

Report of the Chief Executive

APPLICATION NUMBER:	22/00367/FUL
LOCATION:	Nelson Cottage, Main Street, Strelley
PROPOSAL:	Construct single detached garage

1. Purpose of the Report

The application is brought to the Committee at request of Councillor P J Owen.

2. Recommendation

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

3. Detail

3.1 The application seeks permission for a detached dual pitched garage measuring 6m in length, 4m wide, 2.1m to the eaves and 3.8m to the ridge. The garage is to be constructed out of reclaimed brick and blue slate with timber doors painted Strelley red. The proposal was amended to address the Conservation Officers comments and be more in keeping with the Conservation Area of Strelley.

3.2 The site lies within the Strelley Conservation Area, Nottinghamshire Green Belt, Local Character Area and Strelley Article 4 Direction.

3.3 The main issues relate to whether or not the principle of the development is acceptable and whether it would have a detrimental impact on the character of the designated Conservation Area of Strelley, be appropriate development within Green Belt, whether the design and appearance of the proposal is acceptable and the whether there would be an unacceptable impact on neighbour amenity.

3.4 The benefits of the scheme are that it would provide a detached garage to a residential family home. However, this does not overcome the principle of the application that it directly contravenes policies in relation to the extension resulting in inappropriate development in the Green Belt and its impact on openness.

4. Financial Implications

4.1 There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with Section 106s (S106) or similar legal documents, are covered elsewhere in the report.

5. Legal Implications

- 5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

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

7 Background Papers

- 7.1 None.

APPENDIX

8 Details of the Application

- 8.1 The application seeks permission to construct a detached dual pitched garage within the curtilage of a dwelling. The garage measures 6m in length, 4m wide, 2.1m to the eaves and 3.8m to the ridge. The garage is to be constructed out of reclaimed brick and blue slate with timber doors painted Strelley red. The garage will be positioned to the south of the site, approximately 3m from the boundary with the highway and behind the railings.

9 Site and Surroundings

- 9.1 The application site lies within the Conservation Area of Strelley and is washed over by Green Belt. The detached dwelling formed by the conversion of a former kennels and the dwelling lies to the north east of the site. To the south and west of the plot is an area of grass and hardstanding and the property is in clear view from within the Conservation Area due to decorative metal railings.
- 9.2 Around the Conservation Area of Strelley there are other detached garage, set back from the boundary with the highway, that are constructed using materials and design in keeping with the Conservation Area.
- 9.3 The property is located in a rural location within Nottinghamshire Green Belt. To the east lies The Kennels a locally listed building and to the north is an agricultural barn construction. The wider area around the site is open fields.

10 Relevant Planning History

- 10.1 An application (87/00671/FUL) was approved to convert the barn to single storey cottage.
- 10.2 An application (95/00051/FUL) was approved for a lounge extension.
- 10.3 An application (07/00204/FUL) was approved for new glazing doors to the guest bedroom.
- 10.4 An application (09/00550/FUL) was approved to construct a porch and install a roof over the existing courtyard.

11 Relevant Policies and Guidance11.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

11.1.2 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

- Policy 11: The Historic Environment

11.2 Part 2 Local Plan 2019:

11.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposal affecting Designated and Non-Designated Heritage Assets

11.3 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
- Section 16: Conserving and enhancing the historic environment.

12 Consultations

12.1 A site notice was displayed along with an advertisement in the paper. One neighbour was consulted on the application and no formal comments have been received.

12.2 Conservation Officer – Concerns were raised about the shape, size and materials of the garage along with the garage door details. An amended scheme was submitted and the Conservation Officer did not raise any concerns regarding the materials, design or impact on the Conservation Area.

13 Assessment

13.1 The main issues relate to whether or not the principle of the development is acceptable in the Green Belt, whether the garage would conserve or enhance the Conservation Area, whether the design and appearance of the proposal is acceptable and the impact on neighbour amenity.

14 Principle and Green Belt

14.1.1 The application site is located in the Conservation Area of Strelley and is washed over by Green Belt and therefore the principle of development is subject to whether or not it complies with local and national policies.

