

Report of the Chief Executive

18/00439/FUL
CONSTRUCT TWO STOREY SIDE EXTENSION AND ALTERATIONS TO
SINGLE STOREY REAR EXTENSION
2 DENEWOOD AVENUE, BRAMCOTE, NOTTINGHAMSHIRE, NG9 3EU

1. Details of the application

- 1.1 The application was first brought before Planning Committee on 12 September 2018 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision on the application due to concerns regarding the impact on the amenity of the occupants no. 4 Denewood Avenue. It was recommended for the width of the extension to be reduced.
- 1.2 The applicant has considered the issues raised by the Planning Committee and has reduced the width of the two storey side extension by 0.35m to 3.3m.

2. Re-consultations

- 2.1 Amended plans were submitted and a further seven day consultation has been undertaken with the occupants of neighbouring properties. One neighbour objection has been received in relation to the amended plans which expresses concern that the applicants did not discuss the proposed amendment prior to submitting amended plans to the Council and asks for the application to be deferred to November as Councillor Plackett is unable to attend the October meeting. The objection states that the same concerns as raised with the proposal previously considered by Committee on 12 September 2018 are relevant. These objections can be summarised as follows: enclosure; loss of privacy; loss of light; inaccurate plans (block plan does not show neighbouring properties); area already crowded; committee report does not fully detail respondent's concerns and is imbalanced; further information provided about extensions at respondent's property and pre-application consultation undertaken with neighbours – applicants did not show neighbours plans prior to submission; number 2 occupies one of smallest plots on street; lack of parking proposed for extended property; request first floor extension be omitted or that whole extension is reduced in width by 1m and rear first floor window closest to boundary is omitted; already adversely impacted by alterations to 11 Rivergreen Crescent; lack of a gap between the extension and respondent's boundary which tapers towards the rear; existing side extension imposing and debatable whether it would be granted permission today; applicants would lack access to their rear garden except through the house; maintenance arrangements for extension queried; refers to Planning Officer visiting their home and additional meeting on 6.9.18 when they requested for extension width to be reduced by 1m – not known whether this change will be made and feel application has been rushed through.
- 2.2 In relation to the plans considered by Committee on 12 September 2018, Councillors Gould and Plackett considered that a 1m reduction in width was necessary.

3. Assessment of amended proposals

- 3.1 The reduction in width of the two storey side extension means the impact of the extension is considered to be less overbearing for the occupants of no. 4. The distance from the boundary ensures that more light will be received into the north east (side) windows at no. 4.

4. Conclusion

- 4.1 Having regard to the comments made by members at the meeting on 12 September, it is considered that the applicant has attempted to address the issues raised by neighbours through the submission of amended plans. A reduction in the width of the two storey extension is considered to reduce the impact of the extension on the neighbours at no. 4 Denewood Avenue whilst still retaining an acceptable design. The proposal therefore accords with Policy H9 of the Broxtowe Local Plan, Policy 10 of the Broxtowe Aligned Core Strategy, Policy 17 of the Draft Part 2 Local Plan and with the National Planning Policy Framework.

Recommendation

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.**
- 2. The development hereby permitted shall be carried out in accordance with the Site Location Plan (1:1250) received by the Local Planning Authority on 25 June 2018, Proposed Ground and First Floor Plans and Proposed Elevations received by the Local Planning Authority on 17 September 2018 and Proposed Block Plan (1:500) received by the Local Planning Authority on 2 October 2018.**
- 3. The extension shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing house.**
- 4. The first floor window in the north west (rear) elevation, closest to the boundary with 4 Denewood Avenue, shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and retained in this form for the life time of the development.**

Reasons

- 1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.**
- 2. For the avoidance of doubt.**
- 3. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).**

4. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy H9 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).

Note to applicant:

The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.

Appendix

Report to Planning Committee 12 September 2018

Background papers
Application case file