

Report of the Chief Executive

APPLICATION NUMBER:	22/00185/FUL
LOCATION:	29 Rivergreen Crescent, Bramcote, Nottinghamshire, NG9 3ET
PROPOSAL:	Construct two storey extensions to front, side and rear, increase ridge height to form loft conversion with velux roof lights, including new hip roof over front projection and hip roof to existing side extension and external alterations (revised scheme)

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 for the reasons set out in the appendix.

3. Detail

- 3.1 This application seeks planning permission for two storey front and rear extensions, raising the ridge height, adding a hip roof over the existing/extended dwelling including a loft conversion and rear box dormer, adding a hip roof to the existing single storey side extension and external alterations.
- 3.2 The property is a detached house with an attached side flat roofed garage. It has a double bay under an over-hanging hip roof and a front catslide roof. The dwelling has sandy bricks and dark plain tiles.
- 3.3 The property is located in a suburban residential estate, where there is a mixture of housing style constructed at the same period, but differentiating over the proceeding period with many properties having extensions, and a few example of cladding and render in the wider area. Rivergreen Crescent slopes uphill in a southern direction, with neighbouring dwellings, no. 27, a detached house set minimally lower and no. 31, a detached bungalow located on land 0.2m – 0.4m higher than the site. There are no constraints restricting residential extensions in this area, therefore the principle of this proposal is acceptable.
- 3.4 The main issues relate to whether or not the design and appearance of the proposal are acceptable and impact on neighbour amenity and parking.
- 3.5 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. The negative impacts would be the loss of part of the garden to development (but that is a paved area) and the increase in

development near the boundary with no. 31, though these matters are considered to be outweighed by the benefits of the scheme.

4. Data Protection Compliance Implications

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

5. Background Papers

5.1 There were no background papers.

APPENDIX

1 Details of the Application

- 1.1 This application seeks planning permission for two storey front and rear extensions, raising the ridge height, adding a hip roof over the existing/extended dwelling including a loft conversion and rear box dormer, adding a hip roof to the existing single storey side extension and external alterations. There would be a two storey extension infilling to the southern side of the front elevation, with the catslide element removed and would include a stair window. To the front the double height bay would be remodelled and a protruding two-storey frontage would be constructed, this would create a new entrance to the property and there would be a first floor window. There would also be a two storey extension to the rear which would cover the full width of the existing rear elevation, be constructed to be just beyond the existing side garage/store and create a level two-storey rear elevation.
- 1.2 The main roof would be altered, encompassing the original building and extension, it would be hip with a flat centre. On the flat roof part there would be two rooflights and to the rear sloping roof, there would be a rooflight. The height of the roof would be raised from 7.3m to 7.8m, which would be a 0.5m height increase. There would be a side gable roof, to the north elevation surrounding the remodelled chimney stack. The flat roofed side garage/ store roof would be replaced by a hip roof.
- 1.3 The dwelling would increase from three to four bedrooms (five including the office). Internally, the dwelling would undergo layout changes including a new staircase within the front extension. Fenestration on the south side facing no. 31 would be a ground floor door (as existing), and two first floor windows, one for the stairs and one obscured for the bathroom. On the rear, on the first floor there would be two windows and on the ground floor, there would be glazed doors with a window either side. The utility room would have a door and a window. On the north side elevation, the single storey extension would have two rooflights and there would be a high level window on the first floor. There would be an increase in hard-standing to the front to create space for an additional vehicle.

2 Site and surroundings

- 2.1 The application property is a detached house with an attached side flat roofed garage. It has a double bay under an over-hanging hip roof and a front catslide roof. The dwelling has sandy bricks and dark plain tiles.
- 2.2 The front boundary is open and there is a drive (space for one car) and lawn. Beside no. 27, there is a 1m high fence and beside no. 31 there is a 1.6m high fence with trellis. To the north side, the application property's garage forms the boundary. At the rear, with no. 31 is a 2m high fence (with trellis) above a retaining wall and with no. 27 there is a 2.2m high fence – both fences tier with the level of the land. There is a trellis fence 1.4m high on the rear boundary (over the boundary there is a hedgerow, planting and a garden hut). Rivergreen Crescent slopes uphill in a southern direction, with no. 27 (house) set minimally lower and no. 31 (bungalow) located on land 0.2m – 0.4m higher than the site. The application property's roof height is similar to no. 27. The rear garden is at a lower level than the house/patio and has a slight slope downwards (north east). No. 27 has no

south side windows, whilst no. 31 has a garage/store near the boundary (with one side obscurely glazed window).