14.1.2 The application site is situated within Green Belt land, 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 Section 149 of the NPPF (2021) states that the Local Planning Authority should regard the construction of new buildings as inappropriate in Green Belt, exceptions to this is buildings for agriculture and forestry; provision of appropriate facilities for outdoor sport, recreation; extensions to dwellings as

long as it does not result in a disproportionate additions over and above the size of the original dwelling.

- 14.1.3 It is noted the area of the site where the garage would be sited is littered with domestic structures and the construction of the garage would tidy this area up. There is a standard size shed, an area designated to chickens/ducks, water but and other materials.
- 14.1.4 The construction of a detached garage is a new building within Green Belt that is not for agricultural or outdoor sport or recreation use and as such is considered to be inappropriate development in Green Belt.
- 14.1.5 To conclude the detached garage within the domestic curtilage of Nelson Cottage fails to comply with Section 19 of the NPPF (2021) and Policy 8.

15. Conservation Area and design

- 15.1.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014 policy 10 states that all new development should be designed to make a positive contribution to the public realm and sense of place, reinforce valued local characteristics and have regard to the local context and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their setting. Policy 11 states that proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.
- 15.1.2 Part 2 Local Plan 2019 Policy 23 states that proposals affecting a heritage asset and/or its setting will be considered whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic or archaeological interest that it possesses. Whether the proposals would conserve and enhance the character and appearance of the heritage asset by virtue of siting, scale, building form, massing, height, materials and quality of detail; d) Whether the proposals would respect the asset's relationship with the historic street pattern, topography, urban spaces, landscape, views and landmarks. Whether the proposals would demonstrate high standards of design appropriate to the historic environment.
- 15.1.3 Concerns were raised regarding the design, size, materials along with the position of the detached garage by the Conservation Officer. These concerns were addressed in the amended scheme.
- 15.1.4 The Conservation Officer considers the amended scheme for the detached garage would make a positive contribution to the Conservation Area through the sensitive location of the detached garage, being set against the back drop of an existing wall, the pallet of materials, reclaimed bricks and slates along with the reduction in size of the garage. The Conservation Officer considers that the detached garage would be sympathetic to the character and appearance of the Conservation Area.

16. Amenity

16.1.1 In regards to amenity, as the detached garage has been set in from the highway and is located behind a wall and fence on the eastern boundary with The Kennels, the closest dwelling, to the east. It is considered that the garage would not have any significant impact on the amenity of this dwelling.

16.1.2 To conclude, it is considered the proposed extension will not have a detrimental impact on the amenity of any neighbours.

17 Highway Safety

17.1.1 There is an existing vehicular access to the site and there are no proposed changes to this arrangement. There is adequate turning area within the site to enable a vehicle to enter and exist in a forward gear along with sufficient off road parking for the dwelling.

18 Planning Balance

18.1.1 The benefits of the proposal are that it would provide a garage for the dwelling, would not have any impact on residential amenity and be in keeping with a structure within a Conservation Area. However, this does not overcome the negative impacts on Green Belt as it would be considered as being inappropriate within the Green Belt.

