

Report of the Chief Executive

APPLICATION NUMBER:	22/00208/FUL
LOCATION:	66 Dovecote Lane, Beeston, Nottinghamshire, NG9 1JG
PROPOSAL:	Construct single storey rear extension

1. Purpose of Report

Councillor D K Watts 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 a single storey rear extension to the dwelling to create an extended kitchen/ dining area, a lounge/ office and a w/c. There is currently a partial width single storey element which would be removed as part of the proposal.
- 3.2 The application site consists of a two storey end of terrace house which is situated to the end of Dovecote Lane, attached to no. 64 and neighbouring the Beeston Maltings Housing Allocation and a utility building, to the rear and south west and facing The Victoria Hotel across Dovecote Lane, east.
- 3.3 It is considered that the 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 and flood mitigation.
- 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 a single storey rear extension to the dwelling to create an extended kitchen/ dining area, a lounge/ office and a w/c. There is currently a partial width single storey element which would be removed as part of the proposal.
- 1.2 Amended plans were submitted during the course of the application, stepping the proposal off the boundary with no. 64 and flushing the roofline.

2. Site and Surroundings

- 2.1 The application site is located within a predominantly residential area and consists of a two storey end of terrace which is situated to the end of Dovecote Lane, attached to no. 64 and neighbouring the Beeston Maltings Housing Allocation (which is currently under construction), to the rear and south west (including a single storey utility building), and facing The Victoria Hotel across Dovecote Lane, east. The street scene of Dovecote Lane is made up of a mixture of building types, with a predominately residential character, with the property and neighbouring buildings forming a mixture of terraces which are noted as being of Local Interest. Dovecote Lane, itself leads to a pedestrian bridge providing access to Beeston Rail Station and commercial/ residential activity in The Rylands. The site and surroundings are relatively flat.

3. Relevant Planning History

- 3.1 Planning permission was granted under reference number 03/00320/FUL to construct a first floor extension to form bedroom/en-suite.
- 3.2 Planning permission was granted under reference number E/20/714 to construct a single storey side extension.
- 3.3 To clarify, the first floor extension was constructed above the single storey side extension.

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 1: Climate Change
- Policy 2: The Spatial Strategy
- 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 1: Flood Risk
- 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 14: Meeting the challenge of climate change, flooding and coastal change

5. Consultations

5.1 There has been one response to the neighbour consultation, objecting for the following reasons:

- Dominance and sense of enclosure
- Loss of daylight and over-shadowing
- Heating and lighting costs
- 45-degree line of sight
- Detrimental impact upon residential amenities/ visual impact
- Locally listed heritage assets
- Materials – use of render

5.2 Following the receipt of amended plans, a further consultation was carried out and one response received, with the following observation:

- Extension now further from the boundary so will block less light
- Materials – use of render is still a concern.

6. Assessment

6.1 The 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 and flood mitigation.

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 rear of the existing dwelling, a single storey flat roofed extension is proposed to create an extended kitchen/ dining area, a lounge/ office and a w/c. This extension will extend the width of the rear elevation to be situated 1m off the boundary with no. 64. Here it would be a length of 2m, then step in to be 2m off the boundary with no. 64 and then be a length of 4m. There would be no windows to the side elevations, facing the rear there would be two windows and bi-fold doors. The proposal would be a height of 3.5m, with the rooflight protruding minimally

above. The proposal is considered to be of an appropriate scale in relation to the existing dwelling, have an acceptable design and due to its situation have no significant impact on the street scene.

- 6.2.3 The extension would be finished with a smooth white render, with the original dwelling having white paint to the ground floor rear elevation, and previous extensions being a slightly different brick shade and the extension being single storey and to the rear, it is considered that the use of white smooth render to denote this extension is acceptable.

6.3 Amenity

- 6.3.1 An objection has been received in relation to the superseded plans, no objection has been received in relation to the amended plans.

- 6.3.2 To the south, the site is currently under wider development for residential properties. Even so it is considered that the single storey extension would have no significant impact on these future neighbours as it would be a total of 4m in length and leave a distance of 11m to the rear boundary. There would also be minimal sight of the proposal from the south east or front (east).

- 6.3.3 The existing attached neighbour (no. 64) is to the north west, the amended proposal has been moved off this boundary in a step formation being 1m off the boundary for the first 2m length and 2m off the boundary for the total 4m length. This neighbour also has a shared rear element with no. 62 (no. 62 then has a full width rear extension). No further comment has been received during the re-consultation on the amended plans and it is likely that the original reasons for objections have been resolved between neighbours. As the proposal is single storey and due to the reasons above it is considered that the proposal would have no significant impact on this neighbour.