3 Relevant Planning History

3.1 A similar proposal was previously refused at Planning Committee (ref. 21/00182/FUL) and was dismissed at the subsequent Appeal (ref. 21/00016/APHAS).

3.2 To compare, this current proposal has involved the removal of a proposed rear dormer, a revised roof height change and difference from the previous scheme the roof was noted as increasing by 1.5m, from 7.7m to 9.2m, in this revised scheme the roof height would increase by 0.5m, from 7.3m to 7.8m. An addition of frontage features including the two-storey bay and several other alterations to the roof and fenestration.

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 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019**

- 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.

5 Consultations

5.1 19 responses have been received during the neighbour consultation period, this includes all consultations received during the initial consultation which took place between 12/4/22 to 6/5/22, a second consultation which took place between 20/5/22 to 27/5/22 (as amended plans received re-instating the existing bay window into the proposals), and a third consultation which took place between 27/5/22 to 5/6/22 (due to an administration error in the proposal description), some from the same commenters, with the following:

5.2 One in support: *happy with the new design especially keeping the bays. The house will look really good (when works all completed) and enhance the road.*

5.3 One raising no objection: *originally had some objections, we are now pleased to see a reduction in the height and other changes to the frontage which we feel are*

positive. Have recently met with the applicants and feel much happier with the current proposal.

5.4 One observation: *the revised proposal remains not in keeping and will dwarf the immediate neighbouring bungalow.*

5.5 Sixteen objections can be summarised as follows:

- *Non-compliance with the Broxtowe Local Plan Part 2 and NPPF due to raising roof (design), place making and enhancement of local identity negative impact on neighbour amenity.*
- *Lack of communication from the applicant.*
- *Loss of privacy.*
- *Loss of daylight/ sunlight.*
- *Design is unsympathetic with its surroundings and completely destroys the character of the existing property, with the external render finish wholly inappropriate for the area and the additional bulky appearance would not be sympathetic to the character of the existing road and neighbourhood.*
- *Little change when compared to the original application which was dismissed at appeal.*
- *The application is misleading as the intention is to clearly to develop the property onto three floors.*
- *Description or drawings incorrect*
- *Raising the roof height will create a precedent to raise height of properties within the vicinity.*
- *Inaccurate plans/description – existing plans exaggerated, with the roof drawn higher than the chimney and north elevation garage wall*
- *and the boundary is overstated. It is given as 450mm which is incorrect; it is 300mm.*
- *Drainage – the extended footprint of the property and hard landscaping for the driveway will create less area for rainwater to naturally drain. Rivergreen Crescent has issues with drainage with the properties being built upon clay. The drainage is particularly poor with flash flooding to gardens being a known issue.*
- *The proposed development would have significant visual impact upon the surrounding properties, while setting precedents for any future development.*
- *If proposal is granted what controls are in place to ensure conformity and acceptability of materials and to limit days and hours allowed for works to be carried out, how are controls monitored and enforced?*

6 Assessment

6.1 The main issues relate to whether or not the design and appearance of the proposal are acceptable and impact on neighbour amenity and parking.

6.2 **Design and Appearance**

6.2.1 In terms of mass and scale, it is considered that the extensions do not represent a disproportionate addition as the proposal would be no further to the side than the