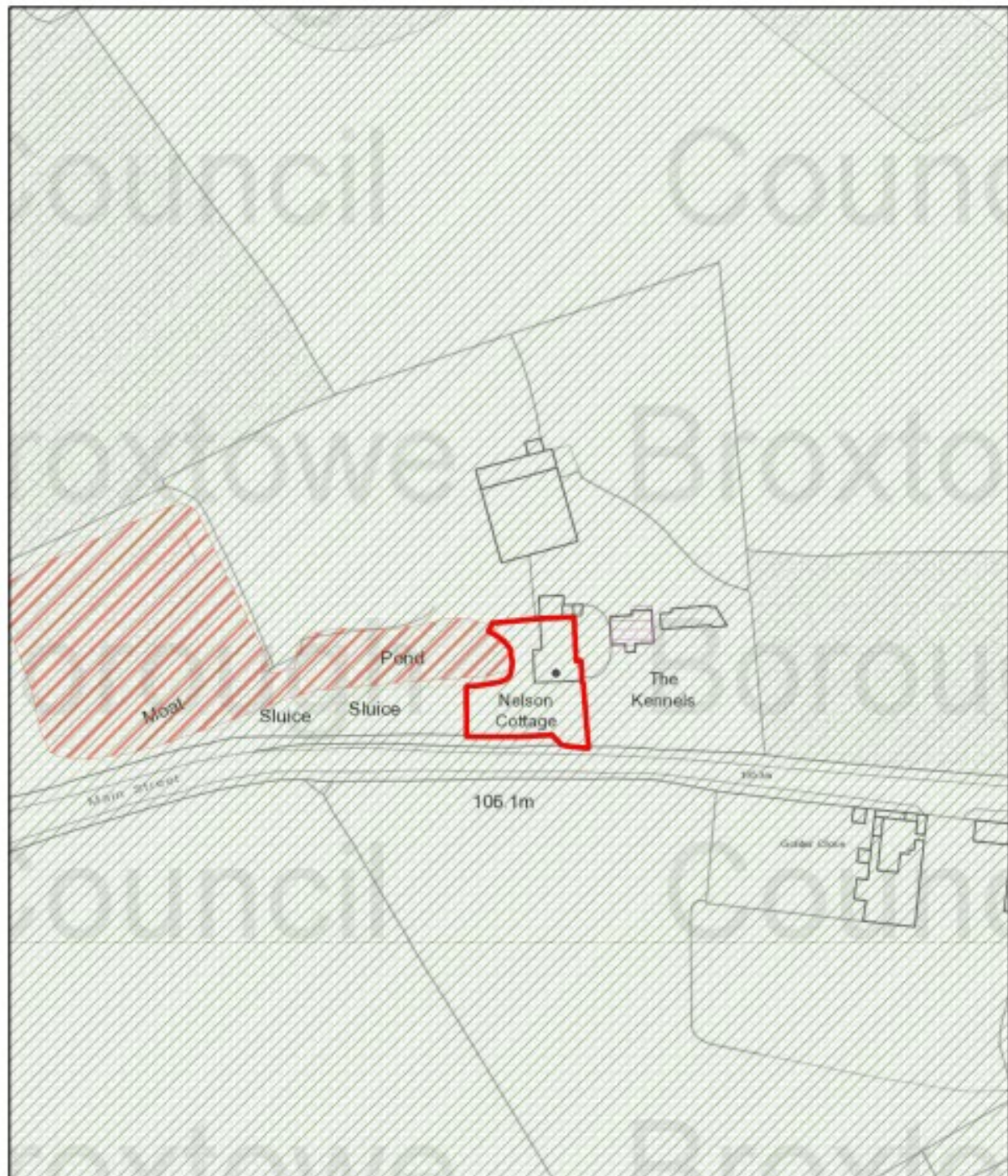
19 Conclusion

19.1 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 reasons:	
1.	The proposal constitutes inappropriate development within the Green Belt as the construction of new domestic buildings are inappropriate. Very special circumstances have not been demonstrated that 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 (2019) and the 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 in line with adopted policies.

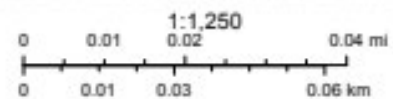
Map

22/00367/FUL - Nelson Cottage Strelley



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- | | |
|--|---|
|  Green Belt |  Conservation Area |
|  Scheduled Ancient Monument |  Site |
|  Local Interest Building | |



