Right of Way provides walking access along the common boundary of this property and a bounding hedgerow to the north, shielding agricultural fields.

3. Relevant Planning History

- 3.1 There has been a previous planning application at the property, as follows:
- 3.2 06/00502/FUL - Replace flat roofs with pitched roofs (approval)
- 3.3 The property has also been developed under Permitted Development Rights:
- 3.4 A single storey rear infill extension, constructed between 2009 and 2013.

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 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.

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 and parking.

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 garage is approximately 371.606m³, the existing rear extension was constructed circa 2013 and is likely to have been constructed under Permitted Development. It has a volume of approximately 58 cubic metres, the proposed extensions would have a volume of 84.9 cubic metres (rear) and 15.6 cubic metres (side). Therefore, $158.3 / 371.606 \times 100 = 42.60\%$ increase. Additionally, on ref. 06/00502/FUL, permission was granted for development which would result in a 17.5% volume increase (though assessed as per the Broxtowe Local Plan 2004 Policy E8, which allowed up to a 50% increase).

6.2.3 Overall constructed and proposed volume increase equates to 60.12% which far exceeds the 30% allowance. Therefore, it is considered the proposal will add to the cumulative impact, be inappropriate development, in accordance with Policy 8 and have a significant impact upon the openness and character of the Green Belt.

6.3 Design and Appearance

6.3.1 The proposal is to construct single storey side and rear extensions. The side extension would infill between an existing side hipped element and be inline with the existing front elevation. It would be a width of 1.6m and a length of 3.7m. This part of the proposal would have a flat roof at a height of 2.7m and have a window facing the front. Internally, the front w/c would be extended to create a bathroom.

The rear extension would extend off an existing flat roofed rear element, covering a partial width of the existing rear elevation. It would extend for a length of 6.1m, stepping in off the common boundary. Facing the rear there would be a window and into the rear garden (on the side elevation), there would be bi-fold doors. On the roof there would be a roof lantern. Internally, the space would provide an extended living area, with an internal wall bricked up to separate this area from the dining room. The proposal is considered to be of an appropriate scale in relation to the dwelling, to be of an acceptable design and due to the situation have no significant impact on the street scene.

6.4 Amenity

6.4.1 The proposed extensions would be constructed along the boundary with an existing Right of Way, increasing the built up nature along this path along its southern boundary. There is already a high boundary treatment to the north, with a hedgerow shielding the field to the north and part of the existing dwellings north elevation already bounds the path. During the course of the application, amended plans were submitted dated 20/4/22, reducing the length and moving the proposed rear extension off the northern boundary with the Right of Way, this along with the site's relatively low boundary treatment (a 1.2m high concrete trellis wall and open nature to the fields to the rear), offers some mitigation to the impact of the proposal on this Right of way and therefore the proposed development is considered to have a minimal impact upon this Right of Way, and therefore not enough to warrant refusal.

6.4.2 The proposed extensions would be single storey, of an infill nature and be separated from neighbouring properties to the south by the existing dwelling, and front by the private drive and properties curtilage. There are no neighbouring properties to the north, therefore, it is considered that the proposed development would have no significant impact on neighbouring properties in terms of amenity.

6.5 Access

6.5.1 Whilst there would be some development to the front, this would infill to the side and would be no further forward than the existing front elevation. Therefore, current parking and access into the site would be unaffected 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 improved facilities for the occupiers, there would also be extended daytime living space.

- 7.2 A negative would be that the proposal would have a minimal impact on the Right of Way, but not enough to warrant refusal.
- 7.3 The negative impacts are due to the cumulative nature of the proposal, are the inappropriateness of the development in the Green Belt, its impact upon the openness in this location and the applicant has not demonstrated exceptional circumstances which would allow for development over and above the allowed 30%.
- 7.4 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 acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

MAP FROM BROXTOWE MAPS

56 Main Road Watnall Nottinghamshire NG16 1HT



6/14/2022, 2:16:04 PM

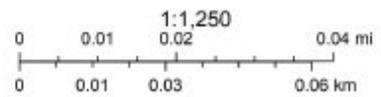
Public Rights of Way

-  Byway open to all traffic
-  Bridleway

 Footpath

 Site

 Green Belt



© Crown copyright and database rights 2021. Ordnance Survey 100019453. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Photographs



Front (south west) elevation.



Front (south west) elevation and boundary with the public right of way.



Private access road and the rear of no. 58, to front of site.



Side garage and boundary with no. 54.



Rear boundary.



Rear boundary with no. 54.



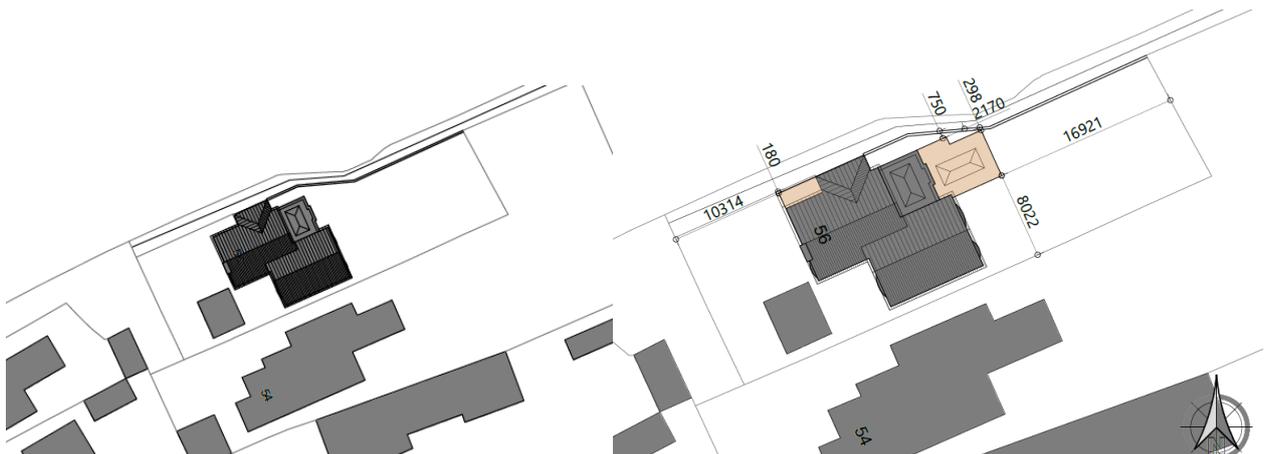
Rear (north east) elevation.



Rear (north east) elevation.

Plans (not to scale)

Existing and Proposed block plans



Existing elevations



FRONT



SIDE



REAR



SIDE

Proposed elevations



FRONT



SIDE



REAR



SIDE

Existing floor plan



Proposed floor plan