7. Flooding

- 7.1 The site is located within Flood Zone 2 and 3. A Flood Risk Assessment has been submitted which confirms that floor levels will be set no lower than existing and the development will receive flood proofing where appropriate. It is considered that flood risk issues have been adequately considered and that the development will not increase flood risk.

8. **Planning Balance**

8.1 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.

9. Data Protection Compliance Implications

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

10. Background Papers

10.1 There were no background papers.

11. **Conclusion**

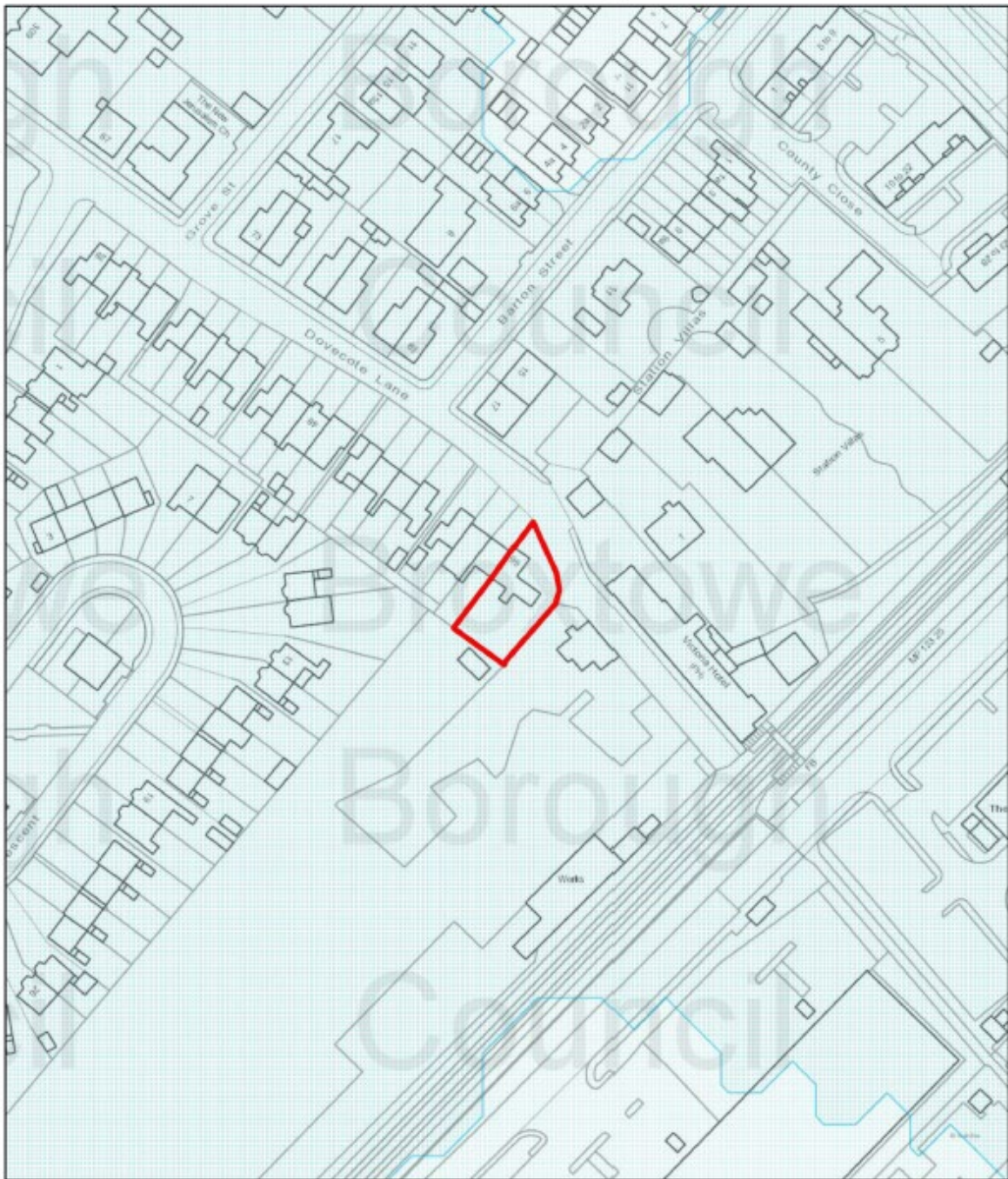
11.1 It is considered that, having regard to the relevant policies of the Development Plan, National Planning Guidance and to all other material considerations, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<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, the Proposed Block Plan Rev 3, the Proposed Elevations Plan Rev 3 and Proposed Floor Plan Rev 3 received by the Local Planning Authority on 26 May 2022. <i>Reason: For the avoidance of doubt.</i>
3.	The extension shall be finished in a smooth white render. <i>Reason: To ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of 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 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>