existing building (albeit with a footprint increase) and a minimal front increase. Whilst the ridge height would increase by 0.5m, this would be to the centre of the dwelling away from neighbouring properties and on a street where property heights step upwards (with changing roof heights) – the addition of a supporting side roof to the remodelled chimney would be facing no. 27, a two-storey dwelling and the existing garage/ store is between this proposed roof element and the boundary. The hipped roof and resultant height increase are therefore considered to be acceptable. The height of the garage/store would be increased, with the new hip roof but the eaves height by the boundary (2.2m) would be maintained. This would also maintain a difference to no. 27 which is a two-storey detached house with a side gable roof, situated next to the retained side garage/store and no. 31 which is a bungalow (and at a higher level). Therefore, it is considered that there would be no terracing or cramped effect because the properties are of a different style and due to the single storey element to the north side. The loft conversion would involve the introduction of a rear rooflight, though this is set within the roof ridge, it is therefore considered not to dominate the roof slope. The development has been designed to provide improved internal amenity and additional bedroom space for a modern standard of living. This means that there would be a change to the external appearance of the property, which would have a visual impact on the existing character of the property and area. However, the property has changed relatively little since it was built and it is considered that the development would give the dwelling the facilities to provide a home for lifetime living, would improve access to the garden and provide direct access to the current side garage/store which is only accessible from the outside (and provide a utility room and downstairs bathroom). It is considered that the proposed design would add to the prevailing individual character of dwellings, with the extended dwelling providing a retained and new feature frontage building and would therefore not significantly harm the prevailing street scene. The proposed materials are an off-white render finish (including to the existing brick – brickwork would remain exposed in parts, but would be matching, and concrete interlocking tiles which should match. These materials are considered acceptable as there is render on a number of properties on Rivergreen Crescent and surrounding streets and the use of render provides an efficient form of insulation. The materials will be conditioned, including the render colour.

6.2.2 The proposed extensions are not considered to be harmful to the character of the host dwelling or out of keeping with the character of the surrounding area.

6.3 Amenity

6.3.1 Whilst the proposal would involve an increase in the overall roof height, this would be to the centre of the dwelling and an element toward no. 27, with the current eaves height retained. The two storey rear extension would extend minimally beyond the current rear garage/ utility room. The two storey front extension would be a minimal distance forward of the existing front elevation. Therefore, the proposal is considered sufficient distance away from the front and rear neighbours (including Denewood Avenue properties) to have no significant impact on their amenity.

6.3.2 The proposed loft conversion rear rooflight is set on the roof slope and does not directly face neighbouring rear properties. The application property is at a higher level when compared to the rear properties (as they are bungalows and at a lower

level) and properties on Denewood Avenue are at a higher level. Therefore, it is considered that this would not impact upon the current situation and the loft conversion would have no significant impact on neighbouring properties (either to the rear or side).

- 6.3.3 No. 31 is a bungalow and has a garage store along the boundary with the site, is at a slightly higher level (0.2m to 0.4m) and is to the south. Therefore, whilst there would be some impact in terms of sense of enclosure due to the two storey rear extension extending beyond no. 31's rear elevation, the extension would be 0.9m away from the boundary (and no. 31's garage/store is located 1m from the boundary) and is considered to have no significant impact on their privacy or light.
- 6.3.4 No. 27 is a detached house to the north of the site and has no side windows facing the site. This property has a side facing gable roof and therefore has a relatively high ridge height next to the boundary (even though this property is at minimally lower level than the site). No. 27 is situated at a slight angle to no. 29 and the rear two storey elevation of this dwelling is situated near the rear elevation of the site's garage/store (further into the rear garden). The proposed two storey front extension would be constructed beside the opposite boundary, the proposed two storey rear extension would be constructed 0.2m beyond the application property's rear garage/store (and therefore 0.9m beyond no. 27's rear elevation) and at an angle, slightly away from this boundary (with the garage/store in-between). The roof to the garage/store would be hipped and retain the current eaves height by the boundary. Therefore, it is considered that the proposed development would have no significant impact on no. 27.
- 6.3.5 It is considered that the proposal will not result in an unacceptable loss of amenity for any neighbouring properties.

6.4 Access

- 6.4.1 The dwelling would have four bedrooms (five including the study) which would be an increase from the current three bedrooms. There would be additional hard-standing to the front providing one extra parking space and the garage would be retained. There are no on-street parking restrictions therefore it is considered that there is ample parking provision available.

6.5 Other Issues

- 6.5.1 During the course of the application, an incorrect description was inputted onto the proposal, this was corrected and a further consultation took place to cover this correction, therefore the Council has carried out its legal requirement for a neighbour consultation. The applicant is under no legal requirement to consult outside the Council's legal requirements.
- 6.5.2 The Council have worked with the applicant to make changes to the plans to ensure they are accurate, to cover the reasons for refusal in the appeal dismissal and to provide a clear and concise description of the proposed development.
- 6.5.3 The site is not within a flood zone and site drainage is covered by Building Regulations.