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Photographs



Boundary and access along Main Street



Location of garage



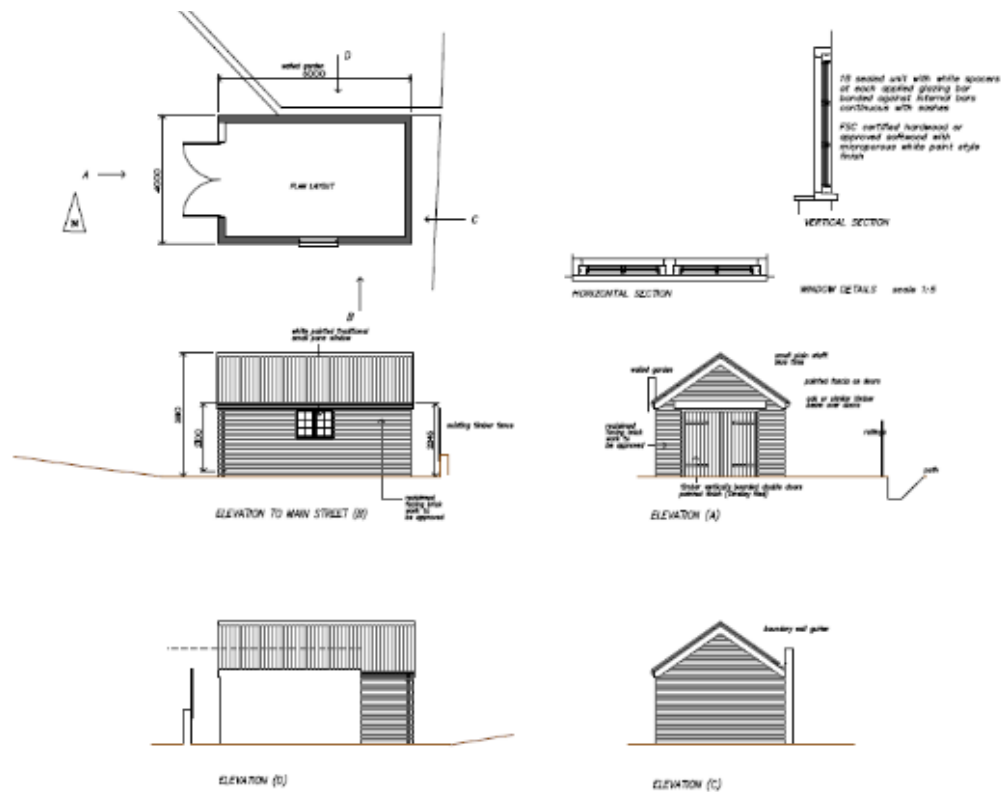
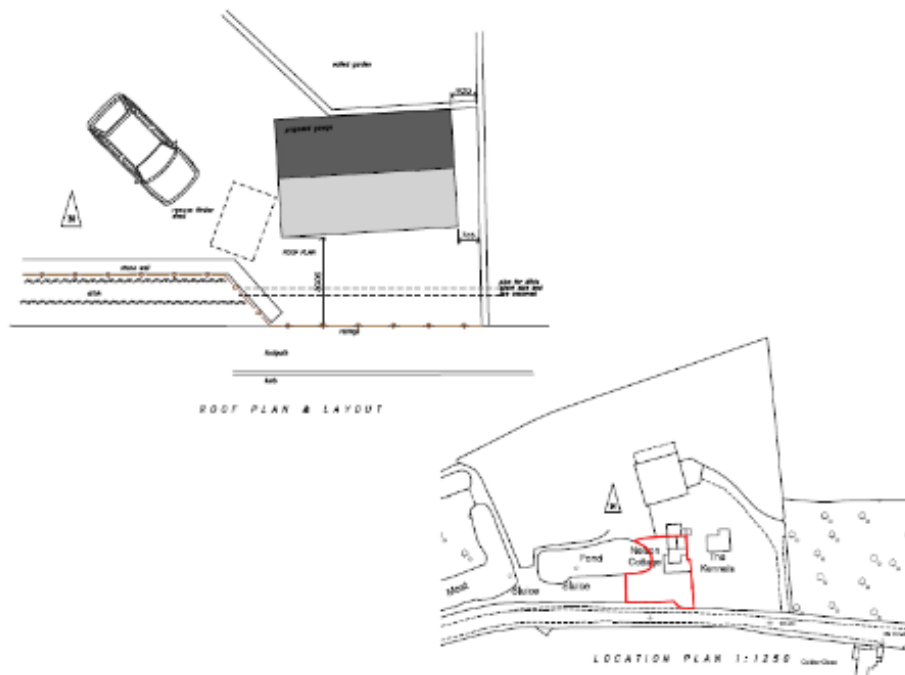
Garden area and views out of site



Boundary treatment with The Kennels



Image of site from street scene – google image

Plans (not to scale)**Proposed garage and details of materials****Block plan and site location plan**