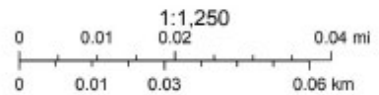
MAP FROM BROXTOWE MAPS

66 Dovecote Lane Beeston Nottinghamshire NG9 1JG



6/16/2022, 1:49:09 PM

-  Flood Zone 2
-  Flood Zone 3
-  Site



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Photographs



Front (north east) elevation.



Rear (south west) elevation.



Existing view from no. 64.



East boundary.



South east boundary.



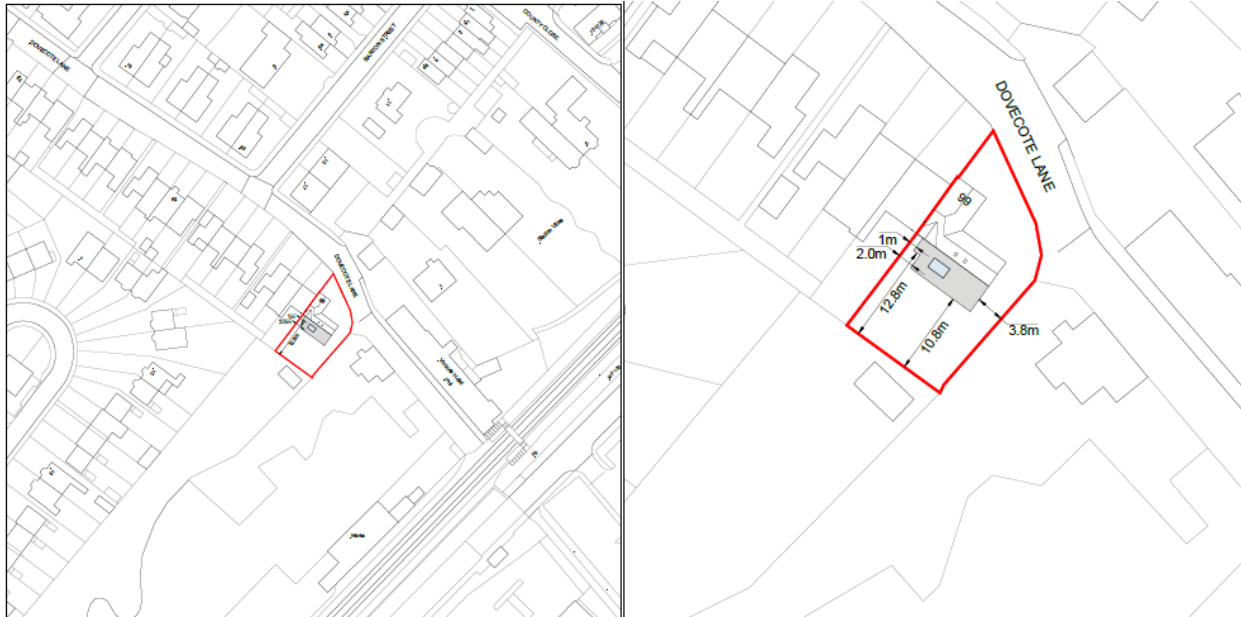
Rear (south) boundary.