- 6.5.4 The granting of planning permission for one site does not automatically set a precedent for future development. Planning applications would be considered on their own merit and in the context of the site in which they are located.
- 6.5.5 Works should be carried out as per the approved plans in any planning decision, they would also undergo regular inspection by Building Control. If there are any infringements of this, they can be reported to the Council who would raise an enforcement investigation. An NTA has also been included in the decision reminding the applicant of acceptable construction times.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would be extensions to an existing residential dwelling, would have an acceptable design, would not have a significant negative impact on neighbour amenity and would be in accordance with the policies contained within the development plan. It is also considered to provide facilities for a lifetime home and the works would likely improve the energy performance of the building.
- 7.2 The negative impacts would be the loss of part of the garden to development (but that is a paved area) and the increase in development near the boundary with no. 31.
- 7.3 On balance, the negative impacts are considered to not carry sufficient weight to outweigh the benefits of the proposal.

8 Conclusion

- 8.1 Recommend that planning permission for the development is granted.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted for the following reasons:	
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 and the Proposed Roof Plan received by the Local Planning Authority on 28 February 2022, the Existing & Proposed Elevations Rev 2 and the Proposed Floor Plans Rev 2 received by the Local Planning Authority on 18 May 2022.

	<i>Reason: For the avoidance of doubt.</i>
3.	<p>The development shall be constructed using tiles and exposed bricks to be of a type, texture and colour so as to match those of the existing building and the existing/proposed elevations shall be finished in an off-white (colour) render (as per the approved elevations).</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
	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.	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. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coalauthority
3.	No construction, demolition or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.

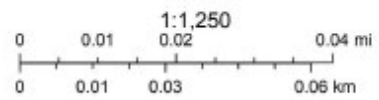
MAP FROM BROXTOWE MAPS – 29 Rivergreen Crescent, Bramcote

29 Rivergreen Crescent Bramcote Nottinghamshire NG9 3ET



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 Site



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Photographs



Front (west) elevation.



Front in context with neighbours.



Street scene.



Street scene (across highway from site).



Rear (east) elevation.



Rear boundary with no. 31.

Rear (east) boundary.



Rear boundary with no. 27.

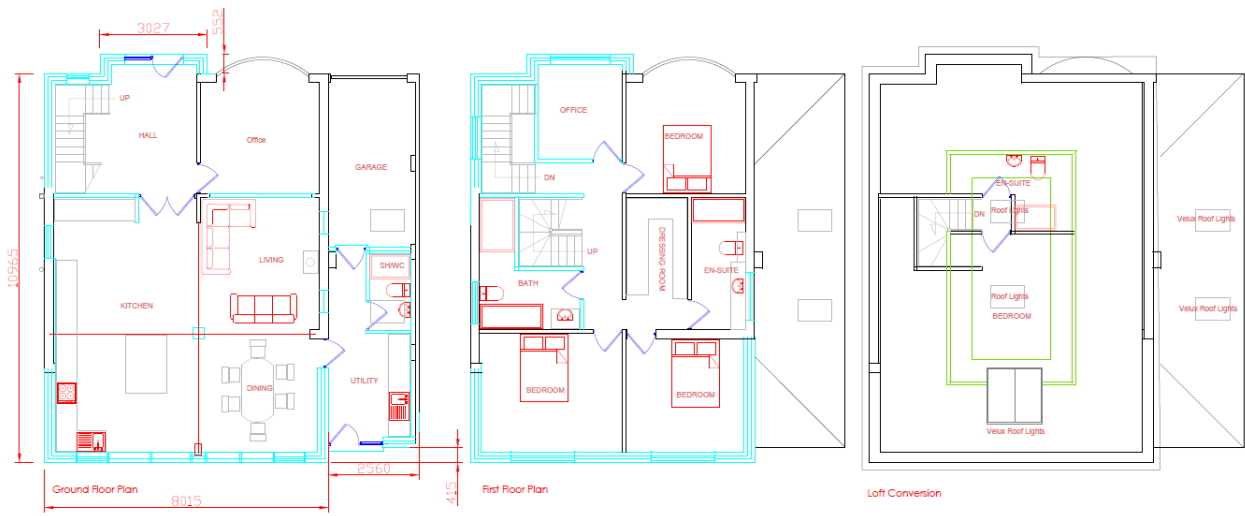


Rear boundary with no. 31 (and rear of properties on Denewood Avenue).



Side boundary with no. 31.

Proposed floor plan



Existing and Proposed Roof Plan