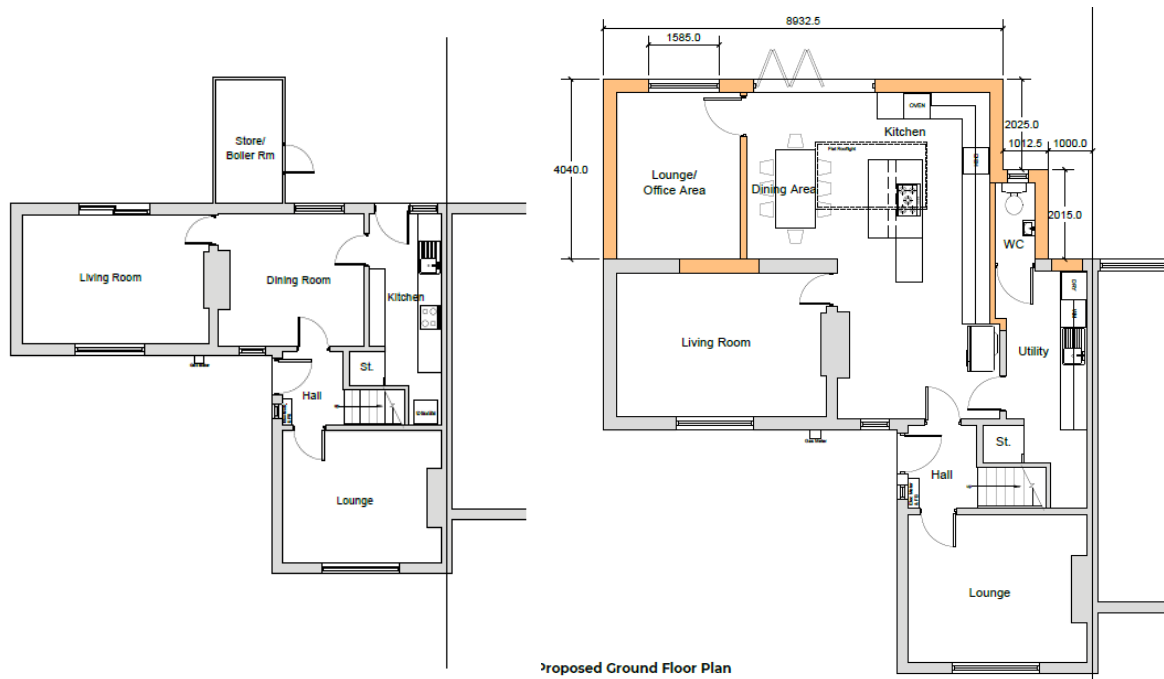
Rear (south west) elevation.

Plans (not to scale)

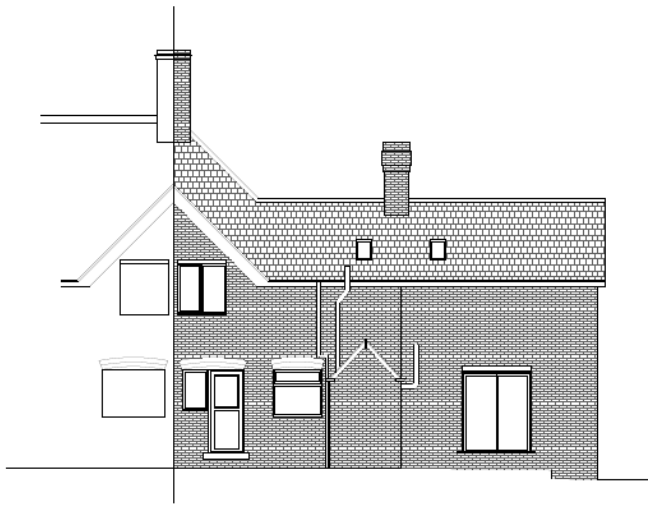
Site Location and Proposed Block Plan



Existing and Proposed Floor Plans



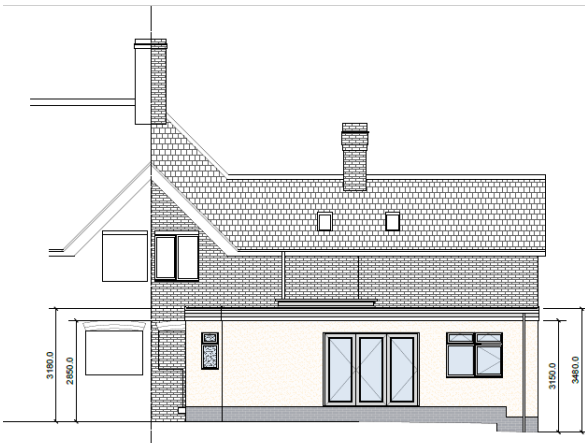
Existing and Proposed Elevations



Existing Rear Elevation



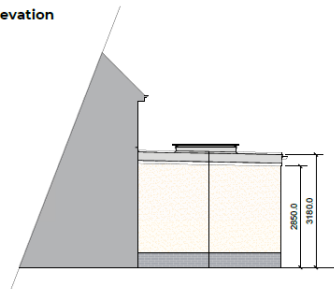
Existing East Side Elevation



Proposed Rear Elevation



Proposed East Side Elevation



Proposed West Side Elevation



Note:
Cap to boundary is the controlling Dimension where applicable
This value is estimated for gutter & fascia overhang to be within the property bounda
Builder to adjust as required based of the construction method employed.